

**BOARDMAN CITY COUNCIL
SPECIAL MEETING – JUNE 9, 2020**

Mayor Sandy Toms called the meeting to order at 6:01 p.m.

Councilors Present: Art Kegler, Brandon Hammond, David Jones, Katy Norton, Roy Drago Jr., Sandy Toms

Councilors Absent: Leslie Pierson - Excused

Special Districts Present: Dirk Dirksen (arrived at 6:12 p.m.), Dennis Bailey, Bob Houser, Lisa Mittelsdorf, Cyde Estes, Greg Barron, Kathy Street

Special Districts Absent: Mark Mulvihill, Darrell Green, Shawn Halsey, Ryan Neal, Michael Hughes, Ted Lieurance

Staff: Karen Pettigrew-City Manager, Heather Baumgartner-City Recorder, Richard Stokoe-Chief of Police, Barry Beyeler – Community Development Director, Glenn McIntire – Building Official, and Marta Barajas-Finance Director

Audience: Jordan Mittelsdorf, Jonathan Tallman, Torrie Griggs, Mike Gorman, Greg Sweek, Galaxy 7 Note (chose not to identify themselves after several requests)

Mayor Toms recessed the special meeting at 6:02 p.m.

FORMAL PROCEEDINGS

City of Boardman Enterprise Zone

Mayor Toms called the Public Hearing to order at 6:03 p.m. She announced the purpose of the hearing was to take comment on the City of Boardman forming an Enterprise Zone with the Port of Morrow as the co-sponsor.

There were no abstentions from the council or objections to the jurisdiction.

Mayor Toms asked for the staff report. City Manager Pettigrew said the Columbia River Enterprise Zone II was due to expire on June 30, 2020. The Port of Morrow and Morrow County were not able to reach an agreement at this time. She explained that the new enterprise zone will not change the way money is received in the special taxing districts. She further explained that the City of Boardman does not have any current projects upcoming within the boundary of the city limits. That could change with permission from Morrow County to include the urban growth boundary.

Councilor Jones asked how much land the City of Boardman has available to develop. City Manager Pettigrew responded that there wasn't much within the city limits and referenced a map in the packet to give more detail to the explanation.

Mayor Toms asked if the property on the east side of Main Street across from Harvest Foods Grocery Store was considered commercial property. City Manager Pettigrew was confident it was, but did not have a map to support response.

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Kathy Street asked if a new hotel would be built, would it be part of an enterprise zone or does it have to be a certain type of business. Lisa Mittelsdorf responded that an enterprise zone could designate whether it would be for a motel and/or hotel designation as well as industrial. Typically, it is used on industrial developments, but hotels and/or motels do qualify as long as in the application process enterprise zone is selected. City Manager Pettigrew added that the enterprise zone agreements are a standard 3-year term.

Cyde Estes asked if the City of Boardman had approached Morrow County and if they were considering allowing the City to extend into the urban growth boundary. City Manager Pettigrew responded that she had attended two meetings asking for approval and both times it had been tabled. It has not appeared on the agenda after the second meeting to allow for a decision.

Bob Houser stated there was an earlier indication that if the enterprise zone is successful, it would take time to convince a business to relocate. He expressed concern that the enterprise zone would not have any money to divide between the special taxing districts. He asked if there is a mechanism that has been developed in case that does happen. He used the Port of Morrow and the Columbia River Enterprise Zone meetings as an example. He asked if the City of Boardman is planning to divide the money received from the tax deferment the same way as the Columbia River Enterprise Zone does currently. City Manager Pettigrew explained that it depended on the project. She further explained that there are no plans for the City of Boardman Enterprise Zone to take all the revenue. It would be divided up fairly the same way the Columbia River Enterprise Zone divides the revenues currently. Bob Houser stated that there is no mechanism that is currently being considered for this enterprise zone until a business relocates and an agreement is reached.

Dirk Dirksen spoke on behalf of the school district. He explained that the funding in the State of Oregon works through the Education Foundation and has been established. The School District would need to be on the forefront for fund distribution. Direct funds become a tracking nightmare. He was unsure what the per student amount would be. He requested that the funds go through the Education Foundation.

Dennis Bailey concurred with Dirk Dirksen. He offered assistance in recruiting companies to show that education supports the efforts. He added that Blue Mountain Community College would like to be at the table to understand the training needs of a company coming in to ensure the college could provide that training.

There were no proponents, opponents, or public agencies to speak at the hearing. There was no cross examination of the opponents. There was no rebuttal of the proponents. City Manager Pettigrew explained that no written public comment had been submitted.

Dennis Bailey commented that Blue Mountain Community College supported the City of Boardman applying for an enterprise zone with the Port of Morrow as a co-sponsor. He offered to put their support in writing.

Bob Houser asked what was remaining for this agenda item. Mayor Toms explained that another public hearing would be June 16, 2020 at 6:00 p.m. where action would be taken. City Manager Pettigrew explained that the next city council meeting would be to present and pass a resolution to apply for an enterprise zone. She further explained that today's meeting was open for public discussion in regard to the City of Boardman applying for an enterprise zone with the Port of Morrow as a co-sponsor.

Mayor Toms recessed the Public Hearing at 6:23 p.m.

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Mayor Toms reconvened the Public Hearing at 7:55 p.m.

PUBLIC COMMENT

None

Mayor Toms closed the Public Hearing at 7:56 p.m.

Mayor Toms reconvened the Special Meeting at 7:57 p.m.

The meeting was adjourned at 8:01 p.m.



Sandy Toms – Mayor



Heather Baumgartner – Recorder