

The meeting was called to order by Chairman Sandy Toms at 7:43 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners:	Sandy Toms, Marc Rogelstad, David Jones, Brenda Profitt, Art Kegler, and Christie Perry
Absent:	Neil Livingston
Executive Director:	Karen Pettigrew
Staff:	Lila Killingbeck-Recorder, Barry Beyeler, and Chief Stokoe
Audience:	Brendan Buckley, Johnson Reid, LLC

Chairman Toms recessed the regular URA meeting at 7:44 p.m. and called for Executive Session.

### **EXECUTIVE SESSION**

At 7:45 p.m. Chairman Toms called an Executive Session according to ORS 192.660 section 2(e) Real Estate.

Chairman Toms reconvened the regular meeting at 8:12 p.m.

### **ACTION ITEM**

#### Proposed West District Plan

Chairman Toms recognized Mr. Brendan Buckley, Johnson Reid, LLC., from the audience. Mr. Buckley pointed out the new project and new revenues listed on page 1 & 2. The total amount of the project/revenues in the new draft is \$4.7 Million. One of the items on the list was \$250,000 for parks and trails. There was a discussion regarding subdivision development standards which includes the development of green space/parks at the rate of 600 sq. ft. per lot in the subdivision. There was discussion regarding the water/sewer expansions listed in the projects list. There was discussion regarding the additional streets that would be needed for connectors to the artillery streets.

There was a discussion regarding Paul Smith Road. At this time Paul Smith Road is not in the City Limits on the North Side of Wilson Road. There have been differences of opinion regarding the need for acquisition of this road and the development for the URA West District. Because of these differences there is a problem with listing it in the project list.

Commissioner Perry asked about the participation loans and are they included in the Tax Incremental Financing Revenues. The loan amounts may be contingent on the ability of the developer to prove repayment from URA funding. It is an estimate for the report and plan documents. With the Frozen Base the other entities should recoup their money in about 9 years.

Timetable for URA establishing the West District is listed on page 5 of the updated information. It should take from 60 to 90 days to complete the advertising, public hearings and ordinance adoption. The Plan has to be completed before the timetable would start.

Commissioner Perry disagrees with Faler Road being on the project list. There was discussion regarding the list of projects. At this time there was a consensus that Oregon Trail Blvd. and

Faler Road should be listed separately, and the other connectors and local streets may be able to be lumped together. Director Pettigrew read the description language from Central URA plan that would included all aspects of development of a street as: street, sidewalk, lighting, water, and sewer. There was a discussion of having language included regarding the TSP Connectivity Map referred to in the Plan. The main concern was not to limit funding use for improvements. Commissioner Rogelstad wants attention placed on the need of sidewalks and lighting along Wilson from Faler Road to Mt. Adams. This project needs to be in this Plan. Director Pettigrew pointed out the City Property will be sold at a future date. The City will not be in the developer business.

Commissioner Perry moved to approve the minutes of the July 29<sup>th</sup> Workshop as presented. Commissioner Jones seconded the motion. Motion carried: 6-0-1 absent.

Commissioner Profitt moved to approve the minutes of the August 7<sup>th</sup> meeting as presented. Commissioner Perry seconded the motion. Motion carried: 6-0-1 absent.

**Meeting was adjourned at 9:01 p.m.**

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Sandy Toms-Chairman

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Lila Killingbeck, Recorder