

The meeting was called to order by Chairman Chet Phillips at 8:10 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners: Chet Phillips, Ed Glenn, Neil Livingston, Brenda Profitt, Christie Perry, and Steve Doherty
Executive Director: Karen Pettigrew
Staff: Lila Killingbeck-Recorder, Barry Beyeler, and Chief Stokoe
Audience: Marc Rogelstad, Sandy Toms, Diane Wolfe, and Gary Maughan

Commissioner Perry moved to approve the minutes of the November 6, 2012 meeting as presented. Commissioner Doherty seconded the motion. All were in favor. 6-0

Chairman Phillips asked Mr. Gary Maughan to bring the Commission up to date regarding the planning he has been working on for his 3 properties in the City. Mr. Maughan stated that he had hired Mr. Jerry Johnson of Johnson Reid Consulting to do a study for commercial development in the Boardman area. Mr. Maughan felt that the leaders of the community have done a great job developing services and enticing manufacturing and industrial businesses to our community. Mr. Maughan sees that more housing is needed. He has been working with a builder from Idaho and is considering the development of housing on the 30 acres to the south of the elementary schools. They are considering houses with 3 car garages, 3 bedrooms, hardwood floors, along with upgraded finishes for about \$160,000 plus. There was a discussion regarding new jobs being developed in the area and the number of employees that would bring. The builder he has been working with has a great product and has built many houses in the Meridian and Caldwell, Idaho area. Mr. Maughan is very interested in the Urban Renewal Agency and the possibility that there could be financial help for development. Mr. Maughan owns 65 acres in the already established Central Boardman URA on the east side of South Main Street. His other property, located in the Faler Road area could be developed, but feels that SW Oregon Trail Blvd. would need to be developed to open the subdivision towards the river and the freeway. There was a discussion regarding the increase of cost for development if Mr. Maughan's properties are not in an URA District. The increase per home could be as much as \$8,000.

Mr. Beyeler, Community Development Director, stated that city staff is applying for an Oregon Dept. of Transportation grant for planning and engineering of SW Oregon Trail Blvd. Commissioner Livingston asked Mr. Beyeler what the estimate of development of that street from S. Main to Faler Road would be. Mr. Beyeler estimated that it would be \$2.5 million to develop.

Chairman Phillips stated that the URA Commission has a few choices to make:

1. The concept is to develop a new URA District which would be connected by a new street, SW Oregon Trail Blvd. from the existing URA District to Faler Road. Mr. Maughan owns that property all along that area. The questions of who would pay for the street development are: nobody develops the street and no homes are built, the city pays at \$2.5 million and homes are built, or URA would pay for all with District funding and homes are built. The cost of a URA study is \$25,000 and the con would be that after the information is formed into a URA Plan then the Commission decides not to continue and the \$25,000 is lost, but the URA Commission still has the information for future use.

2. The Commission can invest in the growth of the city or not. The City needs housing to support commercial growth.
3. Maybe the City could work with the Port to lower the SW Oregon Trail Blvd. project cost. URA may not be the answer. Commissioner Glenn pointed out that if a URA District is formed the cost of the project can be recouped from incremental taxing whereas the other options would be out of pocket only to be recouped from property taxes on new residential and/or commercial development. There was a discussion regarding the loss of taxes in an URA District to other taxing districts. Fire Chief Rogelstad explained that the more development and the less taxes that are collected, the less manpower and equipment at the Fire District, the higher the ISO rating goes up and that costs everyone more money on their fire insurance in the Fire District.
4. The question still remains: Do we want to pursue the West URA district? The hand count was 4 to 2.
5. The other question is who will be the consultant:
Johnson Reid Consulting has been working in our area on other projects recently and has more experience.
Elaine Howard Consulting has URA experience and has previously worked with the city on the Central URA District.

The prices were very similar. Commissioner Livingston felt that cost shouldn't be the deciding factor and that he would like to have the information so that he could make an informed decision regarding the URA district.

Commissioner Profitt moved to authorize the contract with Johnson Reid Consulting in the amount of \$21,860 for the proposed West Urban Renewal District. Commissioner Livingston seconded the motion. Roll call vote was taken: Glenn-yes, Livingston-yes, Profitt-yes, Perry-no, Doherty-no, Phillips-yes. Motion carried 4 – 2.

Executive Director Pettigrew will call Johnson Reid Consulting and hire them for the consultant for the West Urban Renewal District and find out what the timeline will be.

Meeting was adjourned at 9:15 p.m.

Chet Phillips-Chairman

Lila Killingbeck, Recorder