

The meeting was called to order by Chairman Chet Phillips at 7:30 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners:	Chet Phillips, Ed Glenn, Neil Livingston, Brenda Profit, Christie Perry, and Steve Doherty
Executive Director:	Karen Pettigrew
Budget Officer:	Tom Kligel
Staff:	Lila Killingbeck-Recorder, Chief Stokoe, Barry Beyeler, and Jackie McCauley
Audience:	Diane Wolfe-Boardman Chamber, Gary Maughn, and Marc Rogelstad-Fire Chief

The minutes of the June 5, 2012 meeting and the August 21, 2012 meeting were passed out at the meeting. There was a discussion regarding the need to have more time to read through the minutes before approval. Commissioner Perry moved to approve the June 5, 2012 minutes as presented. Commissioner Doherty seconded the motion. The motion carried 5-1. The minutes of the August 21, 2012 meeting were postponed to the next meeting.

ACTION ITEMS

URA District Expansion

Commissioner Glenn explained that the Central URA district can only expand by 20%. The proposed North District and West District would be necessary developed in separate districts from each other and from the Central District.

Commissioner Glenn discussed the process that would be necessary in the Central District regarding multi-family housing. Mr. Gary Maughn, Mr. Nathan Maughn, Barry Beyeler (Community Development Director) and Commissioner Glenn had met and discussed the zoning issues that are of concern on Mr. Maughn's property where multi-family housing is being proposed. There is some question as to whether Residential (Multi-family units) would be allowed in a Commercially Zoned area. If the area proposed for multi-family units is changed to Multi-Family Residential, then there may be some neighborhood commercial allowed in that area. There is also the possibility for a Partitioning of the residential area and Conditional Use in the Commercial Zone. There would be public notice and hearings involved in both Partitioning and the Conditional Use process. There is a possibility for the Urban Renewal Agency to assist with funding for infrastructure (water, sewer, and street), but the URA plan would have to be amended to list these projects in the plan.

The URA plan was developed 4 years ago and included other projects that were in a commercial zone along SE Front Street which are no longer planned. Changing the Plan would require a consultant. This project would require that there be street extensions (Kinkade and Willowfork), new street SE 2nd street, and water and sewer lines developed, along with 2 new parks. These projects need to be listed in the URA plan before funding could be available. There was a suggestion to seek proposals from Urban Renewal consultants for costs. Commissioner Doherty and Perry asked if this could be done by Mr. Beyeler, but the consensus was that Mr. Beyeler would be working closely with a consultant and a consultant should be hired. Chairman Phillips asked Mr. Maughn if he would be open to paying for the consultant fees. He stated he would need more information, but he would be open for that discussion.

Commissioner Perry moved to instruct City Manager and staff to contact Urban Renewal Agencies consultants for a cost proposal to amend the Central Boardman Urban Renewal Plan. Commissioner Doherty seconded the motion. Roll call vote was taken: Glenn-yes, Livingston-yes, Profitt-yes, Perry-yes, Doherty-yes, and Phillips-yes. Motion carried: 6-0.

Proposed North URA District

Commissioner Glenn explained that if a North URA District was established then the Morrow County Assessor would study the properties in the boundary, estimate the assessed property values, and an estimate the amount of taxes that are being collected. This would become the fixed value of the district and then the increase in value from the 3% annual increase and/or property development would then go to the North URA District. The required study and plan would have a proposed boundary, an estimated property value, and a list of projects that have been designated in the blighted areas. Commissioner Glenn explained that blight has a very broad description as "detrimental to health and welfare of citizens". If there was a decision to go forward with this area, there would need to be request for proposals from consultants to study the North Boardman area, study for assessed property value, and then the next step should be the plan which would include a list of projects which could be done in the area boundary.

Commissioner Glenn moved to instruct City Manager and staff to contact Urban Renewal consultants for a cost proposal to establish the North Boardman Urban Renewal District.

There was a lengthy discussion regarding: abilities to develop the City of Boardman, establishing a new URA District would allow for completion of projects funded in the specific area and then the district would close. Commissioner Profitt asked what would be the draw backs of asking for information to have a better understanding. Commissioner Doherty reminded the Board that once again the property taxes would be frozen and the because the URA would get the increases in taxes for 30 years, the Special Districts' would have to go without those taxes and provide services. Ms. Diane Wolfe pointed out that one of the biggest improved areas is Sandpiper Apt. which would probably be improved and finished before the District could be established so that tax increase would be lost for the URA. Chairman Phillips would like to see how the Central Boardman URA works before the Board establishes another area. Commissioner Perry agreed with Chairman Phillips. Mr. Barry Beyeler reminded the Board that with declining street funds coming from the State and County, this may be a benefit to the City to provide funding if need be for streets. Commissioner Doherty stated that he was not in favor of any new URA districts. Commissioner Perry would like see how the Central URA works before establishing any other areas. Chairman Phillips is concerned about the tax freeze and the Special Districts'. Commissioner Glenn reminded the Board that there was a motion on the floor.

Commissioner Profitt seconded the motion. Roll call vote was taken: Glenn-yes, Livingston-yes, Profitt-yes, Perry-no, Doherty-no, Phillips-no. Motion failed.

Commissioner Livingston expressed concern about the Board not taking action to receive information even if they don't go forward with the North Boardman URA District. He felt that this was the reason that progress in the change in Boardman has been slow. Commissioner Doherty stated that the Board can have differences of opinion and as Board members you have to vote the way you feel will benefit Boardman the most.

Commissioner Glenn moved to instruct City Manager and staff to contact Urban Renewal consultants for a cost proposal to establish the West Boardman Urban Renewal District. Commissioner Livingston seconded the motion.

Commissioner Perry expressed concerns regarding the West Boardman URA District because other developers have paid for infrastructure in sub-divisions in that area and to develop a URA district now for 1 property owner would be showing favoritism. There was a discussion regarding the loss of school funding in an URA district, but if the funds were not received by the school district the State of Oregon School funding would make up the difference.

Roll call vote was taken: Glenn-yes, Livingston-yes, Profitt-yes, Perry-no, Doherty-no, and Phillips-yes. Motion carried: 4-2.

Meeting was adjourned at 8:40 p.m.

Chet Phillips-Chairman

Lila Killingbeck, Recorder