

URBAN RENEWAL AGENCY
BUDGET COMMITTEE MEETING - MAY 12, 2020

The Boardman Urban Renewal Agency Budget Committee Meeting was called to order by Chairman Toms at 7:03 pm. Roll call was taken:

Committee Members: Ted Lieurance, David Norton, Alejandra Mendoza, Sonja Neal, Lisa Mittelsdorf, Art Kegler, Brandon Hammond, David Jones, Leslie Pierson, Roy Drago, Sandy Toms

Absent: Katy Norton – Excused, Bill Ellis, Julie Gisi

Staff: Karen Pettigrew – City Manager, Heather Baumgartner – Recorder, Rick Stokoe – Chief of Police, Marta Barajas – Budget Officer, Barry Beyeler – Community Development Director

Audience: Melissa Keefer

Chairman Toms explained that the committee would be reviewing the Boardman Urban Renewal Agency Budget and asked for a motion on the floor to appoint a Budget Committee Chairman.

Committee Member Hammond moved to appoint David Jones as Chairman. Committee Member Lieurance seconded the motion. All were in favor.

Chairman Jones established the ground rules for the meeting. The meeting would last no longer than 15 minutes with no breaks. Each person will have a 2-minute speaking time. Budget Committee Chairman Jones turned the meeting over to Mrs. Marta Barajas, Budget Officer.

Mrs. Barajas presented the budget message. She explained that the Urban Renewal Agency was established on August 19, 2008 to help with development activities in designated areas of Boardman. These activities are designated by its Governing body. The duration of an Urban Renewal is for twenty years from the effective date of the Plan. Since the establishment of the Urban Renewal Agency, two Urban Renewal Districts have been adopted; the Central Boardman Urban Renewal District and the West Boardman Urban Renewal District. Since the inception of these two Districts, a total of \$1,196,810 of construction and area upgrades have been completed, with \$595,965 being reimbursed to the City, leaving a balance of \$600,845 to be reimbursed in the coming years.

Mrs. Barajas explained that the Central Boardman Urban Renewal District was adopted on August 19, 2008 and covered the area from Se Front Street to Wilson Lane along the east side of Main Street. She directed everyone's attention to the maps on page 7. In 2014, a 900-foot water and sewer line was constructed from Oregon Trail Blvd North to SE Front Street with additional connections and street upgrades on SE Front Street. In fiscal year 2015-2016 a commercial entity was constructed and has been operational on SE Front Street. There are currently two additional ventures with active construction in that area. In 2018-2019 an upgrade to the City's main water line, along Wilson Road, was completed. From 2017 through fiscal year 2019 the District has made reimbursement payments totaling \$412,785 from property taxes, on the debt and operating costs owed to the City of Boardman, with a remaining balance of \$170,210. The

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City remains supportive of any and all development in this District, and thus has proposed the 2020-2021 Budget to be proactive of any future development.

Mrs. Barajas explained that the West Boardman Urban Renewal District was adopted on November 18, 2013 and covers 169.7 acres in West Boardman. It is bordered by West Wilson Lane to the south and Paul Smith Road to the west. In 2014, the street extension of Chaparral and the construction of additional water and sewer infrastructure were completed. Much of the improvements were aided by in-kind support from the Port of Morrow and financial backing by the City for utility services. Two duplexes were constructed in 2016 and two more were completed in 2019. Additional single dwelling homes, are planned for this area. In fiscal year 2018-2019, Faler Road was repaired and upgraded. Along with Faler Rd., the City's main water and sewer lines, in this housing area, were upgraded to replace outdated water and sewer lines and to expand for the needs of the expected growth, with additional housing that is to coming in, in the near future.

From 2017 thru 2019 the District has made reimbursement payments totaling \$231,534 from property taxes, on the debt and operating costs owed to the City of Boardman, with a remaining balance of \$430,635. The City remains supportive of any and all development in this District, and has proposed the 2020-2021 Budget to be proactive of any future development.

Mrs. Barajas respectfully requested approval of the 2020-2021 Boardman Urban Renewal Agency Proposed Budget. She explained that the budget was detailed in the booklet provided to each budget committee member.

She directed everyone to page 6 of the Proposed Urban Renewal Budget. Mrs. Barajas explained that the Central Boardman Urban Renewal District resources was comprised of mostly property taxes. She explained that the Urban Renewal District has taken a conservative approach due to the COVID-19 and not knowing the possible financial impact it may have in the future. The Central Boardman Urban Renewal District expenses begin with professional fees. Any project that may happen within this district will have fees associated with it and the Urban Renewal District has budgeted for those possible expenses. She opened the floor to any questions in regard to the Central Boardman Urban Renewal District. There were no questions.

She directed everyone to page 9 of the Proposed Urban Renewal Budget. Mrs. Barajas explained that the West Boardman Urban Renewal District has a similar structure to the Central Boardman Urban Renewal District. One of the differences is the physical location of the Urban Renewal Districts. She explained that a conservative approach was also taken in regard to this district due to the COVID-19 and not knowing the possible financial impact it may have in the future. She opened the floor to any questions in regard to the West Boardman Urban Renewal District. There were no questions.

Committee Member Sandy Toms moved that the Urban Renewal Agency Budget Committee approve the proposed Boardman Urban Renewal Budget for 2020-21 as presented, (\$2,860,950.00) and that the Boardman Urban Renewal Agency Budget Committee certify to the Morrow County Assessor a request for the Boardman Urban Renewal Agency for the maximum

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amount of revenue that may be raised by dividing under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457. Committee Member Roy Drago seconded the motion. Roll Call: Lieurance – Yes, Norton – Yes, Mendoza – Yes, Neal – Yes, Mittelsdorf – Yes, Kegler – Yes, Hammond – Yes, Jones – Yes, Pierson – Yes, Drago – Yes, Toms – Yes. Motion passed 11-0-3 absent.

The meeting was adjourned at 7:16 pm.



Sandy Toms – Chairman



Heather Baumgartner – City Recorder