

The meeting was called to order by Chairman Chet Phillips at 7:45 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners: Chet Phillips, Ed Glenn, Neil Livingston, Brenda Profitt, and Steve Doherty
Absent: Christie Perry
Executive Director: Karen Pettigrew
Staff: Lila Killingbeck-Recorder, and Barry Beyeler
Audience: Wendie Kellington, Greg and Heidi Johnson, Gary Maughn and Art Kegler

Commissioner Perry's absence was excused due to illness.

Commissioner Glenn moved to approve the minutes of the August 21, 2012 meeting as presented. Commissioner Profitt seconded the motion. All were in favor, 5-0-1.

Commissioner Glenn moved to approve the minutes of the September 4, 2012 meeting as presented. Commissioner Profitt seconded the motion. All were in favor, 5-0-1.

ACTION ITEMS

Central URA Plan Changes

Chairman Phillips recognized Ms. Wendie Kellington, Attorney at Law, representing Gary and Carol Maughn. Mr. and Mrs. Maughn are property owners in the Central Boardman Urban Renewal District. Ms. Kellington complimented the City on the changes that have been made to the City since she had last visited the community. Ms. Kellington has submitted a written response to the minor changes that had been suggested for the Central Boardman Urban Renewal Plan. In general Mr. and Mrs. Maughn were supportive of the changes, but there was concern about the statement regarding the street placement across the 65 acres which has been a concept in the TSP. Their concerns are that developers get concerned when they see streets planned which may constrict their development. Ms. Kellington wanted assurance that the concept would be flexible which would help with development of this property. After discussion of this matter it was stated that the only restrictions that are present now are: the access entry points which have been established along the outside perimeter of the 65 acres. The paths of the future streets are flexible across the property, but the entry points are established.

Mr. Maughn introduced Mr. Greg Johnson and his wife Heidi. Mr. Johnson is Mr. Maughn's developer for his projects. They are considering the construction of housing, but have not established which property the housing should be built on.

Chairman Phillips recognized Mr. Art Kegler, a resident of Boardman and is the owner of American West Properties. As a realtor he expressed caution regarding the duplex concept being built on 1 tax lot and sold as a duplex in the future. He has been dealing with some problems of sales of duplexes placed on 2 different tax lots but having adjoining walls. There are problems with sales in the future. His advice is if you build duplexes make sure to place them one tax lot.

Chairman Phillips recognized Mr. Greg Johnson. Mr. Johnson asked for information regarding what the Commission felt the needs of Boardman regarding housing was. Chairman Phillips explained the process of the Oregon Solutions project that has just been completed. The document will be finalized in the next month and will be available to the public at that time. The Oregon Solutions project was to determine the housing needs of Boardman. It was determined that there needs to be market rate rental property, upper end housing in the \$100,000 to \$500,000 range, and single housing needs. Chairman Phillips stated that at least 70% of the employees working in the Boardman area are commuting outside of Boardman. Commissioner Glenn stated that if there were rentals available these employees may give Boardman a chance to be their home and then purchase property. But the way it is now they get established in Hermiston and then won't move to Boardman.

Mr. Johnson asked about access to property located over between Wilson Rd., Faler Rd., and Chaparrell. There was a discussion regarding the City's ability to develop SW Oregon Trail Blvd. from South Main Street over to property being discussed. They are interested in making the entrance to a subdivision at SW Oregon Trail Blvd. Chairman Phillips stated that City could work with them. Mr. Johnson asked how quickly the City would be able to complete that street. There was some discussion regarding the estimated completion time as June, 2013.

There was a discussion regarding the need of the Commission to have some master plan for development projects from Mr. Maughn. Commissioner Glenn stated that there needs to be a maximum indebtedness established along with project costs to be placed in the URA plan, and identify the scope of work on Mr. Maughn's property to decide what development costs the URA Plan would be able to help with.

Director Pettigrew stated that at the September 4, 2012 meeting it had been decided that she should consult with Elaine Howard, consultant on the original Central Boardman URA Plan, to discuss making a minor change to the existing plan. In the packet is a copy of the plan with the track changes suggesting minor changes to the plan. The first change is to clarify the language regarding Land Uses in the Commercial Zone in the URA District and make it consistent with Development Code. The second change is to clarify the infrastructure language in the Urban Renewal Projects to be consistent with the Transportation System Plan and the Comprehensive Plan.

Ms. Kellington is satisfied that the minor amendment language is acceptable and her clients concerns have been clarified.

Commissioner Glenn moved to adopt Resolution 4-2012 a resolution of the Boardman Urban Renewal Agency approving a minor amendment to the Central Boardman Urban Renewal Plan. Commissioner Profitt seconded the motion. Roll call vote: Glenn-yes, Livingston-yes, Profitt-yes, Doherty-yes, and Phillips-yes. Motion carried 5-0-1 absent.

Director Pettigrew informed the Commission that she had received a proposal from Elaine Howard regarding the West Boardman Urban Renewal Plan and Mr. Jerry Johnson will be submitting a proposal sometime next week. Commissioner Glenn moved to defer the discussion regarding the West Boardman Urban Renewal Plan to next meeting.

Meeting was adjourned at 8:55 p.m.

Chet Phillips-Chairman

Lila Killingbeck, Recorder