



URBAN RENEWAL AGENCY - SPECIAL MEETING

March 05, 2024 at 7:00 PM

Boardman City Hall Council Chambers
AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL/EXCUSED ABSENCES**
3. **APPROVAL OF MINUTES**

A. URA Meeting Minutes, July 11, 2023

4. **FORMAL PROCEEDINGS**

A. Supplemental Budget Hearing 2023-2024

5. **PUBLIC COMMENT**

INVITATION FOR PUBLIC COMMENT – The commission chair will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The commission chair may limit comments to 3 minutes per person for a total of 30 minutes. Please complete a request to speak card prior to the meeting. Speakers may not yield their time to others.

6. **ACTION ITEMS - RESOLUTIONS**

A. Resolution 7-2024 Supplemental Budget

7. **ACTION ITEMS - OTHER BUSINESS**

8. **DOCUMENT SIGNATURES**

9. **ADJOURNMENT**

Zoom Meeting Link: <https://us02web.zoom.us/j/2860039400?omn=89202237716>

This meeting is being conducted with public access in-person and virtually in accordance with Oregon Public Meeting Law. If remote access to this meeting experiences technical difficulties or is disconnected and there continues to be a quorum of the council present, the meeting will continue.

The meeting location is accessible to persons with disabilities. Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To make your request, please contact a city clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.

**BOARDMAN URBAN RENEWAL AGENCY – SPECIAL MEETING – JULY 11, 2023
BOARDMAN CITY HALL COUNCIL CHAMBERS AND VIA ZOOM**

Commission Chair Keefer called the meeting to order at 6:30 p.m. Roll call was taken:

Commissioners present: Paul Keefer, Richard Rockwell, Karen Pettigrew, Cristina Cuevas, Isaac Williams, Heather Baumgartner and Brenda Profitt

Staff: Rick Stokoe-City Manager Pro Tem, and Jackie McCauley-Acting Recorder

Audience: Elaine Howard-Elaine Howard Consulting, LLC, Brandon Hammond, and Mike Lees-Anderson Perry & Associates

Approval of Minutes

May 17, 2022 – Budget Meeting

Commissioner Profitt made a motion to approved the May 17, 2022 Budget Meeting Minutes as presented. Commissioner Williams seconded the motion. The motion passed 7-0.

June 6, 2023 – Special Meeting

Commissioner Baumgartner made a motion to approved the June 6, 2023 Special Meeting Minutes as presented. Commissioner Williams seconded the motion. The motion passed 7-0.

Prearranged Presentations

Elaine Howard – Elaine Howard Consulting, LLC

Elaine Howard gave a PowerPoint Presentation regarding the proposed North Boardman Urban Renewal Plan. She said the role of the Urban Renewal Agency is to review the proposed North Boardman Urban Renewal Plan and decide to forward it through the public process.

Ms. Howard explained the steps of the process to form the new urban renewal district and how the plan gets adopted. There will be public input throughout. First, the URA reviews and decides whether to send the plan out for public review. The other taxing districts will be notified of the city's intent to form the district. The planning commission will review the plan for conformance with comprehensive plan. Next, the city council will notify all City of Boardman residents of a hearing and then the council will vote on the plan.

She showed a map of the proposed boundaries, located on the north side of the freeway. She showed a slide of the statutory limitations of the plan and a slide listing all of the projects:

- Extend NE Boardman Avenue to Olson Road, including pavement, curb, gutter, sidewalks and lighting.
- Improve NE Front Street, including pavement, curb, gutter, sidewalks and lighting.
- Alley from 2nd Avenue NE to 3rd Street NE.
- 2nd Avenue NE to NE Columbia Avenue.
- Columbia Avenue NE to Boardman Avenue NE.
- N. Main Street and Boardman Ave. intersection improvements.
- Provide other transportation improvements as necessary.
- Economic Development Incentives.

The estimated costs of the projects are \$11 million dollars. The maximum indebtedness is \$27 million. She said the plan would be for 20 years, however once all of the projects of the plan are completed, it could be closed sooner, or the city could add more projects.

Commission Chair Keefer asked if the projects in the plan would be done right away. Mike Lees said the engineering alone may take a couple years for all of the projects. He anticipates, ideally, for the URA to do about one project a year, and spread it out over five years.

Commissioner Profitt asked if the URA must raise enough funds before beginning the projects in the plan. Ms. Howard said the URA may enter into an intergovernmental agreement to borrow money from the city and repay the loan once the tax revenues come in.

Commissioner Rockwell asked if the city would anticipate problems from the other districts in creating the district. City Manager Pro Tem Stokoe said the city will need to educate the other districts on the benefits of forming the new urban renewal district. Commissioner Pettigrew said fire departments are noted to be against urban renewal districts. She said the city does not have another way to finance all of the projects needed in the plan otherwise. Ms. Howard reminded the commission the city does not have to have approval from every district to form the new urban renewal district, they only need to notify them. Commission Chair Keefer wanted clarified if there was a percentage of the districts who needed to approve the plan. Ms. Howard said no, the city council has the final decision. City Manager Pro Tem Stokoe said he has talked with some of the special districts, and although they are not overly-excited about it, they see the value. He said it is in the best interest of the city to develop and to get developers in Boardman.

Commissioner Williams asked if once the projects are complete in the plan, would the urban renewal district close and free up all of the land making up the district. Ms. Howard said yes.

Public Comment

None

Action Items

Forming North Boardman Urban Renewal District

Commissioner Rockwell made a motion to move forward the North Boardman Urban Renewal Plan through the formal public review process including sending it to the taxing districts, for planning commission review of conformance to the comprehensive plan, to Morrow County for a briefing and to the City Council for a public hearing and vote. Councilor Baumgartner seconded the motion. The motion passed 7-0.

The meeting was adjourned at 7:00pm

Paul E. Keefer – Commission Chair

Jackie McCauley – Acting Recorder

NOTICE OF SUPPLEMENTAL BUDGET HEARING

Section 4, Item A.

A public hearing on a proposed supplemental budget for Boardman Urban Renewal Agency, Morrow, State of Oregon, for the current fiscal year, will be held at 200 City Center Circle, Boardman, OR. The hearing will take place on 3/5/24 at 7pm. The purpose of the hearing is to discuss the supplemental budget with interested persons. A copy of the supplemental budget document may be inspected or obtained on or after 3/1/24 at 200 City Center Circle, Boardman, OR., between the hours of 9 AM and 4 PM.

SUMMARY OF PROPOSED BUDGET CHANGES

AMOUNTS SHOWN ARE REVISED TOTALS IN THOSE FUNDS BEING MODIFIED

FUND: CENTRAL URBAN RENEWAL DISTRICT

Resource	Amount	Expenditure	Amount
		Land Acquisition	605,000
		Capital Projects	(605,000)
Revised Total Fund Resources	<input type="text" value="0"/>	Revised Total Fund Requirements	<input type="text" value="-"/>

Explanation of change(s):

There is a potential for CURD to purchase some land, as part of the development in that area. This is an intra-fund reallocation from Capital Projects to Land Acquisition.

City of Boardman

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P.O. Box 229
Boardman, OR 97818
Phone: (541) 481-9252
Fax: (541) 481-3244
TTY Relay 711



www.cityofboardman.com

Here are the Maximum Indebtedness summaries for each Urban Renewal District.

District Name	Max Indebtedness (MI)	MI Used	MI Remaining
Central	7,375,000	562,696	6,812,304
West	5,000,000	634,113	4,365,887
North	27,000,000	0	27,000,000

**BOARDMAN URBAN RENEWAL AGENCY
RESOLUTION NO. 7-2024**

**A RESOLUTION ADOPTING THE SUPPLEMENTAL BUDGET FOR THE
2023-2024 FISCAL YEAR**

WHEREAS, the Boardman Urban Renewal Agency (URA) has a need to acquire real property for various purposes; and

WHEREAS, in order to successfully acquire such property, it is necessary for the URA to be able to respond to opportunities in a timely manner.

BE IT RESOLVED that the Board of Directors of the Boardman Urban Renewal Agency hereby adopt the appropriations of the supplemental budget for fiscal year 2023-2024, as stated below:

CENTRAL BOARDMAN URBAN RENEWAL DISTRICT:

Land Acquisition	\$	605,000
Capital Projects	\$	<u>-605,000</u>
TOTAL FUND CHANGE	\$	0

ADOPTED AND APPROPRIATED this 5th day of March, 2024.

BOARDMAN URBAN RENEWAL AGENCY

Commission Chair – Paul Keefer

Commissioner – Heather Baumgartner

Commissioner – Cristina Cuevas

Commissioner – Karen Pettigrew

Commissioner – Brenda Profitt

Commissioner – Ethan Salata

Commissioner – Richard Rockwell

ATTEST:

City Clerk - Amanda Mickles