



CITY COUNCIL

Regular Meeting Minutes July 10, 2023

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Primmer, Myers, Barron, Duron, Linton (arrived at 7:04pm), Hardin, and Peterson. Councilor McCarthy was excused (listening in on Zoom but did not participate in the meeting). In attendance was City Staff to include: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Finance Director Mark Krawczyk, Chief Edmiston, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

The Council agreed to amend the agenda to hear the Police Department Budget Presentation after Citizen Input on Non-Agenda Items.

(Councilor Linton arrived at 7:04pm)

Presentation- Hermiston School District Updates

Assistant Superintendent Jake Bacon gave Hermiston School District (HSD) updates to include: Registration information for the 2023/24 School year, New Bus Company Meet and Greet with food and employment opportunities on July 14th, Kinder Camp, Parent Evening at Loma Vista Elementary School on July 27th, Champion after school program, sport physicals, construction updates, free breakfast and lunch provided to all K-12 student for the 23/24 school year, Pre-K Program in the modular buildings at Rocky Heights provided by Head Start, and the Summer School program.

Citizen Input on Non-Agenda Items

George Geranios, 1973 NW Archer Dr- Spoke regarding his frustration with the removal of the recycle center containers on Harper Road.

City Manager Smith stated the recycling center has moved just west of that area near Theater Sports Park.

Daniel Turley, 855 E Quince Ave- Spoke regarding his frustration with the continued noise nuisance caused by fireworks over the last 1 ½ weeks. Mr. Turley stated he has called the Police Department but does not feel like the noise ordinance is being enforced and it should be as it impacts livability.

David Hodges, 1060 SW 7th Street- Asked if the City was considering installing stop lights on W. Highland Ave and First Street as this intersection is very congested with vehicles and pedestrians during the school year.

Mayor Drotzmann stated this has been something the City has been and will continue to discuss and work towards a solution.

Tiffany Brodahl, 725 W Ridgeway Ave- Stated she would like more police enforcement to address issues around the City to include: graffiti, litter, noise complaints, speeding on HWY 395, people driving without a seatbelt and/or on the phone, and more. Ms. Brodahl also spoke regarding the community being more active in neighborhood watch programs, relocating the Bottle Drop as it creates lots of issues with homeless people going through people's properties that live in the area and steal bottles and cans, sidewalks need to be more handicapped accessible, and people being disrespectful at local stores and stealing items from businesses.



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Police Chief Edmiston stated he would like to address Mr. Turley and Ms. Brodahl's comments during his presentation.

Consent Agenda Items

Mayor Drotzmann asked to remove Consent Agenda Item A; Councilor Duron moved and Councilor Primmer seconded to approve Consent Agenda items B-F, to include:

- B. Committee Vacancy Announcements
- C. Committee Re-Appointment Confirmation of Jennifer Roberts for: EOTEC Advisory Committee Position #4- term ending 06/30/2026
- D. Committee Appointment Confirmation of Drexlyn Bailey for: EOTEC Advisory Committee Position #3- term ending 06/30/2026
- E. Minutes of the June 12, 2023 Public Infrastructure Meeting.
- F. Minutes of the June 26, 2023 City Council Work Session and Regular Meeting

Motion carried unanimously.

Items Removed from Consent Agenda

- A. Award Funding through the Transient Room Tax (TRT) Recreation Projects Grants.

Mayor Drotzmann stated he removed this item to highlight the many organizations that will benefit from this Transient Room Tax (TRT) grant process and how these organizations contribute to the community.

Councilor Barron stated he had planned to pull this item as well as he would like the Council to consider approving and awarding grants to the Cinco De Mayo Group and Hermiston Jr. Bulldogs Youth Football Club who submitted late applications.

City Manager Smith and Parks and Recreation Director Artz answered questions from the Council and after further discussion,

- Councilor Barron moved to approve Consent Agenda Item A and include grant approvals to the two late applications. The motioned died as there was no second.
- Councilor Duron moved and Councilor Peterson seconded to Approve Consent Agenda Item A and ask the TRT Committee to review the two late applications and give the Council their recommendation. Councilors Barron, Duron, and Peterson voted in favor; Councilors Hardin, Primmer, Myers, and Linton voted against; Motion failed 4-3.
- Councilor Primmer moved and Councilor Linton seconded to approve Consent Agenda Item A. Motion carried unanimously.
- Councilor Peterson moved and Councilor Barron seconded to ask the TRT Committee to review the two late applicants and give the Council their recommendation. Councilors Hardin, Peterson, Primmer, Barron, and Duron voted in favor; Councilors Linton and Myers voted against. Motion carried 5-2.



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Presentation- Police Department Budget

City Manager Smith stated this presentation is part of the General Fund Budget Review Process usually given during a work session.

Police Chief Edmiston gave information (PowerPoint Presentation attached) regarding: current employee status- specific to being understaffed, calls for service statistics, staff structure and organizational chart, work load and salaries, and more.

City Manager Smith answered Council questions regarding the progression of the COPS Grant and the average cost per police officer of \$175,000 per year to include equipment, vehicle, benefits, and salary.

Chief Edmiston addressed comments made during Citizen Input on Non-Agenda Items, apologizing for the decline of livability as this has been an issue since the passage of Measure 110 which decriminalized user amounts of drugs making it difficult to hold people accountable for their crimes; however, in respects to graffiti- those applying graffiti and their legal guardians, if under 18, are being cited; Neighborhood Watch throughout the Country is declining as people no longer want to participate or interact with their neighbors. He did encourage the community to participate in TIP411; and addressed firework noise complaints stating that the officer must see the violation to cite or have the complainant sign the citation which many complainants do not want to do and therefore the officer cannot cite; and gave information regarding complaints lodged from July 1st – July 5th, to include:

- 18 calls for service for firework complaints including complaints from areas outside of city limits,
- 26 criminal citations issued to include domestic assault, harassment, trespass, unlawful possession of firearms, and DUI,
- 17 violation citations issued, and
- 46 case investigations taken

All while being short staffed. However, the Police Department will continue to try to do a better job.

The Council allowed public comment as requested by the audience.

Public Comment

Jolene Geranios 1973 NW Archer Dr- asked that the Police Department Budget also include a line item for mental health resources for the community.

Mayor Drotzmann stated the City has been and is continuing to work with Community Counseling Solutions to provide mental health services community wide.

Daniel Turley, 855 E Quince Ave- thanked Chief Edmiston for addressing his concerns and asked questions regarding viewing the police department budget.

City Manager Smith stated the budget is available to view on the City's website.

Mayor Drotzmann encouraged Mr. Turley to apply to be on the City's Budget Committee stating this is the first time in many years that the Budget Committee met more than once to review and give a budget



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recommendation as not only Hermiston but many cities throughout the state struggle with budget shortfalls and trying to find ways to address those shortfalls while still providing a safe and healthy environment for the community to live in. Mayor Drotzmann thanked the many Police Department staff in attendance as they work tirelessly to provide us with a great place to live. Mayor Drotzmann and all in attendance applauded the Police Department personnel.

Public Hearing- Consider the formation of the North Hermiston Urban Renewal Area (NURA)

Hearing no conflicts of interest from the Council, City Manager Smith read the hearing guidelines and Mayor Drotzmann opened the hearing at 8:26pm.

Planning Director Clint Spencer and Elaine Howard from Elaine Howard Consulting, LLC, presented information (PowerPoint Presentation attached) regarding the proposed formation of the North Hermiston Urban Renewal Area (NURA).

Public Testimony

Proponents

Jim Schlenker, Chief Operating Officer for Good Shepherd Health Care System, stated Good Shepherd has purchased the old Toyota property and is in support of the NURA formation as they believe it will help with the traffic issues in this area.

There were no opponents or neutral persons present who wished to give public testimony and the hearing was closed at 8:43pm.

Elaine Howard addressed questions from the Council, Councilor Barron moved and Councilor Myers seconded to direct staff to prepare and ordinance to adopt the Urban Renewal Plan and Report for adoption at the July 24th City Council Meeting. Motion carried unanimously.

Resolution No. 2283- Establishing “No Parking” on East Fourth Street from Main Street to the alleyways on both the North and South. - Assistant City Manager Mark Morgan presented information (PowerPoint Presentation attached) regarding the proposed street changes to accommodate the increased traffic in this area, as well as addressed questions from the Council and public that were brought forward at the last City Council meeting.

Public Comment

Kari Christiansen, 470 Christiansen Loop- Stated she is a business owner and part of the Hermiston Downtown District Board and believes taking parking away will hurt businesses as currently, these parking spaces force vehicles to slow down and in turn allows the drivers an opportunity to see what business are in the downtown area. Ms. Christiansen also encouraged business owners and employees to park further away to allow shoppers to park closer to stores.

Josh Roberts, 1709 NE 6th Place- Thanked the City for reaching out to all the residents in the area and asking for their input and stated the photos presented during Mr. Morgans presentation show day parking only not



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at night. Mr. Roberts stated he does not believe there is a speeding issue in this area and he is in support of this change as it will bring safety and efficient traffic flow to the area and asked if the traffic light would be changed in the intersection.

Assistant City Manager Morgan stated the current traffic system has failed and new equipment will be purchased to reflect street changes if approved by Council.

After further discussion, Councilor Barron moved and Councilor Myers seconded to adopt Resolution No. 2283 and lay upon the record. Councilors Peterson, Hardin, Primmer, Barron, Duron, and Myers voted in favor; Councilor Linton voted against. Motion carried 6-1.

4th Quarter FY2023 Investment Report

Councilor Primmer moved and Councilor Myers seconded to accept the 4th Quarter FY2023 Investment Report as presented by Finance Director Mark Krawczyk. Motion carried unanimously.

2nd Quarter 2023 Council Goal Update

Councilor Barron moved and Councilor Hardin seconded to accept the 2nd Quarter 2023 Council Goal update as presented by City Manager Smith. Motion carried unanimously.

Committee Reports

EOTEC Advisory Committee- Councilor Barron stated he and Councilor Primmer attended this meeting and received updates regarding: Fair and Rodeo upcoming events, Barn expansions, HERO field development, Operations and branding updates. The branding recommendation changes will come before the Council for review and approval at a future meeting. The Committee will not meet again until September.

Mayor's Report

Mayor Drotzmann spoke regarding:

- Thanked Council President Primmer for running the last meeting in his absence
- Encouraged the Council to attend the Ribbon cutting ceremony at the Army Depot on July 12 from 10:00am to 2:00pm
- Gave information regarding the LOC Small Cities Meeting on July 19th in Boardman

Council Reports

None given.

Youth Advisory Report

Youth Advisors were not in attendance.

City Manager's Report

City Manager Smith stated the City will soon be providing Mandatory Reporter training to the Council as is now required by law. More information regarding the training will be forthcoming.



Where Life is Sweet

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Adjourn City Council Meeting

Mayor Drotzmann adjourned the City Council Meeting at 9:37pm as there was no other City business.



SIGNED:



Dr. David Drotzmann, Mayor

ATTEST:



Lilly Alarcon-Strong, City Recorder

Hermiston Police Department Update

Chief Jason Edmiston



Current Status as of 7/10/2023

- Down (4) positions
 - One entry-level started July 3rd and reports to the academy August 14th for (16) weeks and then 12-14 weeks in-house: best case scenario March 2024 solo patrol
 - One entry-level will start September 16th and then report to the academy October 16th: best case scenario May 2024 solo patrol
 - Currently have (2) entry-level applicants that just passed psychological screenings. Conditional offers of employment forthcoming. Next available academy slot is November. July 2024 solo patrol
 - Anticipating (1-3) more experienced officers leaving the agency within the next 1-4 months

| Agency | Calls for Service * | Traffic Stops | Total Arrests | Citations Issued |
|------------------------------|---------------------|---------------|---------------|------------------|
| Pendleton (16,894 pop.**) | 12,559 | 2,003 | 1,568*** | 1,742 |
| Hermiston (19,973 pop.) | 11,882 | 4,203 | 1,116 | 4,196 |
| UCSO | 10,308 | 995 | 374 | 484 |
| Umatilla (7,632 pop.**) | 3,053 | 2,050 | 246 | 873 |
| Boardman (4,116 pop.) | 2,577 | 312 | 154 | 108 |

* a number that can be easily manipulated

** is inclusive of prison populations though Oregon State Police handle the calls for service

*** may include arrests made by the drug task force

My reason for showing these statistics is because all of these agencies have significantly raised their wages over the last couple of years. Point being, there is potential for older officers who may see a limited path to advancement, to leave for a smaller agency where there is less population, less work, and less direct supervision (by nature of having fewer supervisors).

Officers per 1,000 population (adjusted): Boardman 2.92, Umatilla 2.26 (2.42 in October '23), Pendleton 1.79, Hermiston 1.5 – national average per FBI website is 2.4

Hermiston +3 officers = 1.65

Hermiston +6 officers = 1.8

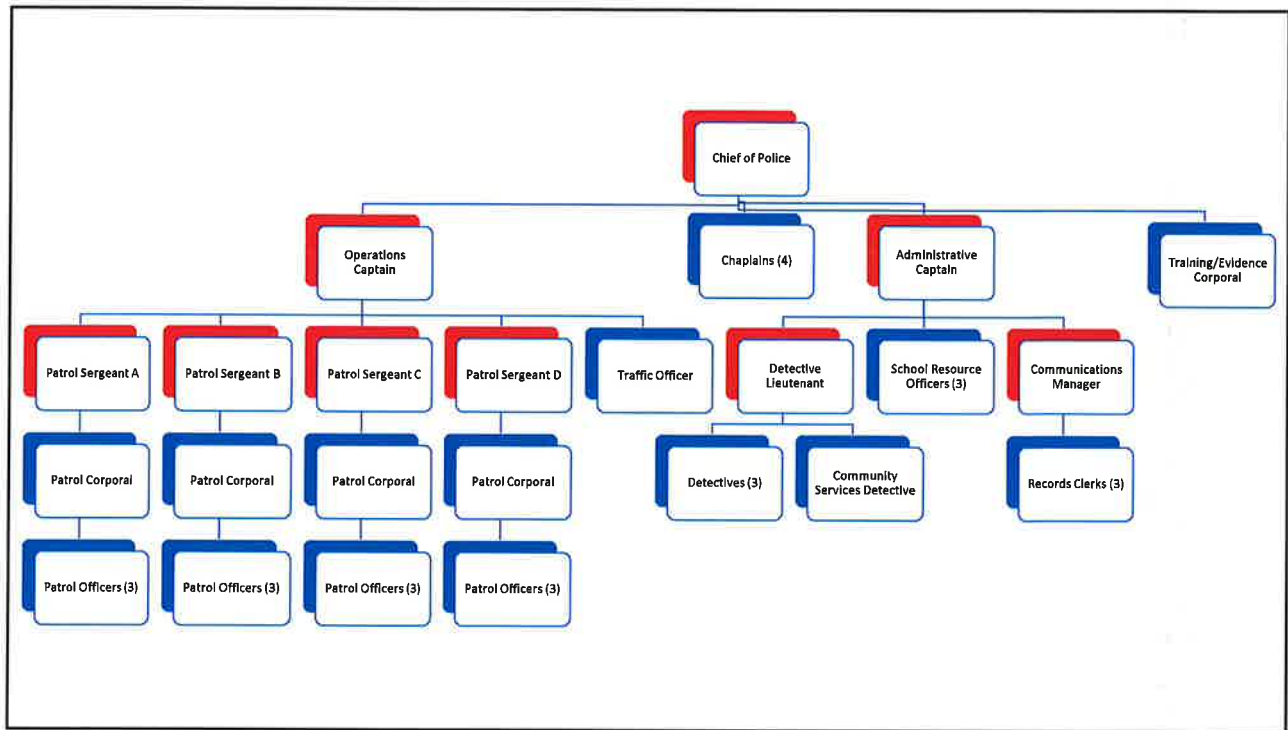
Span of Control @ Hermiston PD

Most textbooks show a span of control of 3-5 employees is ideal for each supervisor. Currently here is our span of control for police department supervisors -

| | |
|------------------------|-------------------|
| Chief of Police | 3 (+4 volunteers) |
| Operations Captain | 4 |
| Administrative Captain | 5 |
| Detective Lieutenant | 4 |
| Patrol Sergeants | 3.5 |
| Communications Manager | 3 |

This is where we would like to get -

| | |
|------------------------|-------------------|
| Chief of Police | 3 (+4 volunteers) |
| Operations Captain | 5 |
| Administrative Captain | 5 |
| Detective Lieutenant | 4 |
| Patrol Sergeants | 4 |
| Communications Manager | 3 |



Operations Captain (Scott Clark)

Patrol is the backbone of any agency. Captain Clark manages patrol to include all special events, grants, directed patrol requests, vacation house checks, and now code enforcement.

Special Events – MLK march, High School Senior march, 4th of July celebration*, Umatilla County Fair Parade, Umatilla County Fair Security patrols, Halloween coverage, New Year’s Eve coverage, funeral escorts, and various meetings to include tabletop exercises and live event training with other entities.

Grants – assisted with managing \$165,000 in grant funding for 2022. This includes overtime grants for dedicated traffic enforcement.

Directed Patrol Requests / Vacation House Checks – directed patrol requests are attempts to target problem areas for a minimum of 2-weeks with dedicated resources. In 2022, we had (53) directed patrol requests with most involving traffic complaints. There were also (15) requests from citizens to provide additional coverage to their residence while they were out of town.

Code Enforcement – though temporary, in just 3 weeks, we have tracked 33 complaints with citations on many of the complaints.

Administrative Captain (Travis Eynon)

This position is very unique and has a wide range of responsibilities to include investigations, school resource officers, records, and serves as the quartermaster for the agency in the issuance/replacement of equipment and uniforms.

Detective Lieutenant (Robert Guerrero) – the detective lieutenant manages (4) full-time detectives. As evidenced in a recent news story, many investigations are very complex and having dedicated staff and resources is mission-critical in our attempt to provide justice and limit the liability exposure of the city. The lieutenant is also trained in specialized arson investigations (attended the 2-week course at the National Fire Academy in Maryland in January of this year). As evidenced in the quarterly crime report disseminated in April, our detectives each carry a significant number of cases. What that report does not show and something that is more challenging to “track” is the percentage of cases our detectives “touch” or review. These come in via referrals from other law enforcement agencies, state agencies such as the Department of Human Services, etc. We estimate our detectives play a part in 33% of the cases/reports that come to our agency. Looking solely at reports taken in 2022, that would equate to over 1,000 matters.

The lieutenant carries a case load and manages (2) general law detectives, (1) detective assigned to the drug task force, and (1) detective who carries a partial caseload and serves as a community services officer.

Community Services Officer – this includes various meetings, landlord/tenant matters, Safer Neighborhoods, safety presentations, etc.

School Resource Officers (SROs)

Contrary to what some may believe, in the times we live in, there is an incredible amount of liability associated with our interaction(s) with youth. The SRO's are funded 75% (wage and benefits) from the school district. We do not charge additional money for overtime they incur, nor do we truly experience the remaining 25% of their position in the summer months due to personal time off accrual throughout the school year. We are completely happy with the relationship we have and have had with the Hermiston School District. The 75% they pay for each SRO is among the highest percentage I have seen statewide.

The SRO's are strategically assigned to all schools in the district.

SRO Betty Nava coordinates the Community Accountability Board (CAB) on an as-needed basis.

Communications Manager (Amanda Hartsteen)

This is a very daunting position. The comms. manager is responsible for all systems within the police department. By agreement with other agencies using the same Computer Aided Dispatch (CAD)/Records Management System (RMS) as our department, our manager is 1 of 4 "super users" who by design work through all glitches that take place between the two counties. Our manager, is incredibly savvy with the system and she is often the first call for many agencies. As such, this "greater good" takes away from our agency. We send our manager to the vendor conference each year so we can have a say in what is a predominant California-user system. We have been with the same vendor since Spring of 1999, and we are very happy.

The manager supervises (3) records specialists who are busy ensuring we meet unfunded mandates placed upon us for records dissemination and retention.

2022

4,355 requests for information or approximately 17 requests per day

1st quarter this year we saw a 158% increase in requests of information

4,199 citations entered into the system and shared with court(s)

1st quarter this year we saw a 6% increase

409 municipal court arrest warrants entered

1st quarter this year we saw a 137% increase

Police Department Lobby – the police department lobby is often a very busy place and demands the attention from records staff who by the above examples, are already busy. During the pandemic we kept our lobby open nearly the entire time while other entities such as the court did not. In late 2020, I provided stats showing our window averaging 14 people per day in the lobby and 16 calls coming into records per day. This was during the height of the pandemic.

Fast forward to present day and I would expect the numbers to have a slight increase. The only number that may stagnate and should start declining, would be the amount of foot traffic we get into that lobby where people were seeking the municipal court. The general public often has difficulty understanding the "line in the sand" difference between court employees and police employees.

Additional demands from lobby traffic include non-criminal fingerprinting appointments (366 in 2022) and sex offender registrations (139 in 2022).

Evidence/Training

We do maintain a dedicated lead officer in charge of evidence and department training. The proper chain of custody and storing of evidence is crucial to all investigations. In 2022, our department conducted nearly 4,200 hours of training. All that training was reported to the Oregon Department of Public Safety Standards and Training. Much of the training is mandated though agencies are responsible for finding the funding. Our training officer is also responsible for the maintenance of all police vehicles.

Software/Equipment

We know the cost of personnel is the most significant cost of nearly any entity. For the police department, we calculated the cost of just equipment for (1) full-time officer is \$70,344.37. Much of that are one-time costs until things expire or wear out, but the PD also has large software costs to assist us in our performing the job.

\$17,000 per year for body cameras

\$16,000 per year for our Cellebrite contract – Cellebrite is a cell phone extraction company that specializes in locating and saving all data associated with smartphones.

\$8,500 per year for our Lexipol policy manual. With ever-changing case law, policies are constantly being updated and pushed out to user agencies. Lexipol is used by more than 10,000 agencies nationwide and they have a team of attorneys writing the policies.

\$8,500 per year for GOVQA which allows us to track all requests for information that come to records. This is part of the unfunded mandates previously mentioned.

We are trying to do our part to protect our community, but we must also protect our employees.



HERMISTON NORTH URBAN RENEWAL AREA

HERMISTON CITY COUNCIL



ROADMAP



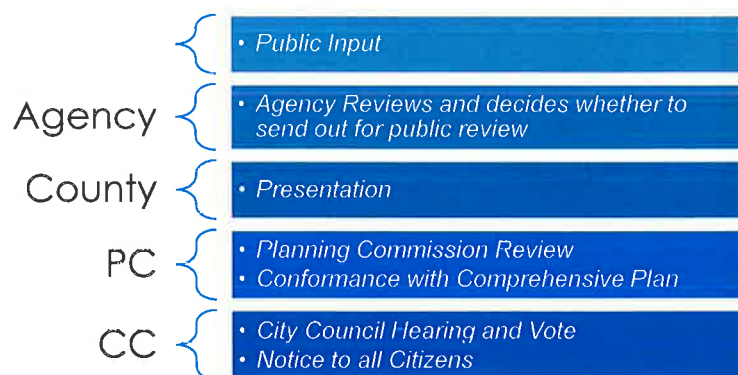
1. Role of City Council
2. Background
3. Financial Capacity
4. Projects
5. Process and Schedule

ROLE OF CITY COUNCIL

- ❖ To hold a hearing and receive input from citizens and taxing districts
- ❖ Conduct the first reading of the ordinance
- ❖ Conduct second reading of ordinance on July 24 if needed

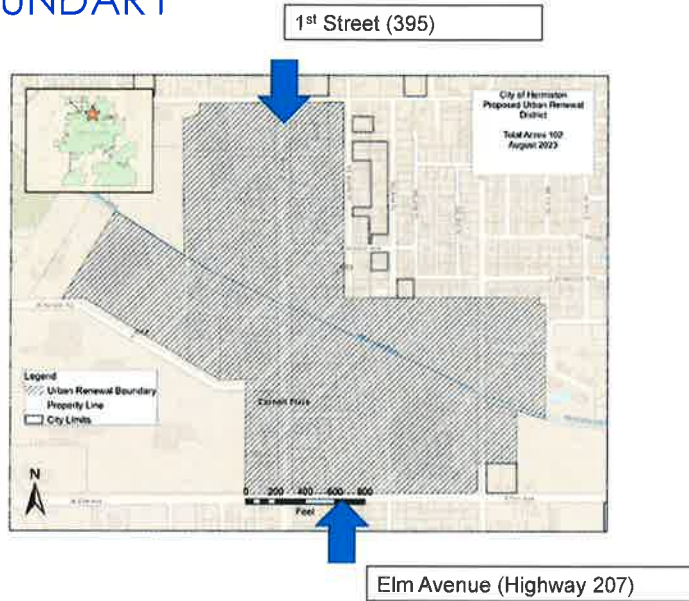
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HOW IS A PLAN ADOPTED?



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BOUNDARY



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STATUTORY LIMITATIONS

| | Acres | Assessed Value |
|--|--------|-----------------|
| A. City of Hermiston Downtown Urban Renewal District | 125.2 | \$42,262,899 |
| B. Southwest Hermiston Urban Renewal District | 392.8 | \$3,121,349 |
| C. North Hermiston Urban Renewal District | 102 | \$57,095,267 |
| D. Total Acreage/Assessed Value in URDs | 620 | \$102,479,515 |
| E. Excess Value | | \$16,832,001 |
| F. City of Hermiston | 5,402 | \$1,262,014,564 |
| % of City Acreage = (D/F) | 11.48% | |
| % of City Assessed Value = (D/(F-E)) | | 8.23% |

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PROJECTS

- New East West Street: NE Aspen Drive
- Signal at N 1st Street/Aspen Drive
- Extension of NE North Street to NE Aspen Drive
- New water line along NE Aspen Drive
- ROW Acquisition

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ESTIMATED COSTS OF PROJECTS

| TIF District Projects | Constant FYE 2023 \$ | Year of Expenditure \$ ¹ |
|--|-------------------------|--|
| NE Aspen Drive & NE North St. Street Improvements | \$815,250 | \$898,813 |
| Water Line Improvements (NE Aspen Drive) | \$161,750 | \$178,329 |
| Traffic Signage and Signaling | \$1,608,000 | \$1,772,820 |
| Construction Contingencies | \$1,020,000 | \$1,124,550 |
| Property Acquisition | \$208,000 | \$229,320 |
| Administration | \$10,000 | \$11,205 |
| Project Contingency (15%) | \$561,950 | \$619,550 |
| TOTAL: | \$4,384,950 | \$4,834,407 |

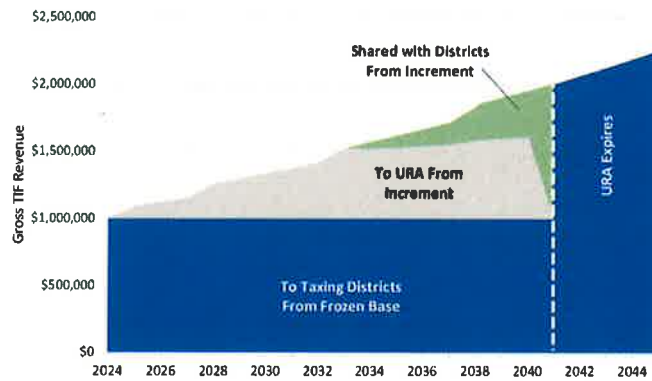
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FINANCIAL FORECASTING

| | |
|----------------------|-------------|
| Total Net TIF | \$6,162,000 |
| Maximum Indebtedness | \$5,000,000 |
| Capacity (2023\$) | \$4,385,000 |
| Years 1-5 | \$3,422,000 |
| Years 6-10 | \$937,000 |
| Years 11-15 | \$17,000 |
| Year 16 | \$11,000 |

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REVENUE SHARING



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REVENUE SHARING

| FYE | Total AV | Frozen Base AV | Incremental AV Used | Incremental AV Shared | Tax Revenue from Shared |
|------------------|-------------|----------------|---------------------|-----------------------|-------------------------|
| 2023 (Base Year) | 57,095,267 | 57,095,267 | - | - | - |
| 2024 | 60,808,125 | 57,095,267 | - | - | - |
| 2025 | 62,632,369 | 57,095,267 | 5,537,102 | - | - |
| 2026 | 64,511,340 | 57,095,207 | 7,410,073 | - | - |
| 2027 | 66,446,680 | 57,095,267 | 9,351,413 | - | - |
| 2028 | 72,190,081 | 57,095,267 | 15,094,813 | - | - |
| 2029 | 74,355,783 | 57,095,267 | 17,260,516 | - | - |
| 2030 | 76,586,457 | 57,095,267 | 19,491,189 | - | - |
| 2031 | 78,884,050 | 57,095,267 | 21,788,783 | - | - |
| 2032 | 81,250,572 | 57,095,267 | 24,155,305 | - | - |
| 2033 | 87,438,089 | 57,095,267 | 29,054,270 | - | - |
| 2034 | 90,061,232 | 57,095,267 | 29,710,055 | 3,255,909 | 56,872 |
| 2035 | 92,763,069 | 57,095,267 | 30,385,515 | 5,282,287 | 92,268 |
| 2036 | 95,545,961 | 57,095,267 | 31,081,238 | 7,369,456 | 128,725 |
| 2037 | 98,412,340 | 57,095,267 | 31,797,832 | 9,519,240 | 166,276 |
| 2038 | 105,114,710 | 57,095,267 | 33,473,425 | 14,546,018 | 254,081 |
| 2039 | 106,268,151 | 57,095,267 | 34,261,785 | 16,911,099 | 295,393 |
| 2040 | 111,516,196 | 57,095,267 | 35,073,786 | 19,947,132 | 337,944 |
| 2041 | 114,861,682 | 57,095,267 | 14,101,412 | 43,665,002 | 762,714 |
| TOTAL: | | | | | \$1,331,580 |

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TAXING DISTRICT IMPACTS GENERAL GOVERNMENT - Totals through FYE 2040

| | |
|-------------------------------|-------------|
| Umatilla County | (988,767) |
| City of Hermiston | (2,112,369) |
| Umatilla County Fire District | (607,409) |
| Port of Umatilla | (53,435) |
| County Radio | (59,028) |
| Cemetery District | (32,011) |
| Mosquito Control | (70,179) |
| Subtotal | (3,923,197) |

General Government

| FYE | General County | City of Hermiston | Port of Umatilla | Umatilla County Fire District 1 | County Radio District | Cemetery District 8 | W. Umatilla Mosquito Control | Subtotal General Gov't |
|---------------|------------------|--------------------|------------------|---------------------------------|-----------------------|---------------------|------------------------------|------------------------|
| 2024 | - | - | - | - | - | - | - | - |
| 2025 | (14,594) | (31,178) | (789) | (8,965) | (871) | (472) | (1,036) | (57,905) |
| 2026 | (19,765) | (42,226) | (1,068) | (12,142) | (1,180) | (640) | (1,403) | (78,425) |
| 2027 | (24,941) | (53,283) | (1,348) | (15,321) | (1,489) | (807) | (1,770) | (98,959) |
| 2028 | (40,155) | (85,786) | (2,170) | (24,668) | (2,397) | (1,300) | (2,850) | (159,325) |
| 2029 | (46,090) | (98,466) | (2,491) | (28,314) | (2,752) | (1,492) | (3,271) | (182,876) |
| 2030 | (52,055) | (111,210) | (2,813) | (31,978) | (3,108) | (1,685) | (3,695) | (206,544) |
| 2031 | (58,199) | (124,335) | (3,145) | (35,752) | (3,474) | (1,884) | (4,131) | (230,922) |
| 2032 | (64,528) | (137,855) | (3,487) | (39,640) | (3,852) | (2,089) | (4,580) | (256,031) |
| 2033 | (80,930) | (172,895) | (4,374) | (49,716) | (4,831) | (2,620) | (5,744) | (321,110) |
| 2034 | (79,507) | (169,856) | (4,297) | (48,842) | (4,746) | (2,574) | (5,643) | (315,465) |
| 2035 | (81,262) | (173,606) | (4,392) | (49,920) | (4,851) | (2,631) | (5,768) | (322,429) |
| 2036 | (83,123) | (177,580) | (4,492) | (51,063) | (4,962) | (2,691) | (5,900) | (329,811) |
| 2037 | (85,039) | (181,674) | (4,596) | (52,240) | (5,077) | (2,753) | (6,036) | (337,414) |
| 2038 | (89,483) | (191,169) | (4,836) | (54,970) | (5,342) | (2,897) | (6,351) | (355,050) |
| 2039 | (91,628) | (195,750) | (4,952) | (56,288) | (5,470) | (2,966) | (6,503) | (363,557) |
| 2040 | (77,468) | (165,500) | (4,186) | (47,589) | (4,625) | (2,508) | (5,498) | (307,374) |
| TOTAL: | (988,767) | (2,112,369) | (53,435) | (607,409) | (59,028) | (32,011) | (70,179) | (3,923,197) |

Elaine Howard Consulting LLC

TAXING DISTRICT IMPACTS EDUCATION – Totals through FYE 2040

| | |
|---------------------------------|--------------------|
| Education Service District | (213,668) |
| Blue Mountain Community College | (229,462) |
| Hermiston School District 8 | (1,695,130) |
| Subtotal | (2,138,260) |
| Total | (6,061,457) |

Schools are funded through the State School Fund on a per pupil basis: Urban Renewal indirectly impacts them.

Elaine Howard Consulting LLC

EDUCATION – Totals

| FYE | Hermiston School District 8 | Intermountain E.S.D. | Blue Mountain CC | Subtotal (Education) | Total (Govt. and Education) |
|---------------|--------------------------------|-------------------------|------------------------|-------------------------|-----------------------------------|
| 2024 | - | - | - | - | - |
| 2025 | (25,019) | (3,154) | (3,387) | (31,560) | (89,465) |
| 2026 | (33,886) | (4,271) | (4,587) | (42,744) | (121,168) |
| 2027 | (42,758) | (5,390) | (5,788) | (53,936) | (152,895) |
| 2028 | (68,841) | (8,677) | (9,319) | (86,837) | (246,163) |
| 2029 | (79,017) | (9,960) | (10,696) | (99,673) | (282,549) |
| 2030 | (89,243) | (11,249) | (12,080) | (112,573) | (319,117) |
| 2031 | (99,776) | (12,577) | (13,506) | (125,859) | (356,781) |
| 2032 | (110,626) | (13,944) | (14,975) | (139,545) | (395,576) |
| 2033 | (138,745) | (17,488) | (18,781) | (175,014) | (496,124) |
| 2034 | (136,306) | (17,181) | (18,451) | (171,938) | (487,403) |
| 2035 | (139,315) | (17,560) | (18,858) | (175,734) | (498,163) |
| 2036 | (142,504) | (17,962) | (19,290) | (179,757) | (509,568) |
| 2037 | (145,789) | (18,376) | (19,735) | (183,901) | (521,315) |
| 2038 | (153,409) | (19,337) | (20,766) | (193,513) | (548,562) |
| 2039 | (157,085) | (19,800) | (21,264) | (198,150) | (581,707) |
| 2040 | (132,810) | (16,740) | (17,978) | (167,528) | (474,902) |
| TOTAL: | (1,695,130) | (213,668) | (229,462) | (2,138,260) | (6,061,457) |

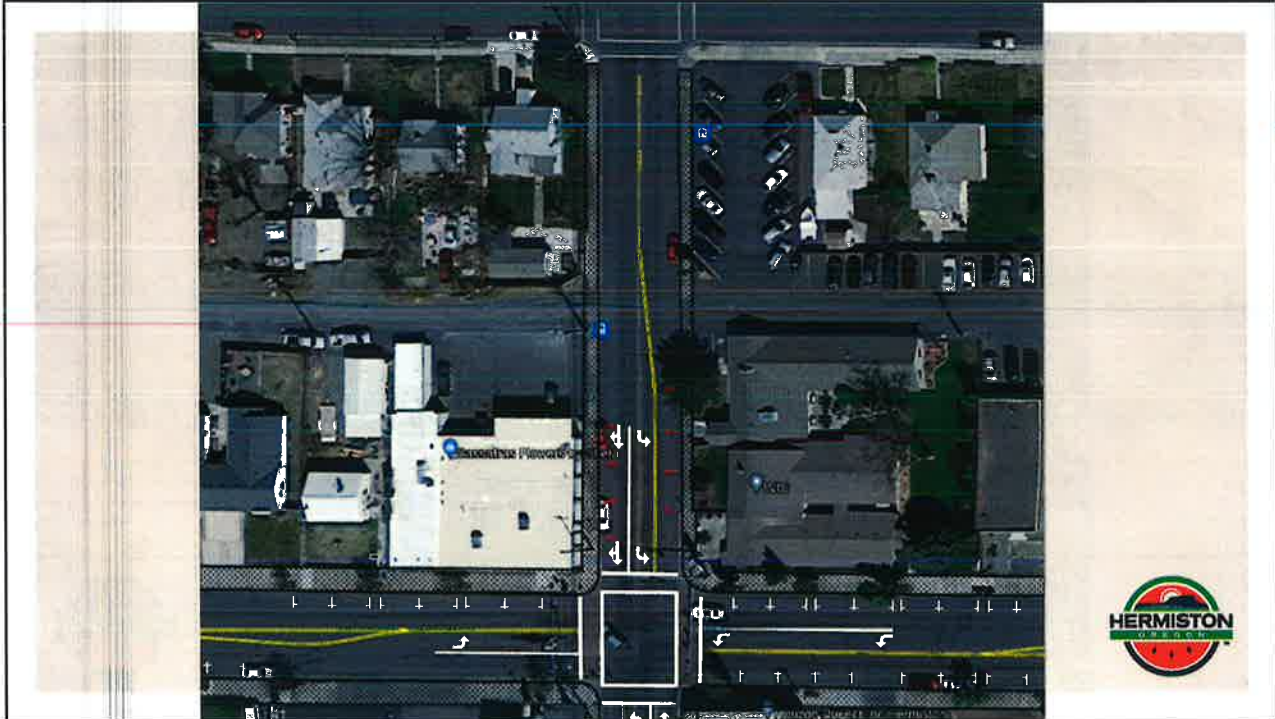
Elaine Howard Consulting LLC

**4th & Main and Downtown
Parking**

July 10, 2023

**HERMISTON
OREGON**

**HERMISTON
OREGON**



Gladys Angled Parking: +5 Spaces



South of Main: Shift 30' South



Ample Parking on Hurlburt + Opportunity: 2023



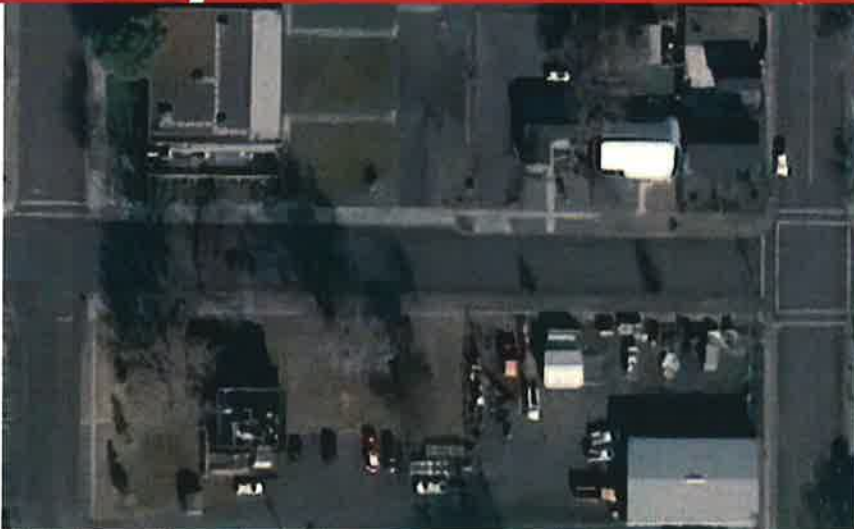
Ample Parking on Hurlburt + Opportunity: 2021



Ample Parking on Hurlburt + Opportunity: 2021



Ample Parking on Hurlburt + Opportunity: 2020



Ample Parking on Hurlburt + Opportunity: 2018



Ample Parking on Hurlburt + Opportunity: 2017



Ample Parking on Hurlburt + Opportunity: 2016



Hurlburt Angled Parking Opportunity



35' Width



Hurlburt Angled Parking Opportunity



45' Width



Hurlburt Angled Parking Opportunity



55' Width



Hurlburt Angled Parking Opportunity



Demolition
Utility Adjust
In-fill Paving
\$150,000?



Other Parking Alternatives

Where Life is Sweet™



Cost of Off-Street Parking

- Direct Upfront Cost: Real Estate
- Direct Upfront Cost: Construction
- Direct Deferred Cost: Property Tax Revenue

- Opportunity Cost: Development Potential?



3rd & Main Vacant Lot Example



Hard Costs

\$200,000 RMV
\$50,000 Improve
50 Spaces



3rd & Main- Lost Opportunity



Annual Prop Tax

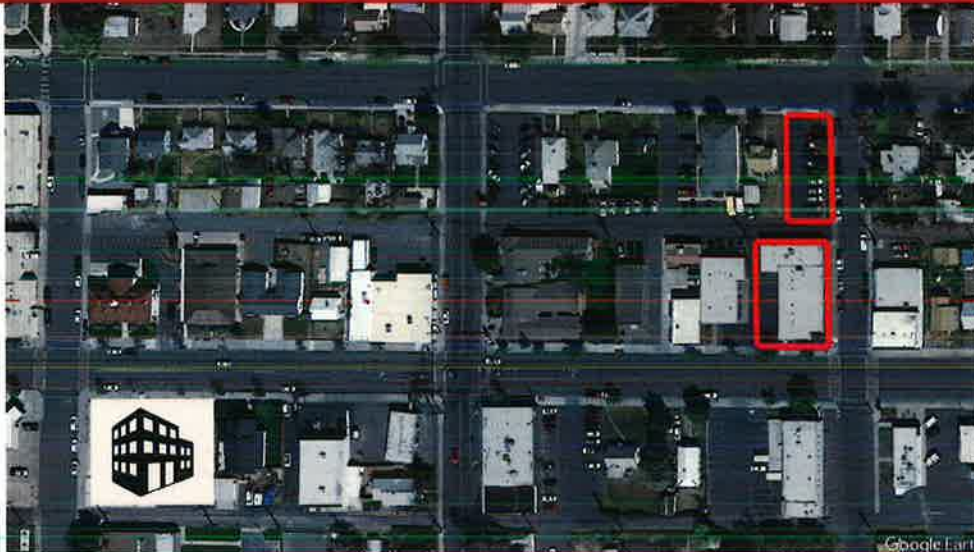
Development
Pattern



Partnership Opportunities



Partnership Opportunities



Questions?

Where Life is Sweet™