

**CITY OF CENTRAL POINT
Development Commission Minutes
March 23, 2017**

I. REGULAR MEETING CALLED TO ORDER

City Manager Chris Clayton called the meeting to order at 6:30 p.m.

Mr. Clayton explained that the Commission Chair and vice chair were excused and asked for nominations for a temporary Chairperson.

Taneea Browning moved to appoint Mike Quilty as temporary chair. Rob Hernandez seconded. Roll call: Bruce Dingle, yes; Taneea Browning, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

II. MEMBERS IN ATTENDANCE:

Chair: Mayor Hank Williams - excused

Commission Members: Bruce Dingle, Rob Hernandez, Allen Broderick, Taneea Browning and Mike Quilty were present. Brandon Thueson was excused.

City Manager Chris Clayton; Community Development Director Tom Humphrey; Planning Manager Don Burt; Finance Director Steven Weber; Information Technology Director Jason Richmond; and City Recorder Deanna Casey were also present.

III. APPROVAL OF FEBRUARY 23, 2017 MINUTES

Bruce Dingle moved to approve the February 23, 2017 minutes as presented. Taneea Browning seconded. Roll call: Bruce Dingle, yes; Taneea Browning, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

IV. DISCUSSION

A. East Pine Streetscape Engineering Costs Update

Planning Manager Don Burt explained that the 90% cost estimate are complete and that 90% plans should be available late next week.. When complete the city can send out for the bid process, subject to authorization by the Commission. Financing for this project will be through the Development Commission, and the City of Central Point. The next item will help secure the funding for both the City and the Commission. There will be some funds used from the Public Works Water Fund because the city will be upgrading water lines within the construction area.

V. BUSINESS

A. Consideration of Resolution No. 2017-05 Approving an Intergovernmental Agreement between the City of Central Point and the Central Point Development Commission

Mr. Burt explained that the proposed Intergovernmental Agreement obligates the Development Commission to repay \$3,634,000 over a thirteen year period for its participation in the East Pine Streetscape Project. He explained the annual debt service payments will be finalized when the interest rate is set at closing.

The payments will be the sole responsibility of the Development Commission's tax increment revenues. The payments have been structured to the anticipated tax increment revenues. The projections are based on a very conservative projection using the tax increment revenue (TIR) history and using an annual average valuation growth of 1.6%.

It is expected that if we receive more than the 1.6% TIR then the Commission will be able to work on other projects while making the payments on the IGA. There are still several properties that could see improvements during the next few years and provide more funds to help repay this loan.

There was discussion regarding the project and the phases. We will phase the project so there is as little disruption to the downtown businesses as possible.

There are bills in the legislation regarding Urban Renewal Districts. These could cause disruption for Urban Renewal Districts throughout the state if implemented. The League of Oregon Cities will be having an online meeting tomorrow to discuss these bills with local government officials. Mr. Clayton stated that he will keep the Commission and Council updated on how the bills progress through committees.

Bruce Dingler moved to approve Resolution No. 2017-05 Approving an Intergovernmental Agreement between the City of Central Point and the Central Point Development Commission. Tanea Browning seconded. Roll call: Bruce Dingler, yes; Tanea Browning, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

VI. ADJOURNMENT

Bruce Dingler moved to adjourn, Tanea Browning seconded, all said "aye" and the meeting was adjourned at 6:53 pm.

Dated: May 29, 2017

ATTEST:

Deanna Casey
City Recorder Deanna Casey, MMC

Hank Williams
Chair Mayor Hank Williams