



City of Central Point  
**Development Commission**  
Study Session

Members: Hank Williams  
Allen Broderick  
Bruce Dinger  
David Douglas  
Ellie George  
Kelly Geiger  
Rick Samuelson  
Staff Liaison: Chris Clayton

**Thursday, July 25, 2013**  
**6:00 P.M.**

Central Point  
Council Chambers  
140 S. 3<sup>rd</sup> Street  
Central Point, Oregon

---

Meeting time, date, or location may be subject to change. Please contact the City Recorder at 541-423-1026 for additional information.

**I. MEETING CALLED TO ORDER – 6:00 p.m.**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. Approval of June 13, 2013 Development Commission Minutes

**IV. DISCUSSION ITEMS**

A. Central Point Urban Renewal Project Ranking Survey

B. Downtown & East Pine Street Corridor Revitalization Plan 5-Year Development Program (Sample, Top Two Ranked Projects Only)

C. Walgreens Pharmacy Update

**IV. ADJOURNEMENT**

**CITY OF CENTRAL POINT**  
**Development Commission Minutes**  
**June 13, 2013**

**I. REGULAR MEETING CALLED TO ORDER**

Chair, Mayor Hank Williams called the meeting to order at 6:00 p.m.

**II. ROLL CALL:**

Chair: Mayor Hank Williams  
Commission Members: Bruce Dingler, Rick Samuelson, and Kelly Geiger were present. Allen Broderick arrived at 6:28 pm, Ellie George arrived at 6:34 pm and David Douglas was excused.

Interim City Manager Chris Clayton; Community Development Director Tom Humphrey; Parks and Public Works Director Matt Samitore; Planning Manager Don Burt; Finance Director Bev Adams; and City Recorder Deanna Casey were also present.

**III. APPROVAL OF MINUTES**

**A. Approval of October 22, 2012 Community Development Commission minutes.**

**Kelly Geiger made a motion to approve the minutes as presented.** Rick Samuelson seconded. Roll call: Mayor Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes; and Rick Samuelson, yes. Motion approved.

**IV. DISCUSSION ITEMS**

**A. Central Point Urban Renewal Project Guide**

City Manager Chris Clayton explained the Urban Renewal Project Guide will be a working document until it is officially adopted. He reminded the Commission of the process of approving the projects. There will be plenty of time to go into design detail when funds are available for each project. At this time the Commission should be prioritizing the list with the hope that money will be available in October. The district collects money by improving the property within the district which will increase property value and create more money down the road for more improvements. Each project should be prioritized keeping in mind the return on investment.

The Commission would like to see defined parameters so the citizens can see what the District is doing and why each project was chosen.

Staff would like to continue getting feedback from the Commission through the month of June. Mr. Clayton will provide a survey allowing the commission to rank each project according to their importance. This will allow for a targeted discussion at the July 25<sup>th</sup> Development Commission meeting to prioritize the projects. We need to have a priority list before the funds are available in

October. There was discussion regarding time lines for completion on a couple of larger projects. The Commission would like to see the risk aspect for each project and possible return on investment.

Once the city receives the projected amount from the County Assessor we will begin looking at Bonding options. The goal would be to plan the economic increase so that we will be able to pay the bond off before the next project is ready to begin.

## V. BUSINESS

### A. Resolution No. 2013-01, Minor Amendment to the Urban Renewal District Boundary

Planning Manager Don Burt explained that when the boundaries of the Urban Renewal District were established they were based on City records of property within the city limits. It has come to our attention that a small tax lot previously considered to be within the city limits is actually in the county. The property is .14 acres and is owned by Pacific Power and Light. The district cannot have property within its boundary that is not annexed into the city.

**Kelly Geiger made a motion to approve Resolution No. 2013-01, Minor Amendment to the Urban Renewal District Boundary.** Bruce Dingler seconded. Roll call: Mayor Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes; and Rick Samuelson, yes. Motion approved.

### B. Resolution No. 2013-02, Minor Amendment to the Urban Renewal Plan Base Value

Council Member Allen Broderick arrived at 6:28 pm

Mr. Burt explained that with the adoption of the urban renewal plan in 2012 the base value used to calculate tax increment revenue was based on an estimate of \$131,424,528 real property value. When adjusted for Utility and personal property accounts the base value was \$143,848,960. On April 11, 2013 the County Assessor's Office notified the Commission that the final base value is \$139,787,170, which will be the formal base value used to calculate tax increment revenue.

Section 1.12.1 of the Urban Renewal Plan provides for minor amendments. Acknowledgement of the final base value is considered a clarification of written exhibits to the Plan. This does not expand the boundary, or cause changes in policy or objectives and is classified as a minor amendment.

**Kelly Geiger made a motion to approve Resolution No. 2013-02, Minor Amendment to the Urban Renewal Plan Base Value.** Rick Samuelson Seconded. Roll call: Mayor Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes; Allen Broderick, yes; and Rick Samuelson, yes. Motion approved.

**C. Resolution No. 2013-03, FY 2013/14 Budget of the Central Point Development Commission**

Council Member Ellie George arrived at 6:34 p.m.

Mr. Burt explained that on April 22, 2013 the Central Point Development Commission Budget Committee met to review the proposed budget for Fiscal Year 2013-14. After discussion they voted to recommend approval to the Commission.

Mr. Burt explained the projects that are included in the current budget. These are the same projects from the budget last year. Having these projects on the list does not obligate the commission to finish these specific projects. The commission will have an idea which projects can be worked on or completed after the Assessors report in October.

**Rick Samuelson made a motion to approve Resolution No. 2013-03, FY 2013/14 Budget of the Central Point Development Commission.** Kelly Geiger seconded. Roll call: Mayor Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes; Allen Broderick, yes; Ellie George, yes; and Rick Samuelson, yes. Motion approved.

**D. Additional Discussion**

Council is concerned about getting façade improvement done in the downtown area with the absentee owners who don't care about their buildings. There are several programs through loans and grants to help encourage the improvements. We can always hope that if one or two of the businesses make improvements others will be encouraged and make changes as well.

Mr. Clayton would like direction on the Sinyard property. The city has been interested in purchasing the property for several years but was never successful in working out a deal. We could offer tax incentives if they were to sell the property to the city. The Commission directed him to approach the owner to see if they would be interested in selling the property to the city. If not we can make suggestions for other options.

**VI. ADJOURNMENT**

Kelly Geiger moved to adjourn, Rick Samuelson seconded, all said "aye" and the Meeting was adjourned at 7:44 p.m.

Dated:

\_\_\_\_\_  
Chair Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder