

CITY OF CENTRAL POINT

Oregon

Community Development Commission

Regular Meeting Minutes
Thursday, June 23, 2022

I. MEETING CALLED TO ORDER

II. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Tanea Browning	Ward IV	Remote	6:25 AM
Neil Olsen	Ward I	Present	
Kelley Johnson	Ward II	Present	
Melody Thueson	Ward III	Present	
Michael Parsons	At Large	Present	
Rob Hernandez	At Large	Present	

Also present were City Manager Chris Clayton, City Recorder Deanna Casey, and Finance Director Steven Weber.

III. APPROVAL OF MINUTES

- A. Community Development Commission - Regular Meeting - Mar 10, 2022 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Michael Parsons, At Large
SECONDER: Rob Hernandez, At Large
AYES: Williams, Browning, Olsen, Johnson, Thueson, Parsons, Hernandez

IV. DISCUSSION ITEMS

- A. Resolution No. 2022-02 Adopting the Budget, Making Appropriations, and Declaring Tax Increment(Presented by Weber)

Finance Director Steven Weber stated that on May 16, 2022 the Central Point Development Commission Budget Committee met to review the proposed budget for the 2022-23 fiscal year. The \$2,165,865 budget was approved to move forward to the Board of Directors for formal adoption. Staff recommends approval of the proposed resolution.

Kelley Johnson moved to approve Resolution No. 2022, A Resolution

adopting the Budget, Making Appropriations and Declaring Tax Increment for Fiscal Year 2022-23.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kelley Johnson, Ward II
SECONDER:	Melody Thueson, Ward III
AYES:	Williams, Browning, Olsen, Johnson, Thueson, Parsons, Hernandez

B. Financial Projections Review(Presented by Clayton)

City Manager Chris Clayton explained the process for adopting a new Urban Renewal Plan Amendment. He presented the proposed boundary changes, which include the Greenway within the City limits and the Jackson County Expo property where the Community Center is being proposed. One of the big components is the financial analysis that goes along with the expansion.

Development Assumptions - He explained the assumed rate of growth for this area. We kept a conservative estimate for future growth over the next 5 years. He explained the Tax Increment Finance (TIF) Revenue projections with the taxing districts under the UR plan and the windfall they receive at the end of the plan in 2040 when it expires. The project list will be amended to include the Community Center, development of the Greenway, and the Beebe Bridge. We will be able to do smaller projects like sidewalk improvements or beautification projects throughout the 10-year plan. As we get close to the end of the district in 2036, we will stop doing projects and settle all the bills by 2040 if not sooner.

Our goal is to end the district sooner than 2040, but the people in charge at that time may have other opinions and extent the district. They discussed funding options the possibility of a recession and what that could do to the projects.

RESULT:	FOR DISCUSSION ONLY
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V. ADJOURNMENT

Rob Hernandez moved to adjourn the meeting at 6:28 p.m.

The foregoing minutes of the June 23, 2022, Development Commission meeting were approved by the Development Commission at its meeting of *August 16, 2022*.

Dated: *5/11/22*

Hank Williams
Chair Hank Williams

ATTEST:

Deanna Curney
City Recorder