

**CITY OF CENTRAL POINT  
Development Commission Notes  
April 12, 2018**

**I. REGULAR MEETING CALLED TO ORDER**

Chair, Mayor Hank Williams opened the meeting at 6 00 p m

**II. MEMBERS IN ATTENDANCE:**

Chair: Mayor Hank Williams  
Commission Members Bruce Dingler, Kelly Geiger, and Mike Quilty were present. Rob Hernandez, Brandon Thueson, and Tanea Brown were absent.

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 MINUTES**

A. Development Commission Minutes for February 22, 2018

**Michael Quilty moved to approve the minutes as presented.** Bruce Dingler seconded. Roll call: Hank Williams, yes, Bruce Dingler, yes, Kelly Geiger, yes, and Mike Quilty, yes. Motion approved.

**IV. DISCUSSION**

**A. Pine Street Project Update**

Parks and Public Works Director Matt Samitore explained that the Pine Street Construction project is moving along very quickly. He explained the next few weeks and where they will be working. Once Mother's day is over they will move to the 4<sup>th</sup> Street Block and finish up the sidewalks and bulb outs. Everything should be complete enough for the 4<sup>th</sup> of July parade. Once they get the 4<sup>th</sup> Street signal working they will turn on the 2<sup>nd</sup> Street Signal and remove the 3<sup>rd</sup> Street signals.

They plan to hold off on most of the landscaping until after the Fourth of July Parade, some of the plants may need to wait until the fall in order to give them a good start.

There have been a few issues with old water and sewer lines, but they are taking care of those as they come across them. The project is moving along and we do expect a completion date to be early in the fall rather than the original December completion date.

**B. 2018/2019 Budget Preview**

City Manager Chris Clayton reviewed the proposed Budget for the Development Commission. They are currently working on how to solve the Workforce Housing issue in the Rogue Valley and options for Central Point. Once the Pine Streetscape project is complete the city will be able to work on other projects. He explained the Jackson County median household income for our region is \$36,421. He explained rent and home ownership options for this group of people.

Affordable housing projects are targeted for families making less than \$22,000 a year. He explained that there are options for the Development Commission to help with targeting properties for workforce housing designations. He presented a copy of typical permit costs, our incentive could be to reduce the cost for people to build housing that is affordable for the workforce housing. An economic program incentive would be to have the Urban Renewal District pay the SDC's making building houses that are more affordable for this group.

Staff is still working on options for economic incentives to help provide affordable housing in Central Point. This discussion was to update the Commission of the terms that will be used at the budget meeting next week.

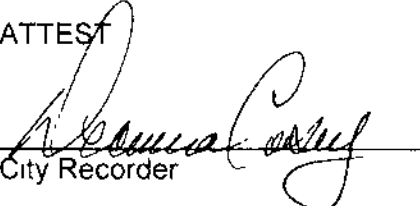
Community Development Director Tom Humphrey explained that the topic of affordable housing and workforce housing is happening all over the nation and especially in Oregon. We have been working on several projects for the housing authority which is a big part of our affordable housing in Jackson County. The Development Commission could easily get a program going in town this year, and help people redevelop in the Urban Renewal District by assisting in the cost of SDC fees within the district.

**VI. ADJOURNMENT**

**Michael Quilty moved to adjourn**, Bruce Dingler seconded, all said "aye" and the Council Meeting was adjourned at 6:45 p.m.

Dated 6/14/18

  
Chair Hank Williams

ATTEST  
  
City Recorder