



City of Central Point
Development Commission
Agenda

Members: Hank Williams
Bruce Dinger
Tanea Browning
Brandon Thueson
Michael Quilty
Rob Hernandez

June 14, 2018
6:30 P.M.

Central Point
Council Chambers
140 S. 3rd Street
Central Point, Oregon

Staff Liaison: Chris Clayton

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 – 6:30 p.m.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Development Commission Minutes for April 12, 2018

III. RESOLUTIONS

A. Resolution No 2018-03, A Resolution Adopting the Budget, Making Appropriations, and Declaring Tax Increment (Weber)

VI. ADJOURNEMENT

Minutes

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 Gieger, and Mike Quilty were present. Rob Hernandez, Brandon Thueson, and Tanea Browning 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 4th Street Block and finish up the sidewalks and bulb outs. Everything should be complete enough for the 4th of July parade. Once they get the 4th Street signal working they will turn on the 2nd Street Signal and remove the 3rd 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 option 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:

Chair Hank Williams

ATTEST:

City Recorder

Resolution



City of Central Point
Staff Report to Council

ISSUE SUMMARY

MEETING DATE: June 14, 2018	STAFF MEMBER: Steve Weber
SUBJECT: Adopting Budget for Fiscal Year 2018-19	DEPARTMENT: Finance
ACTION REQUIRED: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Ordinance 1 st Reading <input type="checkbox"/> Ordinance 2 nd Reading <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information/Direction <input type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Other	RECOMMENDATION: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not applicable Comments:

BACKGROUND INFORMATION:

On April 16, 2018, the Central Point Development Commission Budget Committee met to review the proposed budget. After some discussion, the budget was approved to move forward to the Board of Directors for formal adoption.

FINANCIAL ANALYSIS:

The appropriations approved for the fiscal year 2018-19 budget are as follows:

General Fund

Personal Services	\$	-
Materials and Services	\$	57,500
Capital Outlay	\$	235,000
Debt Service	\$	248,000
Contingency	\$	45,500
Total General Fund	\$	586,000

LEGAL ANALYSIS:

N/A

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

N/A

STAFF RECOMMENDATION:

Make a motion to approve the resolution as presented.

RECOMMENDED MOTION:

- I move to approve Resolution No. 2018-03 a resolution adopting the budget for fiscal year 2018-19, making appropriations and declaring tax increment.

ATTACHMENTS:

Resolutions

**BEFORE THE
CENTRAL POINT DEVELOPMENT COMMISSION
A
RESOLUTION ADOPTING THE BUDGET, MAKING
APPROPRIATIONS,
AND DECLARING TAX INCREMENT**

The Central Point Development Commission resolves as follows:

Section 1. The budget for fiscal year 2018–19 in the total of \$586,000 is adopted. This budget is now on file at the City of Central Point Finance Offices, 140 South Third Street, Central Point, OR 97502.

Section 2. The amounts for the fiscal year beginning July 1, 2018; and for the purposes shown below are appropriated:

GENERAL FUND	
Personal Services	\$0
Materials & Services	\$57,500
Capital Outlay	\$235,000
Debt Service	\$248,000
Contingency	\$45,500
TOTAL GENERAL FUND	\$586,000

Section 3. The Board of Directors certify to the county assessor a request for the Downtown & East Pine Street Corridor Revitalization Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

The above resolution statements were approved and declared adopted on this 14th day of June, 2018.

Hank Williams, Chair
Central Point Development Commission

ATTEST

Deanna Casey, Recorder