

MINUTES OF THE MEETING OF THE
SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY
HELD MONDAY, MARCH 26, 2007

The Springfield Economic Development Agency met in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday, March 26, 2007 at 6:46 p.m., with Board Chair John Woodrow calling the meeting to order.

ATTENDANCE

Present were Board Chair John Woodrow and Board Members Anne Ballew, Sid Leiken, Christine Lundberg, Bill Dwyer and Dave Ralston. Also present were Community Development Manager John Tamulonis and City Recorder Amy Sowa.

Board Members Hillary Wylie, Faye Stewart and Joe Pishioneri were absent.

APPROVAL MINUTES

- a. Minutes of February 26, 2007.

IT WAS MOVED BY BOARD MEMBER BALLEW WITH A SECOND BY BOARD MEMBER LUNDBERG TO APPROVE THE FEBRUARY 26, 2007 SEDA MINUTES. THE MOTION PASSED WITH A VOTE OF 6 FOR AND 0 AGAINST.

COMMUNICATIONS

- a. Business from the Audience
None.
- b. Correspondence
None.
- c. Business from the Staff

SEDA Planner Courtney Griesel distributed ball caps to the Board Members with SEDA on the front and the Springfield logo on the back.

Community Development Manager and SEDA staff member John Tamulonis gave updates on several items.

- The fun-demental purpose of the hats was to keep the board members' heads warm and remind them which board they were serving.
- Allan Kolb, member of the Glenwood Renewal Advisory Committee (GRAC), was completing his two year term on the committee. That position is now open for a mobile home resident/owner and Mr. Kolb may be able to re-apply for that position. It would be for a three year term. Applications have gone out.
- There is currently no direct liaison between SEDA and GRAC. If someone was interested, they could talk to Chair Woodrow. Board Chair Woodrow said he would speak with Hillary Wylie when she returned from her trip about serving in that capacity.
- The SEDA budget was coming up for review. Mr. Tamulonis said he would have a draft budget for the board to review at its next meeting and then move it ahead to the SEDA

Budget Committee on May 1 at 5:30pm. That meeting would be coordinated with the City Budget Committee and County Budget Committee. Both the City and County Budget Committee would be meeting at 6:00pm that evening, so the two County Commissioners serving on the SEDA board could participate via conference phone for the SEDA Budget Committee. Discussion was held regarding the amount of time for the SEDA Budget Committee meeting. Twenty to thirty minutes should suffice.

- The SEDA Budget Committee had included GRAC members Dave Carvo, Joan Armstead and Jim Peterson. All three had agreed to continue to serve on that committee.

IT WAS MOVED BY BOARD MEMBER BALLEW WITH A SECOND BY BOARD MEMBER LEIKEN TO CONTINUE DAVE CARVO, JOAN ARMSTEAD AND JIM PETERSON ON THE SEDA BUDGET COMMITTEE MEMBERSHIP. THE MOTION PASSED WITH A VOTE OF 6 IN FAVOR AND 0 AGAINST.

- Leland Consulting Group was well into the market study for Glenwood. A draft should be available in mid-April, followed by a presentation to SEDA of that draft study. Mr. Tamulonis said he hoped it would generate more interest by Apex Investment as it was critical for them to proceed with future investments in the Glenwood area. Although the housing market had tightened up a bit, the local market for condominiums and apartments was still fairly strong.
- Local legal advisor, Joe Leahy would continue with SEDA, but Tim Sercombe, legal advisor from Portland, had been appointed to the Court of Appeals and would no longer be able to serve SEDA. Mr. Tamulonis and Mr. Leahy would be looking at some potential applicants.
Mr. Leahy noted that they had four good names referred by Mr. Sercombe, all in Portland, with firms that did not have affiliation in Springfield. Mr. Leahy and Mr. Tamulonis would be interviewing those four and returning to SEDA with a recommendation.
Mr. Tamulonis said if anyone on the board would like to be involved, to let him know.
- Discussion had been held in the past about moving beyond the original 48 acres in the Riverfront Plan and starting the process of talking to property owners. To change zoning in that area would require action by the City Council. SEDA could fund that project if the Springfield City Council was interested. He proposed that on April 9, the City Council consider nine key issue areas that were pertinent to Glenwood. Staff had discussed the complexity of making changes to allow for growth beyond the 48 acres and this would give the Council an opportunity to see how those issues interact and any implications involved. He discussed some of those impacts.

REPORT OF CHAIR

Board Chair Woodrow noted that he had already discussed the GRAC liaison and the renewal of the Budget Committee members. He had no further business for discussion.

REPORT OF COMMITTEES

NEW BUSINESS

a. Request for City's Property Options in Glenwood.

Mr. Tamulonis presented the staff report on this item. Attachment 1 summarizes the property options signed by owners in the Glenwood area with the City of Springfield (18 total) and SEDA (1). SEDA would likely negotiate any agreement with a developer regarding the property options. Consequently, SEDA should cover the costs of the options and have them within the Agency's portfolio. The total option cost (\$81,000) includes signing options for an initial period (\$54,000) and paying for extending several options beyond the initial period (\$27,000). Recording, shipping, and legal fees have not yet been totaled and will be covered later.

The SEDA budget includes funds to cover the property options for this fiscal year. SEDA's obtaining the options from the City was anticipated.

IT WAS MOVED BY BOARD MEMBER DWYER WITH A SECOND BY BOARD MEMBER BALLEW TO APPROVE TRANSFER OF PAYMENT FOR THE OPTIONS TO THE SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY (SEDA).

Board Member Ballew asked if there were any legal issues with SEDA assuming the options.

Mr. Leahy said there was not, and was anticipated by the agreement.

THE MOTION PASSED WITH A VOTE OF 6 FOR AND 0 AGAINST.

Mr. Leahy said the agreement between the option between the City and the property owner anticipated that the City could assign the option. The agreement SEDA had with the City also anticipated that transfer.

OLD BUSINESS

PUBLIC HEARING

ADJOURNMENT

The meeting was adjourned at 7:02 pm.

Minutes Recorder – Amy Sowa

Christine Lundberg
Secretary