REDEVELOPMENT COMMISSION MEETING – TIF
OCTOBER 26, 2006
TIME: 7:00 P.M.

PRESENT: Lowell Rethlake, Helen Gardner, Ken Dornich and Doug Fry. Dennis
Doerflinger was absent.

President Lowell Rethlake called the meeting to order with roll call taken.

Minutes were approved, motion by Doug Fry and seconded by Helen Gardner.   So passed.

A very large crowd of concerned residents and business owners were in attendance.

Christina Colon of HNTB stated that the survey and traffic count for extending the Lincoln
Street project from Montgomery to First Street was done with a three-way section at First
Street and a two-way section south of First Street.

The utilities and storm sewer system were looked at also. Four parcels would be
eliminated and the project would come to south of the hospital entrance and the storm
sewer would go to Gas Creek. The storm sewer goes along the West side of the roadway.

To extend this to First Street does not extend the length of the project time as long as we
keep going with the project on the time schedule that has already been set out.

Lowell Rethlake told the Board that he had spoken with Christina about what had been
discussed that individuals had stated that First Street was a mud hole. Lowell said he had
suggested dropping in a storm sewer and leaving Montgomery to First Street as it is.

Doug Fry feels that logically the project should go to First Street and get rid of the water
and traffic problems.

Helen Gardner and Ken Dornich agreed.

Christina Colon stated that they would like to apply in March for additional funds for this
portion. She gave information and costs to complete the project on a shorter schedule.

You have overhead costs, indirect and direct costs. There is a crash cost curve.

Four scenarios': 1. baseline/time period of 18 months with alterm construction time.
        2. 13 months with interim completion date – liquid dated damages 4% increase. 3/08 – 11/08 and 3/09 – 6/09 to finish.
        3. 9 months with completion of everything – 19% increase. 3/08 – 11/08.
        4. 6 months is not feasible. 3/08 -8/08

After the Board had time to discuss the options and look at all the drawings it was decide.

Motion by Ken Dornich and seconded by Helen Gardner to go with the 13 months and extend the project to First Street. The project would be done in two phases. Nine months with two-way traffic open during construction and leave a rough finish on the roadway. Then the last four months would be sidewalks, surface coat on roadway, mail boxes, etc. So passed.

Jennifer Sturges of the Chamber was present and told the Board that on the Duke Energy Grant, it was denied to extend the $10,000 grant monies in the extended Tif district area. The grant is for commercial industrial use only.

The Chamber is working with Sesco in any environmental problems that any of the business owners on Lincoln Street might have. They are holding a meeting on November 2nd at 6:30 – 7:30 P.M. at the Chamber Office. There may be some funding to help with any environmental problems and they will be sharing any information they have.

Christina Colon addressed the Corridor 3 extension of Freeland Road West in the absence of David Wentzel. 1. Economic Development
        2. Alignment Study
        3. Transportation Network
        4. Land use plans and goals
        5. Engineering Costs
        6. Enhancements

Developer Michael Campion of Bend, Oregon was planning on being at the meeting to explain his developments in respect to the extension of Freeland Road West. Mr. Campion was not able to be present.

Resolution 2006-3 was addressed. This pertained to the monies paid for Mr. Tebbe going to Japan and if the Tif Board would be in favor of the expense coming from Tif rather than Edit. Helen Gardner and Ken Dornich abstained from commenting due to their being Council members. Doug Fry and Lowell Rethlake felt that the monies for the expense should be paid from Edit and not Tif and no action was taken due to not having a majority with two members abstaining and one member not present.

Some of those in attendance questioned how much land would be needed for the third lane and sidewalks on Lincoln Street.

Those in attendance also expressed their happiness of the Boards decision and motion to go with a 13 month schedule for the project and expressed their appreciation to the Board for listening to their concerns and working with them.

The public meeting of the steering and traffic committee will be a Tif open meeting on November 9th at 6:00 P.M. at City Hall.

Motion by Helen Gardner and seconded by Ken Dornich to approve the claim voucher for H.J. Umbaugh and Associates in the amount of $2.050. So passed.

The regular steering committee will have their meeting on November 28th.

Next meeting will be November 30th at 7:00 P.M. at city hall.

Meeting adjourned at 8:20 P.M.

PRESIDING OFFICER: _____

_____ _____

_____ _____

ATTEST:

_____
Clerk-Treasurer