



MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING
1300 NE Village Street
Fairview, OR 97024
September 28, 2015

PRESENT:

Dean Hurford, Chair
Renaye Delano
Brenda Ziegler
George Linglebach
Henry Pelfrey
Jeff Anderson
Laurie Kelly
Dan Kreamier, Co-Council Liaison

ABSENT:

Ted Tosterud, Co-Council Liaison

PUBLIC:

None

STAFF:

Erika Palmer, Senior Planner

1. CALL TO ORDER:

Chair Hurford called the meeting to order at 5:45 p.m.

2. ROLL CALL

Chair Hurford identified who was present by roll call.

3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

None

4. BUSSINESS INCENTIVE PROGRAM REVIEW AND RECOMMENDATION TO COUNCIL

Chair Hurford stated the reason for this special meeting: to review the business incentive program and to make a recommendation to City Council.

Chair Hurford reviewed the three proposed incentive programs for the committee and asked for comments.

EDAC member, Pelfrey stated that limiting the program to those projects over \$675,000 does not support small business owners and that a program should also include industrial, commercial and residential development.

Chair Hurford explained that EDAC's proposal states that all third party costs (inspectors, plan reviews, etc.) must be paid.

EDAC member Ziegler stated that the word “vacant” needs to be removed from the title because EDAC’s proposal would apply to all development and redevelopment – any project.

Council Liaison Kreamier stated that a program should not be retroactive and should be applied at the time of council adoption.

EDAC member Ziegler stated that the VA developer hasn’t paid all building permit fees at this point in time.

Chair Hurford stated that there is a city SDC program in place and that developers can be deferred until the C of O and not many people take advantage of that.

Council Liaison Kreamier stated at next week’s Council work session there will be a discussion and selection of one of the three proposals to move forward with. Options 1 and 2 do not provide an incentive to developers for projects such as Depot Street, where EDAC’s proposal would.

EDAC member Delano stated that the majority of Fairview is small businesses and the city needs to encourage the small business and residential development community.

EDAC member Anderson asked the committee if there should be a base number/dollar level to receive an incentive.

EDAC member Kelly asked if there were any large projects planned in the City.

Councilor-Liaison Kreamier stated that there are at least 2 large projects if one of the development incentives is passed.

Chair Hufford stated that passing one of these programs would probably generate more interest in development.

EDAC member Delano stated that if people improve their small businesses and homes it can help beautify neighborhood and improve livability.

EDAC member Anderson stated that where is the return on investment? Zero doesn’t seem like the correct number.

Council Liaison Kreamier stated that not many remodel projects cost less than \$50,000.

EDAC member Kelly asked the committee how long does the city wants to wait on the return of investment for a project.

The committee reviewed data prepared by staff showing the timeframe of return on investment for projects with certain costs.

There was a consensus to use \$100,000 as a baseline for the incentive and for the incentive to be allowed for all development and redevelopment.

EDAC member Anderson moved to accept \$100,000 as the baseline for the incentive and for the incentive to be allowed for all development and redevelopment within the City and to propose EDAC's recommendation to Council.

EDAC member Ziegler seconded.

Motion carried.

EDAC Member Delano said she would clean up the copy of EDAC's recommendation and send to staff.

Meeting adjourned at 7:00 p.m.



Dean Hurford, Chair EDAC

1/5/16
Date



Erika Palmer
Senior Planner

12.30.15
Date