



**MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING**

**February 21, 2019
5:30 – 7:00 pm**

1300 NE Village Street
Fairview, OR 97024

PRESENT:

Balwant Bhullar, Council Liaison
Dean Hurford, Chair
Renaye Delano
Michelle Ellis
Henry Pelfrey

ABSENT:

Marcus Fullard-Leo
Nick Button
Brenda Ziegler

1. CALL TO ORDER:

Chair Hurford called the meeting to order at 5:30 p.m.

2. ROLL CALL

Chair Hurford identified who was present by roll call.

3. COMMITTEE INTRODUCTIONS

The Committee did introductions with new EDAC member Michelle Ellis.

4. APPROVAL OF MINUTES

In recapping EDAC's feedback on the SDC program and how the program moves forward, Administrator Young shared that the Council would be doing Goal Setting that weekend, and would be discussing the type of development they'd like to incentivize and bring to the community generally; this will provide a framework to evaluate the URA incentive programs, but they would not be discussing any specific incentive programs during Goal Setting. On March 6 the Urban Renewal Agency Board ("Board") will be reviewing the SDC Assistance program, and on March 20 will be reviewing the Private Development Grant program.

Member Delano moved to accept the January 19, 2019 minutes. Chair Hurford seconded, and the committee approved unanimously.

5. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

None.

6. URBAN RENEWAL PRIVATE DEVELOPMENT GRANT PROGRAM

Administrator Young went through the Private Development Grant program with EDAC, the goals of which are to develop vacant land, implement the Halsey Plan, and attract eating and drinking establishments to the city as identified by the community in the Vision Action Plan. Young clarified that the funds will only become a loan if an applicant doesn't follow through with the project.

Member Delano asked where the TIF funds will be coming from, and Young explained that the Board will consider financing the \$3.3 million loan with a \$600,000 bridge loan. The Board knows it will be able to repay the \$3.3M loan based on the increased tax revenue that will be generated by projects under construction now.

Councilor Balwant asked if we've considered what type of businesses we want to bring into the community, and Young shared the feedback from the Vision Action Plan about eating and drinking establishments. Chair Hurford said that density is needed to attract new businesses, and Young commented that attracting businesses will be next once land is development-ready and buildings constructed.

Member Delano asked if applicants can apply for the loan program if they are already under construction. Young explained that you can take advantage of the Grant program in addition to other incentives, but you cannot get a grant for work that's already started.

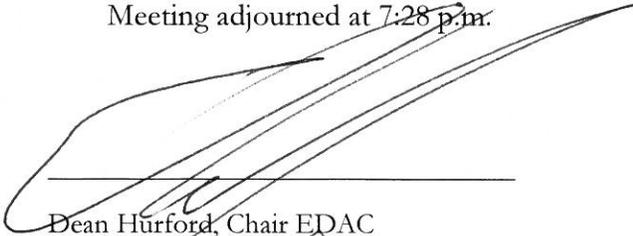
The Committee went through the Grant program document section by section, and feedback from EDAC is shown in track changes on the March 11, 2019 draft.

7. EDAC Work Plan and Agenda Items for February –July 2019

This item was deferred due to time constraint

8. ADJOURNMENT

Meeting adjourned at 7:28 p.m.



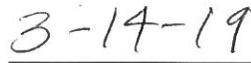
Dean Hurford, Chair EDAC



Date



Sarah Selden, Senior Planner



Date