

Minutes for Oct 22, 2013 WCDC Meeting

Members Present: Jim Davis, Tim Crampton, Linda Crampton, Jerry Frison, Lyn Delph, Sheldon Delph
Guests: Stan Foster, Sherry Jackson

Parks and Recreation Members Present: Loy Knudzen, Laura Prado

The primary emphasis of the meeting was Stan Foster's presentation to advise us regarding our best course of actions to proceed with the Senior Housing project and to discuss the purchase of the covered wagon site with the owner, Sherry Jackson.

Stan Foster advised us that funding was in short supply due to the 2009 federal government financial crisis. He stated that it would be a key step to get the Umatilla County Housing Authority to be supportive and onboard as Housing Manager. He thought that funding would be more available and that we needed to get the County Housing Director to a meeting in the very near future. Stan also stated that the Housing Authority would be very helpful in determining income qualifications for the Senior Housing project. He also suggested that we contact Doug and Tony Christman from Enterprise as they have done the startup from ground level in the best scenario of public/private partnership for several senior housing projects in La Grande, Milton-Freewater, Union, Baker City and other local communities. Stan suggested that we also contact Bruce Bucannon who recently retired as State Director of Housing. He currently lives in Pendleton, has established a private consulting firm and may also have good ideas on our best course of actions. Stan said that he is interested in improving the downtown area and would be willing to establish a long term lease with his property to the east side of the PARC building for parking 4-5 cars for the senior housing. He also owns property adjoining to Charlie Buckles' property and the Blue Mtn Tavern building. Stan also told us that if the County repossesses private properties for delinquent taxes then they could give these properties to the City as has happened in Pilot Rock. This list of delinquent tax properties is published in November.

Sheldon commented that a portion of the new \$125,000 Water Street Planning Grant could be used for the Senior Housing building planning purposes. Stan thought retail business on the ground floor with senior housing on the second floor would be ideal for funding purposes.

He also stated that the USDA Community Facilities Loan which is a 40 year, 4.25% nonrecourse loan with no prepayment penalty would fund the Senior Housing portion of the project. Laura commented that we could get limited private foundation funding for the community service portion of the building but not the senior housing portion.

Chuck suggested that first we need to complete a market/feasibility study for the project to determine the most needed and desirable local population targets. Stan stated these studies normally cost \$12,000 to \$25,000 which he thought might be unfordible for us. He suggested that possibly the WCDC and PARC Associates could complete these studies in a collaborative mode with each contributing \$5,000. He re-emphasized that we need to check the County foreclosure listings. Sheldon recommended that we consider the Eugene Bruno, the Ralph Mitchell (lot is now under State medical lien) and the two empty Fox family properties on north Franklin Street for possible senior housing sites.

Sherry Jackson requested that the WCDC make an offer to her and her husband, Tim to purchase the covered wagon site. Sherry informed us that her son works for Premier Concrete and possibly could give us a good contractor's price for delivered concrete for future reference.

Jerry reported that he had traded firewood for tamarack logs to make into split rail fencing for the new wagon site. He strongly thought a big thank you should be extended to Tom Delph and especially to Ryan and Casey Delph for doing the very hard work of splitting the tamarack into new split rails. We should thank them each personally.

Sheldon reported that he was aware of two grant sources totaling \$5,000-\$6,000 for purchasing the wagon site from foundations and SHIPPO .We could also possibly use part of the requested Oregon Trail grant to purchase the needed property. Laura stated we could use foundation dollars for site construction and the new building.

Chuck read the minutes for the Sept 24, 2013 meeting and reported the financials. We currently have \$1798.29 in the Brick Fund and \$410.22 in the City Budget line item. Both reports passed unanimously.

Jerry, Tim and Jim will take down the flower baskets for winter storage and change the seasonal banners on the lamp posts. Chuck will contact the Umatilla County Housing Authority to request their attendance at our next meeting.

Tim will contact Andrea Greer and Jon Salter (Tax Assessor's Office) to get more information pertaining to the value of the Jackson property for the wagon site to enable us to make an offer to the Jacksons.

Next meeting is scheduled for Nov 14.

Respectfully submitted,

Chuck Price, WCDC Secretary