

## WCDC Minutes for June 23 and June 25 Meetings

June 23, 2015 WCDC Meeting

Members present: Tim Crampton, Chuck Price, Sheldon Delph, Heidi Delph, Lyn Delph

Chuck read the meeting minutes for the May 25 meeting and gave a current financial report. Both reports passed unanimously. We have \$5000 in the Oregon Community Foundation grant for the covered wagon site, \$212.78 in the City budget line item, \$240.08 in the Hodaka Club line item after paying the \$394 invoice for new street banners to Display Sales. We have \$1871.31 in the Brick Fund.

Rick and Peggy were not present due to Rick's recent trip the ER and medical problems. Tim had called Sherry Jackson to get an cost estimate for insurance on the covered wagon. She will get back to us. Chuck had reported that Jack King had stated to him that although replacement cost is estimated at \$4600 it would cost \$12,000 to \$15,000 to buy a similar wagon on the open market. Tim will also check with Rick regarding the bill at M+C Machine for new banner arms and endcaps. It is expected that this bill will be approximately \$216 which will expend the remainder of our City budget line item. Tim had not seen Mike Dowd to invite him to our July meeting so Chuck offered to call him. Tim will recontact Sam Tucker again about a nonliability statement for the East Umatilla County Fire District for the new south Water St wagon site.

Sheldon will contact the Spurgeons to get an update on their appraisal of the covered wagon site. We need to make progress on purchasing the wagon site and we have \$5000 available in OCF grant funds. Sheldon said there could be a problem with a conflict of interest as Jennifer Spurgeon serves on the City Council. He will investigate this aspect.

Sheldon will get the phone no. of the Texas agency which cleaned out the Duncan house at 302 East Main St to Chuck so that he can find out more information to help us in pursuing the purchase of this property.

Sheldon reported that Debi needed more information for the auditors regarding Darcy Vincent's invoice for the Senior housing marketing assessment. Chuck stated that we had received \$1200 from the AWERES project to fund this marketing assessment and an additional \$800 from the County Economic Development fund to complete the payment of this \$2000 invoice.

Lyn reported that Gary Teel will be coming to Weston this fall and is willing to refit and resize the iron wheels on the covered wagon for us at no charge.

After receiving Darcy Vincent's \$12,000 bid to complete our Oregon GHAP \$500,000 grant application for senior housing Sheldon stated that any expenditure greater than \$10,000 is required by the State of Oregon to have three bids. Chuck reported that Bruce Buchanon had made a strong recommendation to him to have a professional state grant writer complete our application as they are experts and very knowledgeable in this complex process and in general much more successful than a lay person. It was discussed to contact Bruce Buchanon for additional businesses and names to bid on this application process. Sheldon also stated that County Economic Development funding and the Blue Mountain Community Foundation are good possibilities for the estimated \$22,000 in pre-application costs. The \$22,000 pre-application costs include the GHAP application bid cost and \$10,000 in pre-building architecture fees.

As the GHAP application is due to the State by Sept. 4, 2015 this only gives us until August 1 to get all the funding, board certification, site control (purchase or option to purchase property), and duplex management set up and finalized for the application process, we decided that we needed another meeting

on Thursday, June 25 to better determine our best course of action at this time. Our normal July meeting is scheduled for July 28 at 7 pm.

**June 25, 2015 Meeting Minutes**

Members present: Tim Crampton, Heidi Delph, Sheldon Delph, Lyn Delph, Mary Lou Andrews, Rick Stephens, Peggy Reichert, Chuck Price

We discussed the many requirements that would have to be completed for the senior housing Oregon GHAP application process by August 1. These aspects included establish site control, a certifiable governing board, duplex management, contract with an architect to establish building plans, secure pre-application funding requirements of \$22,000 and coordination with the Tribal bus lines for senior citizen pickup and dropoff. After much discussion it was decided that we just had too many important aspects to complete in too short of time. Chuck made the motion to forego this GHAP funding application cycle for 2016 funding. Motion passed unanimously. Our entire group made a sincere decision to make a strong concerted effort to complete all the above necessary tasks to be prepared for the next anticipated GHAP funding application in March 2016. As a group we were disappointed but realistically we all realized we had too much work to do and all made a good faith commitment to complete the necessary tasks before next March.

Chuck will contact Darcy Vincent and Bruce Buchanon regarding this decision to forego this year's application process. Rick will check with the County Tax Assessor's Office to determine if there are liens on the Cossitt property directly east of the Duncan property. If we purchase the Duncan property we also would like to purchase th Cossitt property for future expansion purposes. All of us will tour all Weston sites to make a final decision on senior housing siting at the July meeting. Sheldon will contact Sam Tucker/Molly Hassenbank to investigate the advantages of being a nonprofit or Corp for funding purposes.

Respectfully submitted,  
Chuck Price, WCDC Secretary-Treasurer