

Draft Minutes for June 27, 2017 WCDC/Parks and Recreation Commission Meeting

Members Present: Linda Crampton, Tim Crampton, Tom Delph, Loy Knudzen, Sheldon Delph, Chuck Price

Chuck read the minutes for the May 2017 meeting and gave a current financial report. Both reports passed unanimously. We have \$3765.45 in the Oregon Community Foundation line item for the covered wagon site, \$405.48 in the Hodaka Club line item and \$2248.17 in the Brick Fund. The \$977.41 City budget line item was completed with the following expenditures: Home Depot-flowers for \$60.98 for Main Street and Heritage Wall, WalMart-flowers for \$22.24 for Main Street and Heritage Wall, Home Depot-\$253.71 and \$400 for Main Street flower garden fences, Humbert Rock and Gravel-\$200 for large decorative rock at south end wagon site, \$40.48 to reimburse Jim Davis for his purchase of a \$75 gift certificate at Kelly's restaurant for Corey Thacker to thank him for his \$600 worth of donated materials and labor at the new south end pioneer freight wagon site. An additional \$34.52 was deducted from the Hokaka Club line item and paid to Jim to complete the \$75 gift certificate purchase for Thacker at Kelly's.

Corey Thacker has requested a thank you note detailing his \$600 worth of donated gravel (two loads), backhoe leveling work and associated donated labor for income tax purposes . Chuck will complete this thank you note and send it to Thacker.

Jim will organize a work party to move the pioneer freight wagon to the new south end site. Sheldon recommended that the wagon wheels be elevated on concrete blocks. Jim will donate four concrete blocks and the cabling to secure the wagon. Tom will make new wheel chocks to stabilize the wagon.

Tim reported that the Assembly of God church building is for sale at \$79,300. This sale is being handled by Casey Baird of Turn Here Realty in Pendleton. It was discussed that this is an excellent location for the senior housing project. Tim has talked with Paul Chalmers to discover tax evaluation information. This property was appraised at \$35,480, the RMV for the land is \$20,000 and the RMV for the building is \$17,500. Chalmers thought that lots in Weston would be valued at 10 percent greater than RMV. Sheldon stated that the building was constructed in the 1950's and that it had a concrete floor supported on cement pillars with hollow cement block walls. Loy stated that the cost to remodel the building to encompass 2-4 apartments, complete a new earthquake proof foundation, new insulation, along with new electrical and plumbing for the new bathrooms and kitchens could become very expensive. We decided it would be more cost effective to deconstruct the building and construct a new building for affordable housing. Sheldon estimated it would cost approximately \$10,000 to deconstruct the building and remove the debris. He also stated that HUD and USDA housing dollars are currently in short supply but he is aware of a joint State-private funding organization in Pendleton named Business Oregon. This organization can make very low interest reimbursable loans for local housing with a quick setup time.

Jim made a motion which passed unanimously to request to City Council to authorize the WCDC to pursue obtaining more information to purchase this church property for affordable housing for Weston.

Our next meeting is scheduled for July 5, 2017 at 7 pm. to complete new WCDC bylaws for City Council approval.

Respectfully submitted,
Chuck Price, Secretary-Treasurer

Draft minutes for July 5, 2017 WCDC/Parks and Recreation Commission meeting

The purpose of this meeting was to draft new WCDC bylaws and a new City Ordinance to authorize the combining of the current WCDC with the current Parks and Recreation Commission.

We discussed Sheldon's draft of new WCDC bylaws and the draft of the new City Ordinance 17-46 to authorize the new WCDC.

The motion was made and passed to send the new WCDC bylaws (with our corrections to Sheldon's draft bylaws) to the City Council meeting on July 12, 2017 for their approval.

A motion was made and passed to adopt the draft City of Weston Ordinance No. 17-46 (with corrections) and send it to the above City Council meeting for their approval to authorize the new WCDC.

A motion was made and passed that the current WCDC and Parks and Recreation membership will continue as the new WCDC membership.

A motion was made and passed that if the City Council grants approval of the new City Ordinance 17-46 and new WCDC bylaws that City Ordinances which had previously established the Parks and Recreation and Weston Community Development Commission become dissolved.

Draft Minutes for July 25, 2017 WCDC/Parks and Recreation Commission Meeting

Members Present: Tim Crampton, Linda Crampton, Rick Stephens, Peggy Reichert, Tom Delph,
Loy Knudzen, Chuck Price

Guest: Mayor Jennifer Spurgeon

Chuck read the minutes for the June 27 and July 5 meetings and gave a current financial report. Linda inquired as to whether we had decided that if we purchased the Assembly of God Church for affordable housing that we would deconstruct the building and proceed with new construction. Chuck reviewed the June 27 minutes and it was determined that we had only discussed whether to deconstruct the building or remodel it for housing. After this clarification both reports passed unanimously. We have \$3765.45 in the Oregon Community Foundation line item for the covered wagon site, \$2248.17 in the Brick Fund, \$305.42 in the Hodaka Club line item and \$1200 in City budget line item when approved by the City Council.

Rick reported that Corey Thacker would submit an estimate to deconstruct the Assembly of God Church when time permitted. Tim stated that Sheldon had requested that when we discuss senior housing that we use the term "affordable housing" which is more applicable for grant purposes.

Jim stated that we should postpone setting up the south end wagon site and moving the pioneer freight wagon to this location due to the fire hazard of very dry grass. Jim said that his group was ready to proceed as he has the necessary security cables, padlocks and concrete blocks to complete the job. Loy reported that the City had not yet picked up the large decorative rock from Humbert Rock and Gravel to transport to the site.

Tom reported that at the covered wagon site only one smaller flag light that was still working along with the motion detector. Chuck made a motion to authorize Tom to purchase one or two additional flag lights in Walla Walla spending up to \$100. This money would be expensed from the Oregon Community Foundation budget line item for the covered wagon site. Motion passed unanimously.

Mayor Jennifer Spurgeon discussed the City's position in regard to new affordable housing in Weston. Per recent County meetings studying available housing in several County municipalities Weston does not have a shortage of housing. She stated that that we need more economic study of our housing situation. As a governmental organization the City does not enter into the private housing business as it would lose tax base. Mayor Spurgeon stated that it was great to explore all possibilities and find local private interests to pursue affordable housing in Weston. The City is seeking economic development for Weston not fund economic development as it simply cannot afford to purchase land, construct and manage affordable housing in Weston. Mayor Spurgeon strongly recommended that the WCDC not try to setup the construction and management parameters for housing but instead needs to find local investors who are knowledgeable with contractors to purchase land, construct and manage affordable housing in Weston. The WCDC must promote the economic development first to have experienced housing people with expertise in place before we proceed further with land purchases, deconstruction and new construction of affordable housing. ie. If we had affordable housing how many more people would move into Weston? Mayor Spurgeon suggested that we contact County Housing and other local public and private agencies to determine if they have an interest in establishing affordable housing in Weston. Then the WCDC would pursue grants and work locally to help the interested agency or private business. Tim will contact Sheldon to get the phone numbers of local housing interests who would be interested in establishing affordable housing in Weston. Linda will call these agencies to explore these possibilities. Chuck will contact Bruce Bucannon to determine if there are local housing agencies or projects that would have an interest to partner with WCDC as an economic developer for affordable housing in Weston.

Our next meeting is scheduled for August 22, 2017 at 7 p.m.

Respectfully submitted,
Chuck Price, WCDC Secretary-Treasurer

Draft minutes for August 25, 2017 WCDC meeting

Members Present: Tim Crampton, Linda Crampton, Rick Stephens, Peggy Reichert, Tom Delph, Chuck Price

Chuck read the minutes for the July 2017 meeting and gave a current financial report. After correcting the Hodaka Club line item in the minutes to \$405.48 both reports passed unanimously. We have \$3765.45 in the Oregon Community Foundation line item for the covered wagon site, \$405.48 in the Hodaka Club line item, \$880 in the City budget line item and \$2248.17 in the Brick Fund. During the month the city clerk has paid a \$320 legal bill to the city attorney for reviewing the new WCDC bylaws and WCDC City ordinance and Ms. Russell then deducted the \$320 invoice from our City budget line item.

Tim reported that the new WCDC bylaws and ordinance had been accepted and passed at the July City Council meeting.

Tim stated that he had contacted Stan Stradley of Umatilla County Housing Authority (UCHA) and Stradley is very interested in partnering with the WCDC to construct affordable housing in Weston. Stradley had stated that UCHA must have at least part ownership in the project. We agreed that UCHA could have 100% ownership with full management responsibilities. We then discussed that we need to have a joint meeting with Stradley and Mayor Jennifer Spurgeon. Rick thought that we should soon arrange an available property tour of possible housing sites with Stradley. We discussed that we needed to contact Mayor Spurgeon to determine when she would be available for the town tour. Tim will confirm with Mayor Spurgeon to determine her availability. He has not yet contacted the Chrisman Bros. in Enterprise to determine if they are interested in partnering with the WCDC to develop affordable housing in Weston. Four-five years ago we did contact them and they were not interested at that time.

Tim reported that there is a meeting scheduled in Pendleton on August 30 between local housing contractors and County municipalities to explore building additional affordable housing. Tim may not be available to attend and he will check with Mayor Spurgeon to determine if she is available to attend this meeting.

Rick reported that the Roy Key house at 421 North Water Street is eligible to be added to the National Historical Listing. Tom stated that the Saling family had lived in this house when the original historic Saling House was being constructed. Rick thought that as Weston needed more economic development that the Roy Key house could be a good candidate for a new Bed and Breakfast business in Weston.

Tim stated that the Methodist Church parsonage lot may become available for affordable housing in the future.

Tom reported that he had moved the existing solar powered light onto and higher up the flagpole at the covered wagon site. Tom did not purchase another solar powered light for the flagpole as he thought a newer light would not improve the lighting much better than we now have at the flagpole. Peggy will call PPL to determine the cost of installing and servicing a new security light for the flag at the wagon site.

Our next meeting is scheduled for September 26, 2017 at 7 p.m.

Respectfully submitted,
Chuck Price, Secretary-Treasurer

Draft minutes for October 5, 2017 WCDC/Parks and Recreation Meeting

Meeting Minutes:

Members Present: Tim Crampton, Linda Crampton, Tom Delph, Jim Davis, Rick Stephens, Peggy Reichert, Chuck Price

Guests: Mayor Jennifer Spurgeon, Stan Stradley, Umatilla County Housing Authority (UCHA) CEO

Tim introduced Stan Stadley and stated that we had completed a senior housing marketing survey within the last three years and have worked with Bruce Buchanon. He also stated that the City can't operate and manage a senior housing project in Weston. Mayor Spurgeon stated that the City is very appreciative of our efforts to establish affordable housing in Weston and she will be very supportive in our goals. The City's primary objective at this time is establish more economic development within the City. Mr. Stradley stated that UCHA would be very interested in helping us establish affordable housing in Weston assuming they become the operators of Horizon Housing in Athena. UCHA would require that they become part owners and the operator-manager of this housing project in Weston. Mr. Stradley stated that eight units is the minimum size housing complex and this can be difficult to establish due to property and construction costs and generating sufficient operating funds to maintain the building. We need to work diligently on getting the property and building at no cost to the housing project.

Stradley thought that there were serious concerns about the 2018 State of Oregon budget and that housing funds would be in short supply. The State does have the "Lift" program projected at \$40million funding. Grants might be available for up to \$125,000 per unit but the State requires that they become part owners in the project regarding operations and maintenance with very restrictive requirements. These are generally standard 20-30 year mortgages. An eight unit complex will cost \$2million.

Currently, new construction costs are high. A typical one bathroom, one bedroom unit of 500-600 square foot size costs \$260/sq foot for construction (\$156,000). There are few local contractors qualified to construct eight unit complexes with State specifications thus we might have to get a contractor to come from Portland. There is also the issue of Bullseye wages which is the State Prevailing wage at 35% higher than normal construction wages and should be avoided if possible. Another major question what is our local housing market, our "target audience"? What rents can the local housing market bear, especially senior housing? For State Lift dollars, the rents are restricted to the maximum of 60% of local median income or lower (\$26,000/year?) which includes social security and interest income. State vouchers can be used by clients to pay for this housing. As Peggy manages a 40-unit housing complex in Milton-Freewater she is very knowledgeable in client voucher usage.

Mr. Stradley reported all the following: that for financing, investment backers can shelter corporate income taxes by purchasing housing loan tax credits, now about 9% total of investment over a 10 year period. Unfortunately, this process is not favorable to an eight unit complex as the national investors want an \$8-10Million package. Historical building renovations for housing are allowed 10% tax credits which can all be taken in the first year.

There is State NOFA due out in January, 2018. We would need to first cover the upfront costs of site purchase or legal control. The State requires that transportation be available for senior citizens.

The RD-USDA has the 515 program which is a 1% loan with rental assistance. This loan requires the 60% of local median income limitation. The State USDA is the only loan processor and they are looking for large budget cuts.

Commercial loans for housing are strictly a cashflow situation with strong bank regulatory oversight. A \$2Million loan would require \$1000-\$1200 monthly rents for the eight unit complex. Most of these loans are for five years and must be renegotiated after ten years.

Pretty much the only game in town are the Oregon Community Housing Authority loans where we could marry two programs together and sell the tax credits. We would need to get every donation possible from

the Meyer Memorial Trust, Gates Foundation, etc. Other loan sources would be State and Federal banks such as the Federal Home Loan Bank (see their website) of which Banner Bank is a member. If we want to be a part owner we need to form a 501c3 nonprofit organization and be independent from the City. Stradley thought that a "mixed housing" complex of 1,2,and 3 bedroom units was a better setup as it opens up our housing market for families and disabled persons.

All in attendance were impressed with Mr. Stradley's experience and knowledge with local housing and his realism regarding the current financial options for establishing additional housing in Weston.

Mayor Spurgeon reported that the City has requested that Sheldon Delph take an inventory of available lots for housing in Weston. She also stated that on October 12 in Hermiston that the Oregon Community Housing Authority will hold an local input meeting for eastern Oregon municipalities and housing authorities. Tim reported that most eastern Oregon communities are members in the "Eastern Oregon Coalition" to establish and promote the needs of eastern Oregon.

Mr. Stradley stated that currently there is a NOFA out for Veteran's housing. His email address is UCHA@UCI.net. He wants a current inventory of Weston's housing and he will do this research with the State and Umatilla County. He inquired as to how many persons were members of Weston's Senior Center. We will have to research this question. **Bob Gilliland can you answer this for us?**

Chuck read the minutes for the September 26, 2017 and gave a current financial report. Both passed unanimously. We have \$3765.45 in the Oregon Community Foundation line item for the covered wagon site, \$880 in the City budget line item, \$405.48 in the Hodaka Club line item and \$2248.17 in the Brick Fund.

Jim discussed when to move the freight wagon to the south end site. It was decided that his committee would complete this task the third week of October. A motion was made and passed to authorize \$75 to purchase a new tarp for this wagon. Jim will the measure the wagon to determine the necessary tarp size.

As the annual Potato Show conflicts with our October meeting time frame, our next meeting is scheduled for November 28, 2017 at 7 pm.

Cordially submitted,
Chuck Price, WCDC Secretary-Treasurer

Draft Minutes for November 28, 2017 WCDC/Parks and Recreation Committee

Members present: Tim Crampton, Jim Davis, Tom Delph, Chuck Price

Chuck read the minutes for the October 5, 2017 meeting and gave a current financial report. Both reports were approved unanimously. We have \$3765.45 in Oregon Community Foundation line item for the covered wagon site, \$880 in the City budget line item, \$405.48 in the Hodaka Club line item and \$2248.17 in the Brick Fund.

Jim reported that he had purchased a heavy duty tarp at Bi-Mart for approximately \$24 for the new freight wagon on the south end of town. The purchase was completed in October and he had received a reimbursement check from City Hall in November.

Tim stated that Sheldon had given him new contact information for the new owner of the old Blue Mtn Tavern on Main Street.

Tom reported that Sheldon was working completing the wording for the new signs at the City Park.

Jim is working (weather permitting) on putting the new tarp on the covered wagon. Tim will contact Rick so that all three can complete this project and put up new banners on Main Street.

As the December meeting date falls very close to Xmas our next meeting is scheduled for January 23, 2018 at 7 pm.

Respectfully submitted,
Chuck Price, WCDC Secretary-Treasurer