

Rainier Economic Development Council Agenda

September 6, 2011

5:15 PM Rainier City Hall

106 West "B" Street

Rainier, OR 97048

Meeting called to order by Chairman Mike Avent at 5:15pm.

Board Present: Mike Avent, Phil Butcher, Scott Cooper, David Langford, Russ Moon, Sloan Nelson. Bill Vilardi arrived at 5:30pm.

Visitors : Jennifer Dennis, M. Carter, Phyllis Cox, Jim Grimes, Phyllis Keller, Teri Robinson, Darlene Rea, Louise Godsey and one illegible name.

No Comments from visitors.

1 . New Business:

a) Treasurer update (Councilman Moon):

1. Review written & approved checks for the month of August.

2. Approve Atty. John Kaempf payment.-

Mike Avent clarifies that the payment to attorney's totals \$25,000.00. Russ Moon explains it is a retainer. Scott Cooper clarifies that this is in addition to another \$25,000.00 payment. Russ Moon verifies this as a second retainer currently totaling \$50,000.00 to the attorneys.

3. Approve Al Benkendorf payment for Amendment #5 Scope of Work cap of \$3,500.00.-

Russ explains that provides us something in writing and will allow REDCO ask questions in regards to projects.

4. Approve \$500.00 payment to Al Benkendorf for Scope of work.

5. Approve \$71.15 for Office Max payment for office supplies.

Amanda Younger- REDCO staff explained that the handout summarized the checks and show approval date. There was a miscommunication as to what checks needed to be included on the agenda, Amanda misunderstood Russ Moon and that is why some of the checks for August 2011 were not included with the September checks. The total for payables is \$29, 387.64.

Motion to approve payables in the amount of \$29,387.64 by Russ Moon, 2nd by Phil Butcher.

Passed Unanimously.

6. Approve payment transfer from Amanda Younger's personal account for REDCO phone to REDCO checking account.

Russ Moon explains Amanda Younger- REDCO Staff used her personal cell phone while getting office set-up. Amanda Younger has not provided the documentation yet but heads up to Council Amanda needs to be reimbursed.

b) Approve July & August meeting minutes.

Motion by Russ Moon, 2nd by Cooper to approve July and August meeting minutes.

Passed Unanimously.

c) Briefly discuss Atty. Dan Lindhal to analyze the insurance policy-cap of \$2,000.00.

Sloan Nelson and Russ Moon suggest to move to old business.

2. Urban Renewal Consultant: Al Benkendorf workshop-> 15-20 minutes.

Mike Avent introduces Al Benkendorf, Urban Renewal Consultant and special guest, ex-REDCO Council member, Jennifer Dennis. Avent suggested having some open dialogue during the workshop in regards to the do's and don'ts of Urban Renewal.

Al Benkendorf gives a mini breakdown of ORS 457. Benkendorf cites sections for REDCO Council to review ORS 457.085, 457.170 and 457.180.

Avent asks about criteria for projects in which Benkendorf explains 457.170 and 457.180 will spell out the criteria. Avent feels that reading ORS 457 leaves it up to the laymen's interpretation. Benkendorf suggests that when the ORS 457 is read through that he is willing to answer any questions when Council has them.

Al Benkendorf summarizes REDCO Urban Renewal Plan and Report. The plan was adopted 1994 and ends 3 years and 10 months from now. Avent asked if in the current situation REDCO was to take out a bond that extends past our "sunset," would it be

necessary to extend the life of REDCO when we reach the 3 year mark? Russ Moon's understanding is that you can shut down REDCO if you have indebtedness. Jennifer Dennis concurs with Russ Moon that there is an Oregon Law stating you may not close REDCO down. Al Benkendorf further explains there are three amendments to choose from, minor, substantial and council approved. Al Benkendorf suggests with Amendment 5 to be completed as a Minor Amendment. Jennifer Dennis refers the Council to ORS 457.075 in regards to termination; the last two lines are the most substantial. Al Benkendorf then summarizes the plan amendments. There are six proposed projects at a proposed cost of \$532,000.00 and Al Benkendorf points out that we have a large substantial amount of cash in hand. Al Benkendorf will e-mail current up to date tax pool information to Amanda Younger for her to disperse to Council.

Al Benkendorf recommends REDCO to complete a Minor Amendment 5. Russ Moon brings to the attention of Al Benkendorf that Sloan Nelson and Scott Cooper have projects that they need to provide a description for the Amendment 5. Al Benkendorf advises REDCO that a Substantial Amendment will need to be done in order to extend the district beyond 2015. Al Benkendorf says that the Amendments we currently have not been updated in a while and are out of date. He suggests we need to list the projects REDCO would like to complete and forecast the projects costs and provide a 3 year plan of completion. Mike Avent is opposed to the idea of spending money due to the current litigation with USG; he would like to find out where the obligations are in order to decide what we can spend. Phil Butcher comments and says that we are trying to bring REDCO in compliance. Mike Avent asks Al Benkendorf if REDCO is out of compliance. Al Benkendorf says that there is a substantial amount of funds sitting and not being used on projects which puts REDCO on the line of being out of compliance. Sloan Nelson explains to Mike Avent that REDCO is identifying projects and allocating money next to it to show we are trying to move forward and complete these projects but still needs to be voted on by the Council. Al Benkendorf says that a citizen of Rainier may be able to challenge REDCO for not spending the money on the projects in response to Mike Avent's continued concern of allocating monies towards projects.

Scott Cooper asks Al Benkendorf if a past failed Marina project can be completed by REDCO. Al Benkendorf confirms that REDCO may do the project but with City involvement. Sloan Nelson mentions his project of the Little League project was identified as a valid Urban Renewal Project for REDCO, he asks if the little league has to be involved or can it be just a REDCO project? Al Benkendorf says it should be just a REDCO project. Russ Moon suggests that project questions should be addressed at a later meeting with Al Benkendorf. Sloan Nelson suggests a work session after the


October 3rd litigation hearing. Avent concurs with suggestion and explains that they used to meet in the past to vote on projects.

Sloan Nelson suggests buying binders for the information presented during Al Benkendorf's presentation. Bill Vilardi asks whether speaking to city regarding REDCO project if he should be wearing REDCO hat or City councilor hat? Consensus was REDCO hat. Scott Cooper explained how they would change hats in regards to a project.

Phil Butcher asks, if the boat launch \$0 estimate for 2011/12 budget and we need to increase the budget amount would we have to put amount amendment form? Al Benkendorf responds with, "If we are picking it up as part of the Amendment, no." Al Benkendorf says that the City should request REDCO to complete the project and return to the City as a finished product.

Announcements read by Phil Butcher:

- a) REDCO meetings will be held on the 3rd Wednesday of every month at 6 PM, unless an emergency meeting is called to order. Next meeting will be September 21, 2011 at 6 PM.
 - b) The Admin Staffing hours are Monday & Wednesday's from 10-2:30 PM; meeting date hours will be 10-1:30 PM. New office phone number: 503-822-0094.
3. Adjourned at 6PM.



Mike Avent, Chairperson

David Langford, Vice chair

Date: 10-19-2011



Sloan Nelson, Secretary

Date: 10-19-11