

COLUMBIA COUNTY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING

MINUTES

February 6, 2019

The Board of Directors for the Columbia County Development Agency met in scheduled session with Commissioner Margaret Magruder, and Commissioner Henry Heimuller, together with Sarah Hanson, County Counsel, and Jan Greenhalgh, Board Office Administrator.

Commissioner Tardif called the meeting to order.

MINUTES:

Commissioner Heimuller moved and Commissioner Magruder seconded to approve the minutes of the December 13, 2018 Board meeting. The motion carried unanimously.

TAX INCREMENT FINANCE PROJECTIONS:

Nick Popenuk, Tiberius Solutions and Loreli Johnson, ECO Northwest, came before the Board to present the updated Tax Increment Finance Projections (TIF) for FY 2019. Nick submitted a memorandum summarizing the key findings from the FY2019 updated TIF forecast. Their forecast tends to be a somewhat conservative in years past because they have been observing this set of properties for a decade and they look at all of the historical values they have and then forecast the growth or decline based on those values. They anticipate the net TIF revenue for FY2019 will be \$3,049,850, after accounting for discounts, delinquencies and rate truncation, which is 9.3% higher than last year.

INVOICE FROM CLATSKANIE RFPD FOR FIRE ENGINE:

The Board received an email from the Clatskanie Rural Fire Protection District requesting reimbursement for their fire apparatus (fire engine). Commissioner Tardif asked how this should be handled. Loreli explained that the budget doesn't allow for the full amount requested of \$564,946.00. There are two issues – there could be a supplemental budget approved to allow the expenditure. Secondly, ECO has received legal advice that, expending tax increment finance dollars on equipment may be a noble gesture, it can sometimes be questionable because there is no guarantee that the equipment would remain inside the boundary. She noted that it is in the plan, it's been done before, and there is no explicit rule against it, it just falls in a gray area. There is currently \$402,000 left in that line item, but only \$100,000 was budgeted in the current year (\$200,000 total now appropriated).

Commissioner Heimuller would like to see the \$402,000 off the books. Commissioner Tardif suggested that, if the Board is in agreement with the reimbursement, he would recommend paying the Clatskanie Fire Department the \$200,000 already budgeted for, with the additional \$202,000 built into the upcoming budget. In his conversations with

the fire department, they noted that they didn't need the full amount right now, they just need to know that it's coming. Sarah suggested that the Board inform the fire department that they are supportive in concept of this but, due to Counsel's very tight schedule at this time, let them know that the reimbursement will come in two different budget cycles. There are still a lot of legal questions and review of requirements prior to any release of funds.

EXECUTIVE SESSION UNDER ORS 192.660(2)(h) - Litigation:

The Executive Session was not needed and therefore pulled.

With nothing further coming before the Board, the meeting was adjourned.

Dated at St. Helens, Oregon, this 6th day of February, 2019.

NOTE: An audio tape of this meeting is available for purchase by the public or interested parties.

BOARD OF DIRECTORS FOR THE
COLUMBIA COUNTY DEVELOPMENT AGENCY

By: _____
Alex Tardif, Chair

By: _____
Margaret Magruder, Vice-Chair

By: _____
Jan Greenhalgh
Board Office Administrator

By: _____
Henry Heimuller, Secretary/Treasurer