

Burns Urban Renewal Agency

Meeting Agenda

Wednesday March 13, 5:15pm

<https://uso2web.zoom.us/j/9020143459>

Meeting ID: 902 014 3459

Members: Jen Keady, Chair Heather Smith Jen Hoke Andrew Roy
 Tod Gahley Jerry Woodfin Chase Patterson

- I. Call to Order
- II. Pledge of Allegiance
- III. Establish Quorum/roll call
- IV. Public Comment
- V. Review/approve minutes
- VI. Review/approve bills

- VI. New Business
 1. New applications (discussion/action)
 2. Payout to Tharps/URA project (discussion/**action**)
 - a. Initial tax assessed value: \$10,920
 - b. NEW tax assessed value: \$69,080 (change: \$\$58,160). 7% rebate: \$4071.20.
 - c. SDC's paid for NEW connection: \$2600. **TOTAL REBATE TO AUTHORIZE: \$6671.20.**
 3. Potential rebates and SDC's - (discussion) Nick Green
 - a. Millers Springs
 - b. Palmer Estates
 4. Access to money/funding for payouts/rebates (discussion/action) - Nick Green
 - a. Business Oregon
 - b. Bank of EO
 - c. US Bank

- VII. Old Business
 1. Previous applications/updates(discussion)
 - a. Dominicks property
 2. Previous discussion topics
 - a. Boundary amendments/Nick Green-Catalyst Consulting (discussion)

- VIII. Open Discussion
- IX. Next meeting date - May 2024
- X. Adjourn

(For quick review at all times → Residential, new (7%), Residential, remodel (15%), Commercial, new (5%), Commercial, remodel (12%)

**BURNS URBAN RENEWAL AGENCY
(URA)**

January 10, 2024

The Burns Urban Renewal Agency met on December 10, 2024, at 5:15 p.m. Members present were as follows:

Chairperson: Jen Keady
Members: Jen Hoke
 Heather Smith
 Tod Gahley
 Jerry Woodfin

Also in attendance were City Manager Judy Erwin, City Clerk Tiffany Leffler, Forrest Keady, and Kim Rollins. Also, Via Zoom was Christina Tharp.

Chairperson Jen Keady Called the meeting to order at 5:15 p.m.

PUBLIC COMMENT

There was no public comment given.

REVIEW AND APPROVE MINUTES

Jerry Woodfin made a motion to approve minutes as presented. Heather Smith seconded the motion. All ayes.

REVIEW AND APPROVE BILLS

There were no bills to review or approve at that time.

NEW BUSINESS

1. **New Applications** – There were no new applications at this time.
2. **Letter Received from L. Wilcox** – Chairperson Jen Keady informed the URA that L. Wilcox had sent in a letter stating that she would like her property to be added to the URA Boundary. The URA discussed the fact it was not as simple as that but would further discuss it at the next meeting where they will discuss what changing the URA boundary would look like. Jen Keady said they would keep this pending until further discussion was had on it, but she would notify L. Wilcox of what would be happening.

OLD BUSINESS

1. **Review and Update of Previous Applications – Unique Holding (260 N. Broadway Ave.)** – Forrest Keady gave the URA his final update on The Palace. He ran the URA through pictures of the building before and after. He mentioned that there was only one piece of The Palace that was not finished yet, but they had hoped by February or March it would be. Forrest said the building was completed somewhere around 1930 and they had purchased it in 2019. He walked the URA through all phases of the process, from gutting it through the many layers created over the years, to repurposing pieces of the old building in new ways and even adding

different pieces of history from around the city such as, the railroad iron from the old railroad that came into Burns, used to make the railing that wraps around the staircase. He accredited Roy Dowell for its creation and informed them it was not cut but bent. He said it was a real one-of-a-kind piece of art. Also, the building did not have a crawl space prior to them purchasing it, so after the building was demoed, they dug it down 2 or 3 feet and created a crawl space and put in vapor barriers. They elevated the floor as well so now when people need to go under the building to work on the property there is an actual crawl space to do so. They have now completed the project and have already started holding events there. The center of The Palace is where events can be held. They also have 3 new businesses operating at the front end of The Palace. There is a mercantile, a plant store, and a photography studio. He also showed pictures with the many murals and quotes that could be found around the building. He then explained one specific mural of a women in her wedding dress and informed them that it was his wife, Jen Keady, on their wedding day. He said it was done for her 50th Birthday. They were also looking at getting a new sign out front that will keep some of the history with a new flair. It will read The Palace and not Palace and will be back lite with LED. The small P's that were originally on each upper corner of the building will be replaced and back lite as well. He wanted to point out the impact the URA has on community pride among many other things.

2. **Previous Discussion** – Chairperson Jen Keady revisited a discussion that was had on having the URA meeting before the City Council meeting and felt that they could still get away with having the meeting every other month unless otherwise needed (January, March, May, July, September, and December).

The URA agreed.

Chairperson Jen Keady informed the URA of some of the agenda items they would be discussing over the next year. At the March meeting Nick Green will be giving an update and discuss boundary options. She felt they could use this time to discuss the things they want to look at and how they may want to approach that. Also, in March the URA should be able to pay out the 2 projects that have been completed which are the Tharps and Unique Holdings. Chairperson Jen Keady had been in contact with the Dominick's, and they were planning on being at the March meeting. She would be reaching out to the Roy's as well. In May the URA will meet with the Dobsons, in July with the Kainos, in September with the Anderson's, and in December they will be meeting with Catalyst Consulting for the Year-end Review.

There was no further discussion.

The next meeting will be March 13, 2024, at 5:15 p.m.

ADJOURN

Jerry Woodfin made a motion to adjourn the meeting at 5:34 p.m. Heather Smith seconded the motion. All ayes.

Tiffany Leffler, City Clerk

Chairperson, Jen Keady

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2024
NOT OFFICIAL VALUE

February 21 2024 2:07:13 pm

Account # 1367	Tax Status ASSESSABLE
Map # 23S30E13AA09100	Acct Status ACTIVE
Code - Tax # 1301-1367	Subtype NORMAL
Legal Descr Metes & Bounds - See legal report for full description.	
Mailing Name TSUTSUI-THARP CHRISTINA L - ET AL	Deed Reference # 2022-249
Agent	Sales Date/Price 02-18-2022 / \$18,000.00
In Care Of	Appraiser TONI WILSON
Mailing Address 3806 NE BUTTE LN PRINEVILLE, OR 97754-9004	

Prop Class 109	MA	SA	NH	Unit
RMV Class 109	06	00	011	1237-1

Situs Address(s)		Situs City
ID# 424 S HARNEY AV		BURNS

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1301 Land	26,860	14,570	14,570	Land	0
Impr.	64,130	54,510	54,510	Impr.	0
Code Area Total	90,990	69,080	69,080		0
Grand Total	90,990	69,080	69,080		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1301	1		<input type="checkbox"/>	RS	Market	100	A	0.23	LOT	001	20,860
1301					OSD - AVERAGE	100					6,000
Grand Total								0.23			26,860

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
1301	1	2020	452	MS Double wide	100	1,232	E - 77606	64,130
Grand Total							1,232	64,130

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- ADDED 2022 URBAN RENEWAL

Comments: RT_2024: SET UP COMPLETE, BACK FILL COMPLETE ADD NEW LOW COST FENCE TW REMOVE FLAGS. 2023_RT: ADDED SITE DEVELOPMENT / MS MOVED ONTO PROPERTY. PM ACCOUNT # 77606 2023TW

Improvement rebate =	\$69,080
\$4,071.20	- 10,920
SDC/connection rebate =	58,160
\$2,600.00	x 7%
Total = \$6,671.20	= \$4,071.20