



Tillamook Urban Renewal Agency
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TURA Meeting
Tuesday, July 30th, 2009
5:30 P.M.

Board Members present: Don Hurd, Aaron Zimmerman, Carolyn Decker, Suzanne Weber

Board Members Excused: Sally Clay and Sean Lambert

Staff Present: Mark Gervasi: City Manager

Guests/Public: Kevin Cummings, Aaron Palter, Chris and Jud Kell, Elaine Faulkner, John Janac

Chairman Don Hurd called the meeting to order at 5:30P.M. Roll call was taken by **Gervasi**.

Hurd asked Janac if he had checked on the prevailing wage laws. Janac did not think they will apply to him but he will do a follow-up.

Hurd and **Gervasi** spoke with Jeannette Launer the TURA attorney and she has provided three documents about the procedures for property purchase. They will work with her and get back to the board.

Hurd mentioned the building walk-through that took place right before the meeting.

Hurd asked if everyone got a copy of the letter from **Lambert** and his thoughts for the meeting tonight since he will not be able to attend. Most of the board did not have a copy of the letter.

Hurd handed out the documents to be entered into the record. Exhibit A is a letter from **Hurd**. Exhibit B, C, D, E, F and G are the application documents from Janac which include a cost list, plat map, floor plan, TURA completed application form and a copy of the Statutory Warranty Deed for the property. **Hurd**, **Zimmerman** and **Weber** discussed doors and windows. The board then discussed the building restoration, materials/cost list and the process. Janac answered questions of the board and explained how the process should work with the bank and disbursements. Janac explained that once the first floor is done and occupied his intention is to start working on the second floor. The building elevator was then discussed.

Hurd stated the attorney is working on a draft contract and it should be ready by the August 13th meeting. The board will need to review and make revisions if necessary. **Zimmerman** would like the draft emailed as soon as possible so that the board can make suggestions.

Hurd announced the meeting would now go into Executive Session per ORS 192.660 pertaining to Real Estate Land Purchase and read the executive session script. All members of the audience left the meeting. **Hurd** adjourned the meeting into Executive Session at 5:46 p.m.

The regular meeting was called back to order at 5:47 p.m.

Hurd entertained a motion to instruct **Decker** to make an offer on the two properties discussed in Executive Session. **Zimmerman** made the motion as stated by **Hurd**. **Weber** seconded the motion. The motion passed unanimously by all board members present.

Hurd spoke about prevailing wages laws. **Gervasi** will follow-up with Janac and make sure he is in compliance with the wage laws.

Hurd had spoken with the Headlight Herald about the previous articles in the newspaper. He asked them to write a story on the walk through. There was a brief discussion about the newspaper articles and board consensus was that a retraction was not necessary.

Hurd noted the minutes from the July 21st meeting has spelling errors which are not a big concern. The minutes will be handled at the next regular meeting on August 13th.

Hurd adjourned the meeting at 6:13 p.m.

Prepared by:
Debbi Reeves
Administrative Assistant

Reviewed by:

Don Hurd – Chairman

Agency Board Members:

Don Hurd, Chair; Sally Clay, Vice-Chair;

Members At Large: Carolyn Decker; Suzanne Weber, Sean Lambert, Aaron Zimmerman
City Administrator: Mark Gervasi, Staff: Debbi Reeves