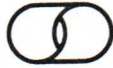


The
BENKENDORF
ASSOCIATES
Corporation



REVISED AGENDA

Northwest Lebanon Urban Renewal District
Advisory Committee Meeting

August 17, 1989

5:30 p.m.

Lebanon City Hall

- I. Recap Progress to Date

- II. Draft Renewal Plan and Report
 - o Review Plan Analysis Section
 - o Projects and Costs
 - o Financing

- III. Other Issues

- IV. Public Comment

- V. Adjournment

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MEMORANDUM

Date: August 14, 1989
To: Lebanon Urban Renewal Advisory Committee
From: The Benkendorf Associates Corp.
Subject: August 17th Advisory Committee Meeting

The primary purpose of the August 17th meeting will be to finalize project costs and financing. On Tuesday, August 15th, a staff workshop will be held to develop financing options. The results of the workshop will be presented to the committee at the August 17th meeting. As discussed at previous Advisory Committee meetings, the budget for projects within the district is tight so the identification of alternative funding sources and the timing of expenditures by the Renewal Agency are key issues that need to be resolved.

The August 17th meeting will include a review of progress made to date and include a brief discussion of the draft plan chapters that were presented at the August 10th meeting. The August 10th materials have been incorporated into draft copies of the Renewal Plan and Report which will be available at the August 17th meeting.

As we approach September, the timing of the City Council and Board of County Commissioners review of the Renewal Plan and Report becomes critical. The goal is for Council adoption of the plan and report on September 13th. We had originally hoped that the August 17th meeting of the Advisory Committee would be the final meeting of the Committee. However, the draft plan will be provided at the August 17th meeting and you will all need time to review the draft. For that reason, we will need to hold a meeting on August 24th to receive your comments and for the Advisory Committee to make a final recommendation on the Plan and Report.

920-4M.814

HANSARD URBAN RENEWAL PROJECT COMMITTEE MEETING
AUGUST 17, 1989

1. DARRELL S. CARTER LAND OWNER
2. Lyle Winters - C Council Ward I
3. Pat Smith Mayor
4. Tom H. H. H. City Atty.
5. John Rockwell
6. Mike Doyle Land Owner
7. Stan Buxton Land Owner
8. Ray Remy Land Owner
9. Georgia Bunn
10. Al Benkendorf
11. Denny Egnor
12. Bob Moore
13. K. Burkhardt
14. Doug Parker
15. J. Windell
16. Stanley Buxton
17. Bill Lake
18. _____
19. _____
20. _____
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24. _____
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29. _____
30. _____

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Hansard URD Project Committee Mtg
Aug 17, 1989

Meeting began 5:35 p.m.

Buxton ^{stated strongly} does not want to be included
9 of the 12 people do not want to be included

Benkendort stated that we must define 'blight' - The land of the left side of Hansard is blighted & other side is not. ??? We have used this as a guideline ~~to~~ City This area is w/i the Urban Growth Boundary.

~~required~~ required of property owners to be included in URD.

health hazard -

Doyle Concerned about higher taxes -

Continue w/ recap of progress

- All Benkendort.

com. decided 20 year term

Bob presented 2 financial approaches.
& took the aggressive approach.

meeting w/ City staff on Tuesday

Kam Kameron K
K Kameron Kameron

Major Facilities - water, sewer facilities, the costs would be distributed city wide & there is a surplus of urban renewal monies they might be able to be used for toward these major facilities

Carter - Phase 2B ques

Walt Blomberg - 812 - Gore School

D. Ebsert -

Blomberg - marketing costs; where does that come from.

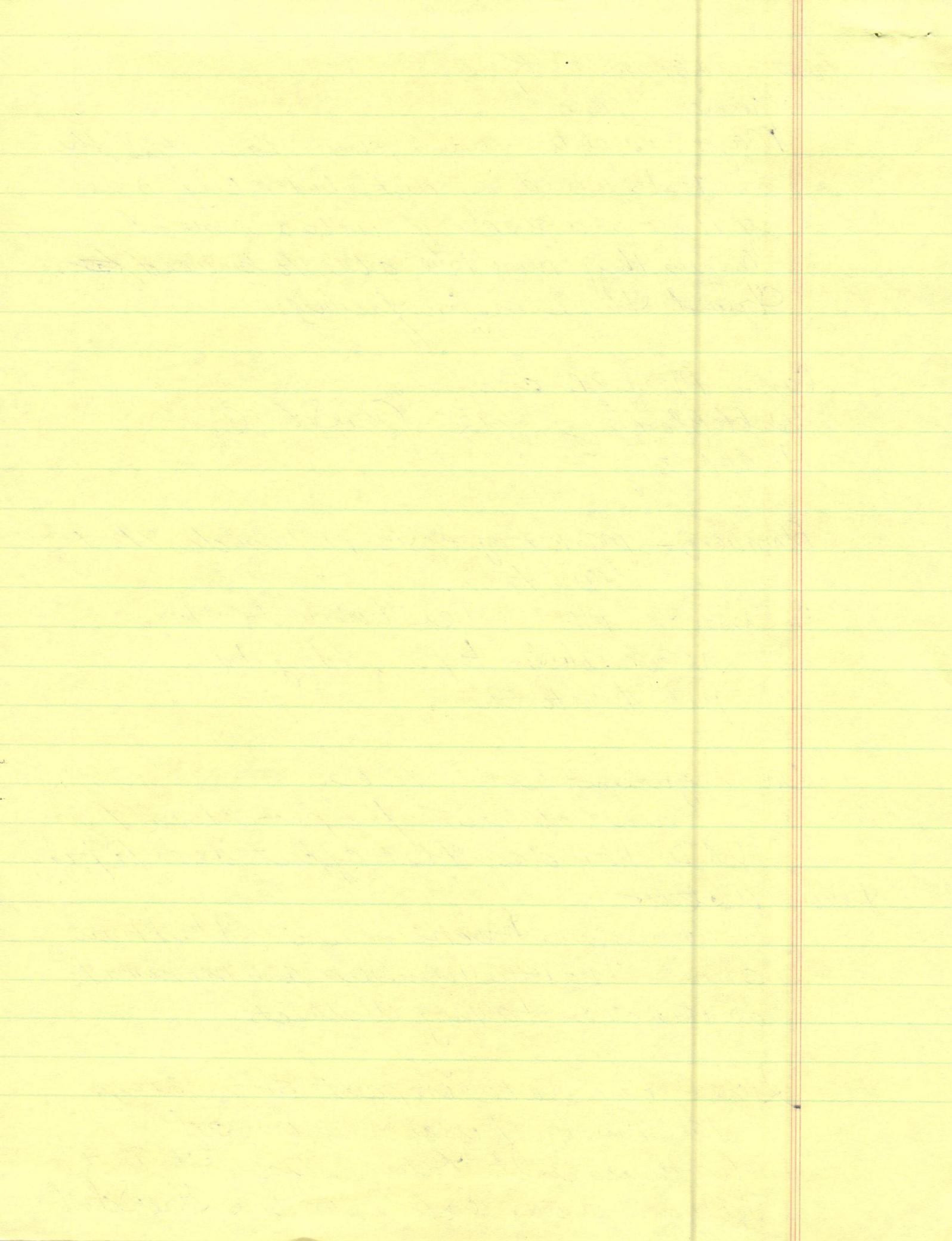
D. Ebsert - PP&L & Tek think it's there responsibility to pay; they have put \$ into this.

One requirement is to look

new valuation for projects w/
URD how does that affect overlapping
taxing districts -

no numbers have been run; they have shown that the numbers are minimal on the other taxing districts

Gore - tax rate impact suggesting 1st number of years no impact as development takes place, the last column shows impact on the Gore School



limitation of URD - how many ^{URD} can (eb. handle.
Bob - State limits 25% of land area)

Blomberg-Gore School District

High School District 16-C

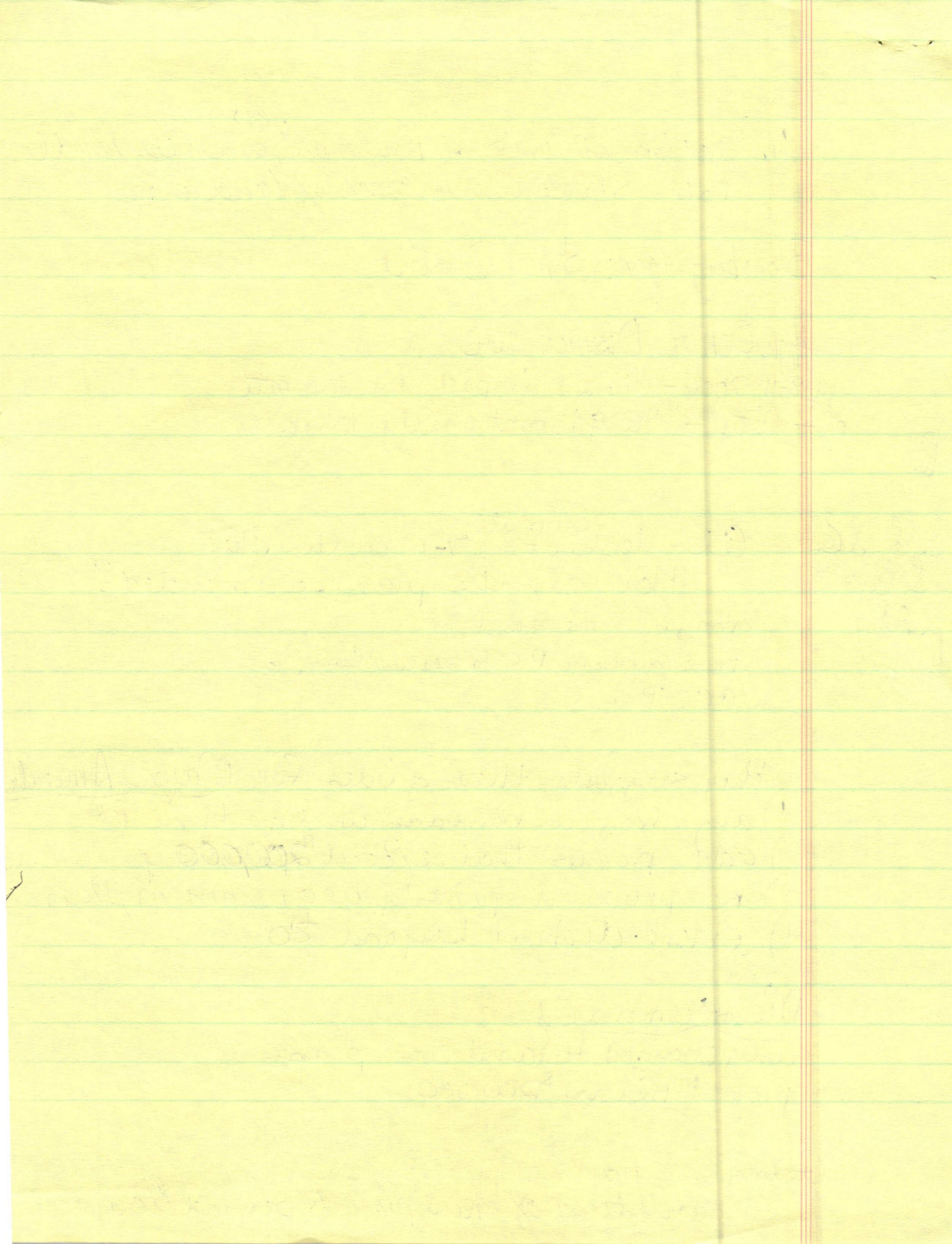
pg 8-11 2006 - 16.2¢ impact on tax rate
pg - City - 93.¢ impact on City tax rate

Al - look at ^{Committee} 7-1 in the Plan
How can the plan be amended?
major amendment
must go thru PC to renew Com Plan
C.C. P.H.

- they suggests these guides for Major Amendment
- 1) any change in boundary will go thru PH
 - 2) add projects that exceed \$200,000
 - 3) no proposed property acquisition in plan
 - 4) extend district beyond 20

Minor amendment
any changes to land use plan
project below \$200,000

Georgia has?
additions of new projects beyond \$200,000



she thinks that the 200,000 limit is low.
Jim R - thinks that \$ is low too!

adjourn 7:

Georgia - boundaries leave boundaries
set as outlined.

Committee agreed that boundary is set

adjourn - 7:11 pm.

and use
question +
add

1. The first part of the book is a history of the

of the world from the beginning of time to the

present day. It is a very interesting and

informative book. It is written in a simple

and easy to read style. It is a good

book for anyone who is interested in the

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