BURNS URBAN RENEWAL AGENCY
(URA)

February 26, 2025

The Burns Urban Renewal Agency met on February 26, 2025, at 5:15 p.m. Members present were as follows:

Chairperson: Jen Keady
Members: Jen Hoke
Heather Smith
Tod Gahley
Brad Erbe - Unexcused
Chase Patterson
Andrew Roy - Excused

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

Regular Meeting Minutes for December 11, 2024 -

Jen Hoke made a motion to approve the minutes. Heather Smith seconded the motion. All Ayes.

NEW BUSINESS

1. Current Account Balance – Chairperson Jen Keady informed the council that the agenda packet had information from the budget on what the balances were at that time for the agency (see attached). She said there was nothing to really discuss but wanted to make sure they had all the information on what money had come in and what money had been spent so far. The property taxes they received were $91,229, their working capital was $49,713, and the biggest rebate payment that has been sent out so far was $25,981 92. There were also a couple other smaller fees.

OLD BUSINESS

1. New Applications –
    a. Tylor and Kacey Kness have a new build at a %7 rebate, and their initial tax assessed value was $27,251 (bare land).

    Taylor Kness said they would be building their new single-family home as well as a shop. They will be putting a road in also.

    Jen Hoke wanted to know if they would be building the shop separately and what color it would be.

    Taylor Kness said it would be separate.

    Kacey Kness said they had not discussed the other details such as color and things of that nature yet.

Chairperson Jen Keady asked if water, sewer, and electricity were already connected to that property. She also wondered when they were planning on breaking ground.

Taylor Kness informed her that the power runs to the property line, but they need to get it to their property as well as put the infrastructure for water and sewer in still. He was hopeful they would break ground within the next month and a half or so, but the ground needed to dry out a little more.

Heather Smith wanted to know where it would be located.

Kacey Kness said it was located behind the football field on the West Pierce side.

Chairperson Jen Keady said the city would be calling them every now and then to have them give an update if they are willing to do so. It's just fun for them to see bare land having something built on it. It's really exciting. The whole purpose of the Burns Urban Renewal Agency is to improve land and take anything that is not so beautiful and make it really nice. She said they were excited to have them be part of it.

Heather Smith asked if they would maybe be able to see photos of the work.

Kacey Kness said she planned on documenting it all.

OPEN DISCUSSION

Chairperson Jen Keady said they are going to be having just a quarterly meeting. She also mentioned that she would like someone to consider being the URA chair for the next term and asked the URA to start thinking about that.

City Manager Judy Erwin said she couldn't recall if she was at the last meeting but wondered if they had any update on the 2 projects on Main Street that have been stalled.

Chairperson Jen Keady said she had actually reached out to the Dominics. She read what they had sent to her and it read:

Hi Jen,

Not a lot to update on our end. We have a couple of other projects that we're working on now, still working on our best path forward. Given the state of the building, I don't think we are at a point to give an update right now. Let us know if you guys have more thoughts or ideas. All out best.

Chairperson Jen Keady said that the project was stalled for now, but she was hopeful they would come up with a plan and idea of how to move forward. She informed them that she had not had any updates from The Whittier or the Kainos. The Bon Temps is moving full steam ahead and they are hoping to be open sometime this calendar year.

City Manager Judy Erwin said The Bon Temps keeps them pretty informed at City Hall every step of the way and she knows what's going on with them.

Chairperson Jen Keady said the only other project that is still out there is Dobson's. They got the partial payout on that shop, so she would expect they're going to be coming in to get a final soon.

Heather Smith said as far as the Dominic's, the city may want to push them in R3's direction in terms of funding options. It's always worth applying, even if it is not going to be immediate.

City Manager Judy Erwin said her understanding of the hold-up was that they made some changes, and they are expanding the parking area. They must get approval from ODOT because it's off of ODOT's road.

That means they must have their plans re-engineered because of the changes they are making in the parking lot.

Chairperson Jen Keady said that they could still be eligible for R3 technical assistance, and she would reach out to them and let them know to do that.

There was no further discussion.

The next meeting is to be determined. They will now be quarterly unless otherwise needed.

ADJOURN

Chairperson Jen Keady made a motion to adjourn the meeting at 5:41 p.m. Heather Smith seconded the motion. All Ayes.

Tiffany Leffler, City Clerk

Brad Erbe, Chairperson