



CITY OF LA PINE, OREGON

REGULAR CITY COUNCIL MEETING

Wednesday, August 9, 2023 5:30 p.m.

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: <https://us02web.zoom.us/j/84980905610>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

The Regular City Council meeting is a business meeting of the elected members of the La Pine City Council, in which matters that have come before the City in application, or legislatively/judicially by process can be acted upon under Old and New business. Matters that are not formally before the City or have yet to be initiated by application cannot be officially acted upon. If any party would like to initiate an action through process or application, city administrative staff are available during the regularly scheduled business hours of City Hall to provide assistance.

AGENDA

REGULAR COUNCIL MEETING

CALL TO ORDER

ESTABLISH A QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Public Comments provide an opportunity for members of the community to submit input on ongoing matters within the city. Any matter that warrants testimony and rebuttal may be debated during a public hearing on the matter.

Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits. The acting chair may elect to respond to comments if the matter is within the jurisdiction of the city or defer to city staff for response.

ADDED AGENDA ITEMS

Any matters added to the Agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the City Council

CONSENT AGENDA

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

- 1. 07.26.23 Regular City Council Meeting Minutes.....3.
- 2. Financial Summary - June 2023.....7.
- 3. Press Release – State Representative E. Werner Reschke.....11.
- 4. Newberry Regional Partnership – Fiscal Sponsorship Agreement.....12.
- 5. Public Comment, July 26, 2023.....13.

PRESENTATIONS:

- 1. Platinum Financial Wellness Program for Municipalities – Mr. Ben Cvetkovich

PUBLIC HEARING:

None

OLD BUSINESS:

- 1. Consideration of DANCO Communities multifamily housing proposal
 - a. Staff Report.....14.

NEW BUSINESS:

None

OTHER MATTERS

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

STAFF COMMENTS

MAYOR & COUNCIL COMMENTS

ADJOURNMENT

EXECUTIVE SESSION (if necessary)



CITY OF LA PINE, OREGON

REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, July 26, 2023 5:30 p.m.

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: <https://us02web.zoom.us/j/84861361921>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

CALL TO ORDER

Mayor Richer opened the meeting at 5:35 pm.

ESTABLISH A QUORUM

A quorum was established, and the following members were present: Daniel Richer – Mayor, Cathi Van Damme – Council President, Courtney Ignazzitto – Councilor, Mike Shields – Councilor, Karen Morse – Councilor, and Dillon Marston – Student Councilor. The following staff were also present: Geoff Wullschlager – City Manager, Ashley Ivans – Assistant City Manager / Finance Director, Kelly West – Public Works Director, and Brent Bybee – Principal Planner.

PLEDGE OF ALLEGIANCE

Mayor Richer led the pledge.

PUBLIC COMMENTS

There were no public comments.

REGULAR COUNCIL SESSION

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 07.12.23 City Council and Planning Commission Workshop and Regular City Council Meeting Minutes
2. La Pine Chamber of Commerce 3rd Quarter Financials (Packet)
3. La Pine Chamber of Commerce 4th Quarter Financials (Packet)

Councilor Ignazzitto made a motion to accept the Consent Agenda as presented. *Seconded by Councilor Morse.* Motion was unanimous.

PRESENTATIONS:

None

PUBLIC HEARING:

None

OLD BUSINESS:

1. La Pine Vision Engagement & Process Planning
 - a. Staff Report
 - b. Planner Report

Principal Planner Brett Bybee provided a staff report on the La Pine Vision Engagement and Process Planning for La Pine 2045. He said that this document has been forwarded to the Council from the Planning Commission. He stated the only changes are to the stakeholders list, events list, publication increases, and question list adjustments.

Some councilors had clarifications about the questions. Mr. Bybee said that the questions had changed and had increased from 2 to 3. There were inquiries about the outreach and how that would be handled. Mr. Bybee said the events would be staffed and that handouts would be provided. There was consensus to change the word love to value, to add language to the second question to make it present tense instead of future tense, and to request street names on the questionnaire. There were some questions about how City residents would receive these notices that don't have utility bills. Staff said that the addresses used for the mailers would be generated from the County Assessor's Office and would be the same addresses that citizens tax statements are sent to.

Councilor Ignazzitto made a motion to accept vision questions as corrected. *Councilor Shields seconded.* Motion was unanimous.

NEW BUSINESS:

1. Consideration of DANCO Communities Multifamily Housing proposal
 - a. Staff Report
 - b. Calculation Worksheet
 - c. Civil Site Plan

City Manager Geoff Wullschlager provided a history of the low-income housing tax credit program. He said that there are several policies that go into these programs, noting that in Oregon as in all states, this program is applied for at the state level. He went over how the credits are disbursed, how bonding works and what other credits are available to this project. He discussed in detail the credits and that the numbers were aligned with what was presented, adding that it is typical for the developers to ask for a tax exemption from local jurisdictions. He explained how the tax exemption works and what impacts on other local taxing districts may be. He went over his forecast of lost revenue from a tax waiver. He stated that he used the apartment complex on Drafter Road for to develop a comp. He further stated that he applauds the project and thinks it is worthwhile, and that the benefit of this project is to the City's inventory of affordable housing, however he has some concerns about the tax relief portion. These concerns include that the projects usually happen in larger cities where the impact is not so great, the ramifications for improper use of the state program are unclear, this policy may set

precedent for projects to follow, and that there is not an expert for the City to consult prior to adopting policy about tax exemption. He mentioned that he had discussed this with the City's attorney, however they were too unfamiliar with the program to be confident in providing a legal response. He is recommending no decision be made tonight, although the project is well thought out and would be a benefit to the community.

Councilor Van Damme asked if in the circumstance the City's denies the abatement if this would be a stopping point. Mr. Wullschlager affirmed. The City's approval is required for the exemption application to be forwarded to the other taxing jurisdictions. If the City approves the request, more than 51% of the taxing districts as a measure of total tax take, must approve it as the next step in the process. There was discussion about 2 other tax exemptions that were approved by the County for housing prior to the City's incorporation.

Mr. Schmidbauer attended the meeting on Zoom. He introduced himself and went over his relationship with DANCO. He provided some history of the company and discussed their operating plan. He said that DANCO is interested in renting to middle class families, and that this not traditional low-income housing. He went over the request for the tax credits noting, like Mr. Wullschlager, that these credits are standard for many developments. He apologized for the short timeline in which he is requesting the Council consider a decision on the matter. He discussed Oregon Affordable House Credits noting that every dollar earned from this credit must be used to reduce rent costs. He went over the services that will be provided to residents. These services are provided by an outside contractor named Engage. He discussed the consultants available to the city through a program called Housing Works. He said that he recognizes the tax exemption is a big ask, however he thinks the benefits will outweigh the tax dollars lost. He provided other information about the differences between these programs throughout different states.

City Councilors had questions about utility costs, parking, lighting, how rent costs were based, other developments done by DANCO, and the timeline for this approval. Mr. Schmidbauer said that all utility costs are covered in the rent. He said that parking is not assigned, however there is adequate lighting for safety in the parking lots. He offered to send out a resume with a list of other communities where these projects have taken place by way of DANCO. He also stated that his timeline for approval was the end of August, however he believes that it will need to be pushed to the end of September.

There was a brief discussion about timelines, and the requirements of the financing agencies if the credit were to be approved.

PUBLIC COMMENTS

April Clark, Bear Street, La Pine, said that she moved here recently and is concerned about low-income housing. She said that in other communities where she has lived there have been occasions where there has been more harm than good from this type of housing. She would like the city to consider all of the disadvantages of this program as well as the benefits.

STAFF COMMENTS

Kelly West discussed the water and wastewater project and said that the secondary water reservoir is almost ready to bring online. He further stated that it is exciting to be able to have an aspect of the project go live after many months of construction.

City Manager Wullschlager reiterated that he sees value in the DANCO project. He also clarified that this is not low-income housing, it is median income housing. He discussed the need for the city to have a consultant review this and went over some other lingering questions he had about the tax exemption program with the state. Lastly, he said that the loss of revenue for the city is not that detrimental, however he is concerned about how this may impact other Districts in the area, including the La Pine Rural Fire District.

MAYOR & COUNCIL COMMENTS

Councilor Shields said that he is apprehensive about the tax exemption proposal and hopes that some research can be done around the topic. Student Councilor Marston said that with this project housing could be provided to teachers that commute from Bend. Mayor Richer would like to know if any information is received from other taxing districts in the next few weeks. Mr. Schmidbauer said that he has spoken with the Housing Manager at the City of Bend, and they have offered to be a resource for the city. There was some discussion amongst the Councilors about the pros and cons of approving the tax exemption. There was consensus that the city needs to speak to a representative that understands this process in the areas where information is not readily available which could clarify the risks, if any, of approving the exemption.

ADJOURNMENT

Mayor Richer adjourned the meeting at 7:10.

EXECUTIVE SESSION

None.

Date: _____

Daniel Richer, Mayor

ATTEST:

Date: _____

Geoff Wullschlager, City Manager



FINANCIAL SUMMARY June 30, 2023

TOTAL RESOURCES - BUDGET TO ACTUAL

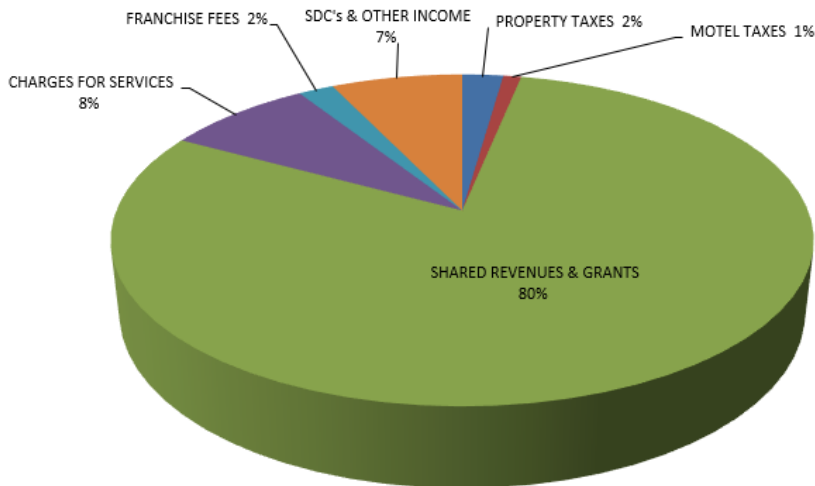
AS OF JUNE 30, 2023

	Year To Date	FY 2022-23 Budget	Budget Remaining	(100% lapsed) % Earned
BEGINNING FUND BALANCE	14,605,238	14,605,238	-	100.0%
PROPERTY TAXES	429,579	407,368	(22,211)	105.5%
MOTEL TAXES	187,371	162,380	(24,991)	115.4%
SHARED REVENUES & GRANTS	15,236,841	34,944,243	19,707,402	43.6%
CHARGES FOR SERVICES	1,535,376	1,666,452	131,076	92.1%
FRANCHISE FEES	369,809	249,900	(119,909)	148.0%
SDC's & OTHER INCOME	1,374,734	3,029,688	1,654,954	45.4%
	33,738,948	55,065,269	21,326,321	61.3%

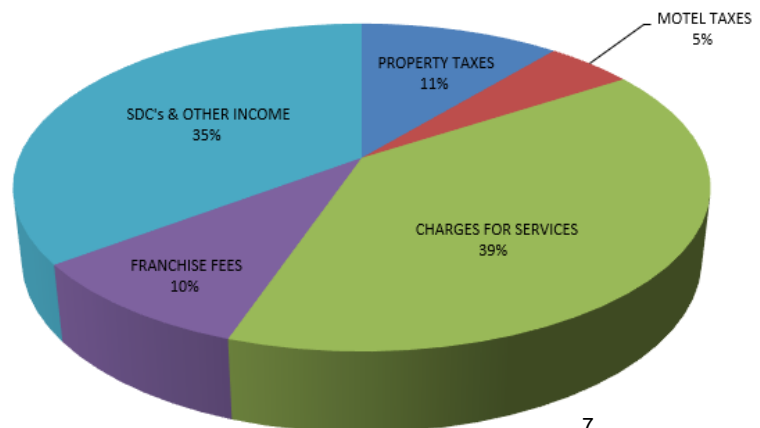
FINANCIAL HIGHLIGHTS – RESOURCES

- Charges & Services are lower than anticipated. The Finance Department has begun an audit of the Utility Systems. These issues will begin to resolve themselves in FY 2023-24.
- Community Development charges and SDC charges are lower than anticipated due to a slow in building within the City.
- The City has begun receiving interim financing for the expansion project.

RESOURCES BY TYPE EXCLUDING FUND BALANCE



RESOURCES BY TYPE EXCLUDING GRANTS



RESOURCES - BUDGET TO ACTUAL BY FUND				
AS OF JUNE 30, 2023				
	Year	FY 2022-23	Budget	(100% lapsed)
	To Date	Budget	Remaining	% Earned
GENERAL FUND				
BEGINNING FUND BALANCE	2,096,967	2,096,967	-	100.0%
PROPERTY TAXES	429,579	407,368	(22,211)	105.5%
SHARED REVENUES & GRANTS	1,548,350	608,073	(940,277)	254.6%
MOTEL TAXES (30%)	56,490	47,380	(9,110)	119.2%
CHARGES FOR SERVICES	16,248	15,918	(330)	102.1%
FRANCHISE FEES	369,809	249,900	(119,909)	148.0%
MISCELLANEOUS & OTHER INCOME	97,554	49,678	(47,876)	196.4%
INTERFUND TRANSFERS - IN	-	3,000	3,000	
	<u>4,614,997</u>	<u>3,478,284</u>	<u>(1,139,713)</u>	<u>132.7%</u>
CEMETERY FUND				
BEGINNING FUND BALANCE	40,480	40,480	-	100.0%
CHARGES FOR SERVICES	4,411	1,500	(2,911)	294.0%
INTERFUND TRANSFERS - IN	7,500	7,500	-	
	<u>52,391</u>	<u>49,480</u>	<u>(2,911)</u>	<u>105.9%</u>
STREETS FUND				
BEGINNING FUND BALANCE	1,348,701	1,348,701	-	100.0%
SHARED REVENUES & GRANTS	194,959	143,170	(51,789)	136.2%
MISCELLANEOUS & OTHER INCOME	21,399	475,500	454,101	4.5%
INTERFUND TRANSFERS - IN	200,000	200,000	-	
	<u>1,765,059</u>	<u>2,167,371</u>	<u>402,312</u>	<u>81.4%</u>
TOURISM FUND				
BEGINNING FUND BALANCE	295,956	295,956	-	100.0%
MOTEL TAXES	130,881	115,000	(15,881)	113.8%
MISCELLANEOUS & OTHER INCOME	-	500	500	
	<u>426,837</u>	<u>411,456</u>	<u>(15,381)</u>	<u>103.7%</u>
COMMUNITY DEVELOPMENT FUND				
BEGINNING FUND BALANCE	604,463	604,463	-	100.0%
CHARGES FOR SERVICES	40,882	55,000	14,119	74.3%
ADVANCED PLANNING FEES	51,547	114,945	63,398	44.8%
MISCELLANEOUS & OTHER INCOME	10,580	300,000	289,420	3.5%
INTERFUND TRANSFERS - IN	40,000	40,000	-	100.0%
	<u>747,471</u>	<u>1,114,408</u>	<u>366,937</u>	<u>67.1%</u>
INDUSTRIAL/ECONOMIC DEVELOPMENT				
BEGINNING FUND BALANCE	129,423	129,423	-	
INDUSTRIAL SITE LEASES / SALES	3,250	43,000	39,750	7.6%
MISCELLANEOUS & OTHER INCOME	61,862	47,500	(14,362)	130.2%
INTERFUND TRANSFERS - IN	45,000	45,000	-	100.0%
	<u>239,535</u>	<u>264,923</u>	<u>25,388</u>	<u>90.4%</u>
RESERVE FUND - WATER/SEWER				
BEGINNING FUND BALANCE	2,318,200	2,318,200	-	100.0%
	<u>2,318,200</u>	<u>2,318,200</u>	<u>-</u>	<u>100.0%</u>
DEBT RESERVE FUND				
BEGINNING FUND BALANCE	193,503	193,503	-	100.0%
	<u>193,503</u>	<u>193,503</u>	<u>-</u>	<u>100.0%</u>
SDC FUND				
BEGINNING FUND BALANCE	4,639,576	4,639,576	-	100.0%
SYSTEM DEVELOPMENT CHARGES	1,028,060	1,717,285	689,225	59.9%
	<u>5,667,636</u>	<u>6,356,861</u>	<u>689,225</u>	<u>89.2%</u>
WATER FUND				
BEGINNING FUND BALANCE	1,681,888	1,681,888	-	100.0%
GRANT REVENUE	8,026,045	15,890,500	7,864,455	50.5%
CHARGES FOR SERVICES	763,271	768,817	5,546	99.3%
MISCELLANEOUS & OTHER INCOME	140,945	104,280	(36,665)	135.2%
	<u>10,612,148</u>	<u>18,445,485</u>	<u>7,833,337</u>	<u>57.5%</u>
SEWER FUND				
BEGINNING FUND BALANCE	1,256,081	1,256,081	-	100.0%
GRANT REVENUE	5,415,940	18,302,500	12,886,560	29.6%
CHARGES FOR SERVICES	708,026	782,217	74,191	90.5%
MISCELLANEOUS & OTHER INCOME	8,958	220,000	211,042	4.1%
INTERFUND TRANSFERS - IN	215,000	215,000	-	100.0%
	<u>7,604,005</u>	<u>20,775,798</u>	<u>13,171,793</u>	<u>36.6%</u>

FINANCIAL SUMMARY
June 30, 2023

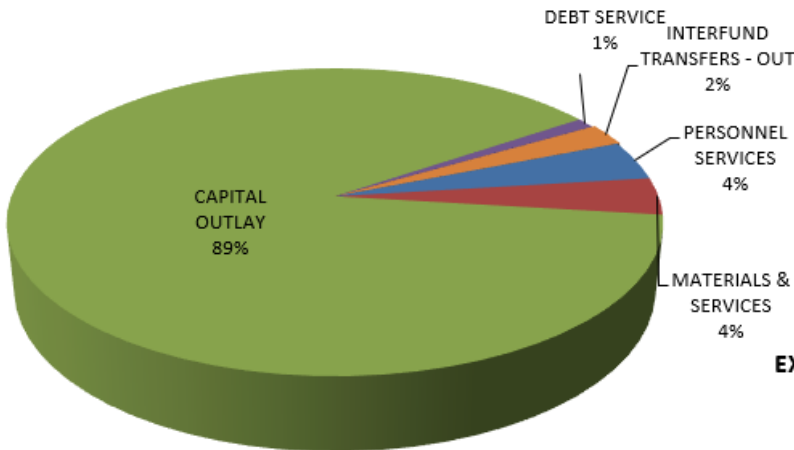
AS OF JUNE 30, 2023

	Year To Date	FY 2022-23 Budget	Budget Remaining	(100% lapsed)
PERSONNEL SERVICES	903,515	1,229,381	325,866	73.5%
MATERIALS & SERVICES	850,830	1,631,377	780,547	52.2%
CAPITAL OUTLAY	19,338,397	43,258,276	22,930,687	44.7%
DEBT SERVICE	233,994	233,994	0	100.0%
INTERFUND TRANSFERS - OUT	507,500	507,500	-	100.0%
	21,834,235	47,532,341	24,708,914	45.9%

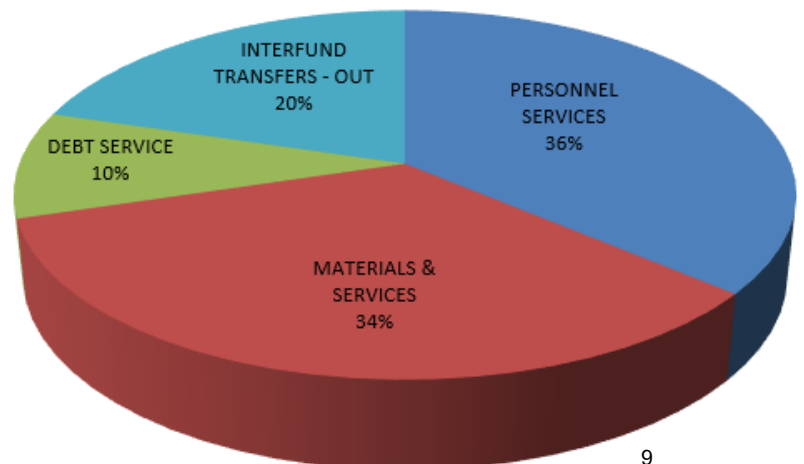
FINANCIAL HIGHLIGHTS – EXPENDITURES:

- Expenditures are in line with staff expectations.
- Capital Outlay is our greatest expense. This is due to the completion of the Transit Center and the ongoing work for Water and Wastewater Capital Improvement Projects.

EXPENDITURES BY CATEGORY



EXPENDITURES BY CATEGORY EXCLUDING CAPITAL OUTLAY



EXPENDITURES - BUDGET TO ACTUAL BY FUND				
AS OF JUNE 30, 2023				
	Year To Date	FY 2022-23 Budget	Budget Remaining	(100% lapsed) % Expended
GENERAL FUND				
PERSONNEL SERVICES	137,030	200,065	63,035	68.5%
MATERIALS & SERVICES	145,701	541,212	395,511	26.9%
CAPITAL OUTLAY	352,082	406,000	53,918	86.7%
DEBT SERVICE	40,926	40,926	-	100.0%
INTERFUND TRANSFERS - OUT	507,500	507,500	-	100.0%
	<u>1,183,238</u>	<u>1,695,703</u>	<u>512,465</u>	<u>69.8%</u>
CEMETERY FUND				
MATERIALS & SERVICES	2,480	14,610	12,130	17.0%
CAPITAL OUTLAY	-	5,000	5,000	0.0%
	<u>2,480</u>	<u>19,610</u>	<u>17,130</u>	<u>12.6%</u>
STREETS FUND				
PERSONNEL SERVICES	90,652	112,387	21,735	80.7%
MATERIALS & SERVICES	110,906	184,815	73,909	60.0%
CAPITAL OUTLAY	4,755	692,500	687,745	0.7%
	<u>206,313</u>	<u>989,702</u>	<u>783,389</u>	<u>20.8%</u>
TOURISM FUND				
MATERIALS & SERVICES	60,347	93,000	32,653	64.9%
CAPITAL OUTLAY	51,144	60,000	8,856	85.2%
INTERFUND TRANSFERS - OUT	-	-	-	0.0%
	<u>111,491</u>	<u>153,000</u>	<u>41,509</u>	<u>72.9%</u>
COMMUNITY DEVELOPMENT FUND				
PERSONNEL SERVICES	97,004	176,294	79,290	55.0%
MATERIALS & SERVICES	37,885	79,000	41,115	48.0%
	<u>134,888</u>	<u>255,294</u>	<u>120,406</u>	<u>52.8%</u>
INDUSTRIAL AND ECONOMIC DEVELOPMENT				
MATERIALS & SERVICES	72,907	138,500	65,593	52.6%
	<u>72,907</u>	<u>138,500</u>	<u>65,593</u>	<u>52.6%</u>
SDC FUND				
CAPITAL OUTLAY	4,024,384	5,013,576	989,192	80.3%
	<u>4,024,384</u>	<u>5,013,576</u>	<u>-</u>	<u>80.3%</u>
WATER AND SEWER RESERVE FUND				
CAPITAL OUTLAY	2,318,200	2,318,200	-	100.0%
	<u>2,318,200</u>	<u>2,318,200</u>	<u>-</u>	<u>100.0%</u>
WATER FUND				
PERSONNEL SERVICES	288,975	370,810	81,835	77.9%
MATERIALS & SERVICES	220,386	271,615	51,229	81.1%
CAPITAL OUTLAY	6,637,984	15,890,500	9,252,516	41.8%
DEBT SERVICE	193,068	193,068	0	100.0%
SPECIAL PAYMENTS	-	200,000	200,000	0.0%
INTERFUND TRANSFERS - OUT	-	-	-	0.0%
	<u>7,340,413</u>	<u>16,925,993</u>	<u>9,585,580</u>	<u>43.4%</u>
SEWER FUND				
PERSONNEL SERVICES	289,855	369,825	79,970	78.4%
MATERIALS & SERVICES	200,218	308,625	108,407	64.9%
CAPITAL OUTLAY	7,598,828	18,872,500	11,273,672	40.3%
SPECIAL PAYMENTS	-	471,813	471,813	0.0%
INTERFUND TRANSFERS - OUT	-	-	-	0.0%
	<u>8,088,901</u>	<u>20,022,763</u>	<u>11,933,862</u>	<u>40.4%</u>



For Immediate Release

Date: July 21, 2023

Contact: Gin Reschke, Chief of Staff, HD 55

Email: Gin.Reschke@oregonlegislature.gov

Representative Reschke Receives Praise from La Pine City Council

Klamath Falls, OR - This week State Representative E. Werner Reschke received a letter of appreciation from the La Pine City Council praising his work in securing \$1.5 million for the La Pine Incubator Project during the 2023 legislative session.

The letter states;

"We, the Common Council for the City of La Pine, would like to express our sincere appreciation for your efforts made on our collective behalf and that of the citizens of La Pine in securing our capital funding request during the 2023 session..."

"... Through this funding, the City will be able to increase these efforts through facilitating the shared goal of fiscal stability for our region, and the improvement of quality of life for its citizenry. We are most grateful for your considerable contributions in reaching these objectives and look forward to the continuance of our combined relationship in service to the community."

Representative Reschke issued the following response,

"La Pine is often overshadowed by the needs of Bend or Klamath Falls. As La Pine and Southern Deschutes County continue to grow it was important to ensure an economic win for this region during the 2023 legislative session."

"A team effort is essential to making positive things happen at the State Capitol. I want to thank the Mayor, the City Council and the City Manager of La Pine, along with Patricia Lucas of SLED (Sunriver/La Pine Economic Development), for their integral part in providing timely information to secure this important funding."

E. Werner Reschke is serving his fourth term in the Oregon House of Representatives. He represents over 70,000 Oregonians in House District 55, which includes southern and eastern Deschutes County and northern and eastern Klamath County.

For more information on the La Pine Incubator Project contact Geoff Wullschlager at the City of La Pine, or Patricia Lucas with SLED.

###



Newberry Regional **PARTNERSHIP**

July 2023

Dear OCF Community Grants Committee,

This letter serves as a Memorandum of Understanding: Newberry Regional Partnership is pleased to partner with Habitat for Humanity of La Pine Sunriver, who will serve as fiscal sponsor to the Newberry Partnership during its formation. The Partnership is preparing materials for submission to receive an official 501(c)3 status from the State of Oregon and the IRS. We expect this process to take 6-9 months, and hope for notice some time in 2024.

The Newberry Regional Partnership formed out of 18 months of planning among leaders who support more than 15,000 households in South County: myself (La Pine City Manager Geoff Wullschlager), Dwane Krumme, Executive Director of Habitat La Pine Sunriver; Russell Construction's Vicki Russell (COCC, Habitat and La Pine Parks board member and former OCF Leadership Council); coordinator Kathy DeBone; La Pine and Sunriver Chambers of Commerce, and ad hoc partners from other key organizations who support our community.

The Partnership commissioned the Dennitt Group to prepare and administer a community survey in May-July 2023, with more than 3300 responses from 1700 households. Habitat for Humanity of La Pine Sunriver has agreed to be the Partnership's fiscal sponsor during our next phase of fundraising and organizational formation, ensuring that we can continue the good work begun by so many community voices with an application to form a 501©3, careful work with survey responses, focus groups, and world-class marketing/communications, web support, and legal and organizational support to our formation.

Please feel free to request further information regarding Newberry Regional Partnership and Habitat's role as our fiscal sponsor. Habitat La Pine Sunriver will donate in-kind administrative services to the Newberry Partnership, including initial grant writing and basic bookkeeping, while the Partnership sets up the funded services proposed in our application to OCF Community Grants.

Thank you for your support and please let us know how we can share more information about the Newberry Regional Partnership.

Sincerely,

Geoff Wullschlager, Founding Leader, Newberry Regional Partnership
City Manager, City of La Pine



PUBLIC COMMENT FORM

Completed forms will be collected prior to the start of the meeting. Comments will be limited to 3 minutes and restricted to the topics indicated below. All remarks and questions must be addressed to the presiding officer, only. Comments will be respectful. Harsh and/or abusive language will not be permitted. (This document is a public record)


Name: April Clark Phone Number: 341 815-8479
Address: PO Box 2186 Lapine
Email: _____ Resident Non Resident Other
Agenda Item Topic #: Low Housing in support of _____ in opposition to _____ as an interested party
 Non-Agenda Item Topic (Provide brief description): _____

Organization (if applicable): _____ Would you like to be contacted for follow up?
____ Yes _____ No



CITY OF LA PINE

STAFF REPORT

Meeting Date: August 9, 2023
TO: City Council
FROM: Geoff Wullschlager, City Manager 
SUBJECT: Consideration of DANCO Communities Multifamily Housing proposal

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|-------------------------------------|-------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Resolution | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | No Action – Report Only | <input type="checkbox"/> | Public Hearing |
| <input type="checkbox"/> | Formal Motion | <input type="checkbox"/> | Other/Direction: Please see below |
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Councilmembers:

On July 26, 2023, Council Meeting staff presented an assessment of the LIHTC (Low Income Housing Tax Credit) program as it relates to a proposal by DANCO properties. This evaluation was intended to provide you with the following elements:

1. An introduction to the LIHTC program.
2. Financial calculations of developer project funding and financing tools under LIHTC and the Oregon LIFT program.
3. The forecasted financial impact tax exemption would have upon the City of La Pine, and all taxing districts within the city limits.

Following the introduction of the staff report, DANCO Properties consultants presented an introduction to the project.

At the conclusion of the discussion, city staff had expressed that they were seeking outside consultancy to measure the efficacy of the DANCO proposal, and an inventory of information acquired to date was provided. Council then instructed city staff to continue the efforts in securing outside consultants.

As of the date of this report, city staff is reporting that a consultant has been identified and the administration is concluding execution of a letter of engagement. The consultant has stated that when appropriate, they will be happy to meet with Council .