

SDC Subcommittee #7
Meeting Summary

Attendees: Mayor Bill Rosacker, Kady Strode, Bubba King, Will Worthey, Councilor Molly Olsen, Kaaren Hofmann, Councilor Mike McBride, Philip Higgins, Dean Werth, Lance Calvert, Deb Galardi

After reviewing the models, Deb Galardi noted that we can include the loan costs for the Groundwater Treatment Plant into the Capital Project list. This increased the Water SDC slightly to cover half of those costs by the SDCs.

Will Worthey then presented the proposed list of concepts noted in the Agenda for discussion. After much discussion, the concepts noted below became the finalists. These will be passed onto the City Attorney for code revisions and to make sure there are no legal constraints on these concepts.

PROGRAM CONCEPT: Clarity and Flexibility on SDC credits

Tighten up the rules around SDC credits in 13.05.130.5 – need to be identified and agreed before planning permission is granted. Approvals to be granted at the planning permission approval phase.

SDC credits will be able to be easily transferred to other phases of a project or even between differing development LLC’s if initially identified as sub-components one project.

PROGRAM CONCEPT: Housing affordability incentives

SDC modifications for housing units of select sizes:

Construction size square feet	SDC charges modifier
Up to 1000 square feet	X 0.25
1001 – 2199 square feet	No modifier
2200+ square feet	X 1.25 modifier

- Does not stack with other incentives.
- This includes middle housing projects.
- Does not include multi-family construction projects.

PROGRAM CONCEPT: Repeal all Transportation change of use SDCs

The city will no longer collect this type of SDC a barrier to development and a very minor revenue source.

PROGRAM CONCEPT: day care / preschool provision

State licensed childcare and pre-school facilities will not be charged SDCs *of any sort* to address this item of concern.

PROGRAM CONCEPT: SDC credit for larger firms starting enterprises in town providing family wage jobs.

The program will be handled on a case-by-case basis with direct approaches to city council.

Guidelines

Must create at least 20 semi-permanent jobs. The jobs need to be 1.5 x the Oregon minimum wage.

The applicant has to be vetted by SEDCOR and supported by a staff report from CDD. This is backed by a Newberg is “open for business” message.

- Awards will be on a case-by-case basis and will be approved by council.
- Does not stack with other incentives.
- Duration of jobs needs to be 3+ years.
- Typical discounts if approved will be in the 20% to 30% range.

PROGRAM CONCEPT: SDC's can be paid later to reduce the credit burden for small construction firms.

The mayor is developing a step-by-step timeline with the building division for our consideration so we can see how this will be accomplished without having to hire extra staff.

Staff will charge a fee to cover staff time and lien costs of \$140 per instance of lien recording.

This program is optional to the builder or developer.

The Subcommittee also requested a comparison of the new SDC vs the current SDC.

Unless requested by the Subcommittee, there will not be another meeting. The committee meeting was adjourned at 3:15 pm.