



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of June 8, 2026

Title/Subject

Resolution 2427- Initiate LID for E Jennie Ave.

Summary and Background

This resolution calls for an engineering report to consider forming a Local Improvement District to construct East Jennie Avenue between NE 8th and NE 10th.

East Jennie Avenue has dead-ended at NE 8th until very recently.

As a result of city staff and property owners working together in 2017/18, approximately 40 acres of formerly industrially-zoned land east of Jennie Avenue was rezoned to accommodate residential development. Since that time, that area is in the process of adding approximately 475 new housing units; enough to accommodate nearly 1,200 new residents, or nearly twice the population of the entire city of Echo.

It is important to disperse traffic impacts as a result of this development by extending Jennie Avenue through to connect these developments to the west with NE 4th, Highway 395, and N 1st Place, as well as to the east with NE 10th. Recognizing the value of the future Jennie Avenue extension, all five properties involved with the proposed LID have recently engaged in Right of Way dedication, Right of Way sale, or signing of agreements not to oppose an LID should one form in the future.

Formation of a Local Improvement District (LID) is a way to finance public streets by levying the cost of the roadway on to the abutting properties which benefit from the street in amounts proportionate to their frontage.

The City of Hermiston has successfully executed 323 LID's, primarily to develop roadways.

There are several steps required by City Code, and State Law, in order to form an LID. The first step is that the City Council must direct the City Manager to have a report developed which actually scopes out the project, estimates costs, establishes methodology for assigning costs, etc. That is what Resolution 2427 does.

Tie-In to Council Goals

Transportation: Improve Mobility and Transportation

Fiscal Information

This resolution does not actually form an LID, or create any obligation whatsoever on to property owners. This resolution simply directs the City Manager to develop a report which can be used by the Council in determining whether or not to move forward to the next steps.

Alternatives and Recommendation

Alternatives

1. Approve resolution 2427
2. Reject resolution 2427

Recommended Action/Motion

Motion to approve Resolution 2427

Submitted By:

Mark Morgan