Keizer Urban Renewal Board Minutes
Wednesday, November 4, 2009 @ 5:30 p.m.
Keizer City Hall

1. **CALL TO ORDER**
   Vice Chair Greg McLeod called the meeting to order at 5:34 p.m.

2. **ROLL CALL**

   Present:
   Rich Duncan, Chair (5:35)
   Greg McLeod, Vice Chair
   Robert Hendricks
   Erick Peterson
   James Hauge
   Doug Tookey
   Bob Stai, KPIC Representative
   Doug Schneider, Planning Commission Representative (5:36)
   Brandon Smith, Council Liaison

   Absent:
   A.J. Nash

   Staff Present:
   Nate Brown, Community Development Director
   Sam Litke, Senior Planner
   Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES** ~ Erick Peterson moved to approve the August 2009 Minutes. Robert Hendricks seconded. The motion passed as follows: McLeod, Hendricks, Peterson, Hauge and Stai in favor, with Schneider and Duncan absent at time of vote, Tookey abstaining and Nash absent.

4. **APPEARANCE OF INTERESTED CITIZENS** ~ *Christine Dieker, Keizer,* spoke in support of the Art Association proposal. She explained that this is a collaborative group sponsoring the artwork on River Road. The group has received grant funds to bring the artwork onto River Road for public enjoyment and it has been a successful program. She requested that the Board consider the River Road Renaissance recommendation to pay for a total of 12 platforms with urban renewal dollars noting that research indicates that this would be a good use of urban renewal dollars because these amenities enhance the vitality of an area by enticing new businesses or increased foot traffic for area businesses. She concluded noting that the Art Association would foot the bill for the artist stipends but that city support is needed for the platforms.

5. **OLD/NEW BUSINESS**

   Artwalk Platform Recommendation from RRR: Community Development Director Nate Brown noted that the River Road Renaissance Advisory Committee had discussed this issue at length and had agreed that this use of urban renewal dollars would be consistent with the intent and overall effort of the RRR program. He added that these capital improvements are permanent structures; explained that budget discussions were unclear as to the expectation of repayment from the Art Association for four platforms that had already been funded and noted that the Sonic platform had been included in the project. He concluded that with that in mind, the funding request would be for the seven remaining platforms. Discussion then took place regarding locations, cost, benefits to businesses, and anticipated longevity of the program.

Bob Stai moved that Keizer Urban Renewal Board support funding of construction of seven platforms for the artwalk to include lighting and to cost approximately $25,000 for all seven. Robert Hendricks seconded.

Erick Peterson offered a friendly amendment to include "similar to the ones already in place" in the motion. Amendment was accepted.

The motion passed unanimously as follows: Duncan, McLeod, Hendricks, Peterson, Hauge, Stai, Schneider and Tookey in favor and Nash absent.

Copeland Property Street Frontage Improvement Update: Mr. Brown reported that work had begun on the project beginning at the martial arts end. He noted that the contractor has been vague as to committing to time frames. Greg McLeod suggested that a requirement for completion within a certain time frame be included in the next project.

Town & Country Improvements Update: Erick Peterson circulated a plan and explained that it basically integrated a lot of landscape and a plaza and maintained the same number of parking spaces. He noted that things are moving slowly now because Java Crew is going to provide a new building on the site. He added that the owner is excited about the improvements; façade improvements are not going to happen in this budget cycle but the owner is continuing to move forward on those details.

Keizer Station Additional Paving Concept: Mr. Brown reported that a concept had been discussed regarding the possibility of paving some of the vacant land adjacent to Keizer Station Park and requested that the Board discuss this possibility. He noted that the paved area could be used for the Iris Festival tent and possibly for a basketball court. Rich Duncan suggested that perhaps gravel would be a better alternative. Additional discussion took place regarding urban renewal dollars paying from something that a developer would normally pay for and the perception that there is already adequate parking at Keizer Station. Board members agreed by consensus that they did not support this concept and they were opposed to spending urban renewal dollars on something temporary that would benefit a developer. They voiced the opinion that this project would not fit in the definition of urban renewal and suggested that the city allow the area to develop according to the master plan.

6. ADJOURN ~ Meeting adjourned at 6:38 p.m.

Next meeting: December 2, 2009
Civic Center

Approved: 12.02.09