



Keizer Urban Renewal Board Minutes
Wednesday, October 26, 2005 @ 5:30 p.m.
Keizer City Hall - Conference Room B

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

2. ROLL CALL

Present:

Greg Frank, Chair
Greg McLeod
Brandon Smith
Greg Rands
Brian Butler
Christine Stimson
Stuart Crosby
Michael Smith

Absent:

Marlene Kelly
Troy Nichols, Council Liaison

Staff Present:

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

3. APPROVAL OF MINUTES.

September 28, 2005 ~ Correction was made on page 2 changing "Brian Smith" to "Brandon Smith". Greg McLeod moved to approve the minutes as corrected. Greg Rands seconded. The motion passed unanimously by all members present. (Frank, McLeod, Brandon Smith, Rands, Stimson, Crosby and Butler (7))

4. APPEARANCE OF INTERESTED CITIZENS ~ None

5. NEW/OLD BUSINESS ~ Nate Brown introduced Sam Litke, the new Senior Planner and Mike Smith, the new Planning Commission liaison. Greg Frank added that Marlene Kelly would not be renewing her tenure on the Parks Advisory Board so a new liaison would be taking over upon appointment.

- **Baskin-Robbins Improvements ~** Nate Brown distributed the Engineer's estimate for the project which would be funded 100% with KURB funds budgeted under grants. Discussion took place regarding the costs and individual line items, implementation of River Road Renaissance concepts, getting three contractor bids, easement issues, the necessity of a survey and traffic signal work. Mr. Brown pointed out that this project would be a "demonstration project" showing the look anticipated along the length of River Road with the hope that other businesses will participate in improvements. It is also hoped that this project will demonstrate to the public and City Council what can be accomplished with some investment. Additional discussion followed regarding parties responsible for opening bids and the option of

approval of the project through a grant process with a ceiling amount vs. getting bids.

Stuart Crosby moved to table the issue pending receipt of three bids and postpone recommendation to Council until the bids are reviewed. Brandon Smith seconded. Motion passed unanimously by all members present. (Frank, McLeod, Brandon Smith, Rands, Stimson, Crosby, Mike Smith and Butler (8))

- **River Road Renaissance Project Update** ~ Stuart Crosby explained that the banners had been printed wrong so new ones are being printed and will be installed when they are received. The committee chose the locations for focal points for each of the five districts. He gave a brief overview of planned improvements at the various focal points.

- **Saint Edwards Church/Urban Renewal District** ~ Mr. Brown reported that the Urban Renewal District shown on the map which the city has been using is not accurate: Saint Edward Church is shown within the district but it is not. He added that he is hoping to correct this without lengthy court process by adding the allowable amount of 20% (.75 acres) to the district; this would allow the city to buy frontage improvements.

Christine Stimson moved to recommend to Council that up to .75 acres of Saint Edward property be added to the Urban Renewal District so that focal points or plazas could be developed on Saint Edward property with Urban Renewal funds and with the cooperation of the church. Stuart Crosby seconded. Greg Frank offered a friendly amendment to make that recommendation after verifying that City hall is already included in the Urban Renewal District. Amendment was accepted by both Stimson and Crosby. Motion passed unanimously by all members present. (Frank, McLeod, B. Smith, Rands, Stimson, Crosby, M. Smith and Butler (8))

- **Expo/Sports Center** ~ Mr. Brown reported that a proposal has been received for a feasibility study on the Sports Community Center and will be submitted to Rotary to see how much they are willing to contribute towards the funding of the study.

6. ADJOURN ~ The meeting adjourned at 6:42 pm.

Next meeting December 7, 2005, Conference Room A