

**Keizer Urban Renewal Board
Minutes
Wednesday, October 24, 2001
5:30 p.m.
Keizer City Hall - Conference Room B**

1. CALL TO ORDER

Chair Wood called the meeting to order at 5:32 p.m.

2. ROLL CALL

The following members were present: Tom Wood, Stan Compton, Greg Frank, Greg Rands, Bob Plata and Jim Taylor (arrived at 5:45 p.m.)

Absent: Mike Gaynor and Rick Curry

Also present were: Planning Director Maria Meier, City Manager Christopher Eppley and Recording Secretary Cindy Perry

3. APPROVAL OF MINUTES FROM:

➤ **September 26, 2001**

Mr. Frank moved for approval of the September 26, 2001 minutes as written.

Mr. Compton seconded the motion and carried, all present voting aye.

4. APPEARANCE OF INTERESTED CITIZENS

No interested citizens appeared before the Board.

5. OLD BUSINESS

Landscape Grant Updates

Planning Director Maria Meier noted that a letter was sent to 7-11 regarding the landscape grant. She also noted that an invoice had been received regarding the landscape grant for Budget Rent-A-Space. Ms. Meier indicated she would follow up to ensure compliance with what the Board granted.

Mr. Rands noted that the 7-11 project would be complete in the next two weeks.

Civic Center Task Force

City Manager Eppley reported that the Council reviewed the recommendation from KURB and appointed a Task Force to develop a process for a feasibility study to be conducted. He indicated that the Task Force would be meeting on Monday, October 29th to organize a recommendation to the Council.

Responding to questions regarding the Air Quality Report, Mr. Eppley indicated that the final report had been received and reviewed by the City's Risk Management Group. Staff expected a final report from them in the next 30-days pertaining to what steps should be taken next. He indicated that the preliminary tests revealed nothing life threatening; but noted some allergens such as penicillium, which were in high concentrates in various parts of the City Hall and Police Department buildings.

Mr. Eppley stressed that the issues of Air Quality and the development of Civic Center were being kept as separate topics. He emphasized the need to address the environmental issues right away regardless of what takes place with the Civic Center.

Mr. Frank stressed the need for the Board to articulate it's concerns regarding providing an adequate facility for staff to work. He suggested that KURB formulate and make this presentation to the City Council.

Jim Taylor arrived at 5:45 p.m.

6. NEW BUSINESS

No additional new business was brought before the Board.

7. PRESENTATION OF KEIZER STATION PLAN

Planning Director Maria Meier summarized her memo regarding the Keizer Station Plan. She noted that this was a proposal to change the Chemawa Activity Center. She outlined the areas within the Chemawa Activity Center and noted the sections that were contained within the urban renewal district and the proposed zoning changes in the Keizer Station Plan.

Questions arose regarding access to the interchange. City Manager Eppley provided a background regarding the property currently owned by the BIA and the hopes that the Grand Ronde and Siletz would grant an access easement to the city to develop the interchange. Mr. Eppley summarized the concept of the loop that would include a right in and right-out turns.

Mr. Eppley reported that the city had submitted an ODOT grant application totaling two million dollars to assist with the development of the interchange. He expressed optimism regarding the city's chance at receiving these funds.

Mr. Eppley noted the city's commitment to the Stadium regarding Radiant Drive, and asserted hope that the Stadium would work under another extension if the city were awarded the ODOT grant to develop the interchange. He noted the benefits that the interchange would have for the stadium opposed to the realignment of Radiant Drive.

Mr. Eppley summarized the urban renewal district and the city's inability to use urban renewal funds outside of the district, even though the infrastructure would service the

district. He indicated that there were portions of land within the district that would be used to develop the infrastructure, and that urban renewal funds could be used for this fragment of the infrastructure. Issuing debt in the Street Fund or the creation of a second urban renewal district could attain the funds for the infrastructure, but would not be needed if the city was awarded the ODOT grant.

Ms. Meier indicated that the announcement of the grant award would take place October 25, 2001.

After further discussion Ms. Meier suggested that the Board might wish to review the impact, if any, that the Keizer Station Plan would have on River Road and the urban renewal district and formulate a recommendation to the Planning Commission regarding this.

Mr. Compton generalized the economic study in the Keizer Station Plan, which indicated that millions of dollars were leaving Keizer due to the lack of retail in the area. He suggested that the city hire a consultant to conduct an opinion poll regarding the shopping habits of Keizerites and whether they would shop in Keizer if more retail were made available.

Responding to questions Ms. Meier noted the agencies that were notified of the process and their ability to comment on the plan until November 14, 2001. She noted that Marion County and the City of Salem had addressed some concerns regarding the plan, but indicated she was unsure how they would apply these concerns to the criteria.

Ms. Meier reported that the first public hearing would take place on December 12, 2001 before the Planning Commission. She offered to develop a list of points for KURB to discuss regarding the urban renewal district and the Keizer Station Plan.

Chair Wood also requested communications from business leaders in the community and that the next meeting be dedicated to reviewing this additional information.

Mr. Compton suggested that the Chamber of Commerce organizes and provides their input regarding the plan.

Ms. Meier noted that the Chamber had received the information and their input should be received during the public hearing process.

The Board and staff discussed whether testimony regarding the Urban Renewal District versus the Keizer Station Plan should be brought before the Board that could, in turn, be summarized and submitted to the Planning Commission as part of the record.

Ms. Meier urged the Board to focus their discussions on the Urban Renewal District and to invite those who might be part of the district to attend the Urban Renewal meetings.

Mr. Compton felt that the impact of the plan to the Urban Renewal District would need to be addressed by the Board.

Chair Wood cautioned the Board that he felt their role should be as fact-finders and to avoid taking sides on the issue.

The Board and staff discussed and debated the route to take regarding the issue to obtain input from the business community regarding the plan.

Ms. Meier forewarned the Board that the timeframe prior to the public hearing was short and that staff would not have time compile economic analysis data for the Board.

A questionnaire in the newspaper was discussed along with the costs of doing a mailing, or noticing a public forum to accept testimony from those that could be affected in the Urban Renewal District.

After the various options were reviewed, Ms. Meier advised the Board that if they planned to take testimony from the public regarding the impact of the Keizer Station Plan on the Urban Renewal District that it would be important for the Board to formulate a recommendation based on this information to forward to the Planning Commission.

Mr. Compton moved a motion for staff to invite the developer of the Keizer Station Plan and the Government Affairs Committee from the Keizer Chamber of Commerce to attend the next meeting of KURB to answer questions and supply input. This would allow KURB to formulate a recommendation to pass onto the Planning Commission. Mr. Rands seconded the motion and carried, all present voting aye.

8. ANNOUNCEMENTS AND AGENDA INPUT

None

9. ADJOURN

Chair Woods adjourned the meeting at 7:23 p.m.