Keizer Urban Renewal Board Minutes
Wednesday, September 28, 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:	**Absent:**
Greg Frank, Chair	Marlene Kelly
Greg McLeod	Stuart Crosby
Brandon Smith	Stan Compton
Greg Rands	
Brian Butler	**Staff Present:**
Christine Stimson	Nate Brown, Community Development Director
Troy Nichols, Council Liaison	Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES.**
   July 27, 2005 ~ <u>Brian Butler moved to approve the minutes. Greg McLeod seconded. The motion passed unanimously by all members present.</u> (Frank, McLeod, Smith, Rands, Stimson and Butler (6))

4. **APPEARANCE OF INTERESTED CITIZENS** ~ None

5. **NEW/OLD BUSINESS**
   Baskin-Robbins Improvements ~ Nate Brown distributed for review three prints showing improvements at Baskin-Robbins. He explained that the aprons at the crosswalks stay the same; the change is a hardscape surface in front of Baskin-Robbins on both sides of the driveway with closure of the second driveway and another hardscape surface in front of the office building with the bus shelter located at the front of it. The sidewalk will be meandered and is shown at 5 feet but will be widened wherever possible. Moles Annex has given permission to curve the sidewalk; the connection of the porch to the sidewalk is still being developed. The price for the project is undetermined, but this submission was offered in order to get KURB initial support before continuing. Discussion followed regarding pedestrian crosswalk control, mailboxes, irrigation, parking and easements. Mr. Brown noted that the property owners are participating but funding of this project would be 100% funded by urban renewal because it was initiated by the city. He added that his estimate was upwards of $20,000 for the project. Following lengthy discussion, the consensus of the board was to approve the design of this project.

River Road Renaissance Project Update ~ Nate Brown reported that the committee had tried to identify focal points and plaza locations but it became apparent that members had different ideas as to what the two concepts represented. He explained that Jerry McGee had offered suggestions for use in plazas and/or focal points including bronze statuary that would convey citizen pride in the history of the city. There was no discussion on funding of the proposed projects, but the committee had been supportive of the ideas. Finally, Mr. Brown noted that the banners for the districts should be delivered on the 15th and would be installed soon thereafter.

Chamber Bark Dust Project ~ Mr. Brown reported that the Keizer Chamber has volunteers wishing to spread bark dust at various sites on River Road. Bark dust for sites in the public right of way will be purchased by Public Works, but the privately owned sites would need 50% funding from KURB with the owners funding the remaining 50%. Discussion followed with Mr. Brown fielding questions from board members.

CORRECTED 10-27-05 MTG

Brandon

~~Brian~~ Smith recommend to Council that KURB fund the Chamber Bark Dust project at 50% of the product only. Christine Stimson seconded. The motion passed unanimously by all members present. (Frank, McLeod, Smith, Rands, Stimson and Butler (6))

Greg Frank requested that in the future a representative from the entity requesting KURB funding attend the KURB meeting to answer questions and provide input.

Urban Renewal Amendment – Raising Maximum Indebtedness ~ Mr. Brown pointed out that when KURB voted to raise the Maximum Indebtedness, the Board had indicated that they would fund the recreation sports complex at 70%. This figure, he reminded them, was based on the original estimate of $10,000,000 making 70% KURB funding $7,000,000. However, because the cost estimate has now increased to $14,000,000 Council wishes to determine if KURB is still willing to fund it at 70% ($9,800,000) and questioned if the Board had a maximum amount they were willing to fund. Discussion followed regarding the developer share of 30% vs. corporate sponsorship, general support, causes for the increased cost, anticipated feasibility studies and business plans and alternate uses for the funds should the sports center not be developed. Following this it was the consensus of the board to delay making a decision until there was more information. For clarification Mr. Brown confirmed that the board was unwilling to provide more than $7,000,000 towards this project without more detailed information on the reasons for the increase.

Removal of Areas from the Urban Renewal District – Progress Report ~ Mr. Brown explained that the Finance Director is responsible for this process and it is moving forward with no modifications. It is a 60-day process which is being handled with the help of a consultant. The hearing will be set for the first part of December.

8. **ADJOURN** ~ The meeting adjourned at 6:30 pm.

Next meeting October 26, 2005, Conference Room A