Keizer Urban Renewal Board Minutes
Regular Session
Wednesday, September 27, 2006 @ 5:30 p.m.
Keizer City Hall – Council Chamber

1. **CALL TO ORDER**
   The meeting was called to order at 5:30 p.m.

2. **ROLL CALL**

   Present:
   Stuart Crosby, Chair
   Greg McLeod, Vice Chair
   Rich Duncan
   Christine Dieker
   Anthony Rayhel
   Christine Stimson
   Troy Nichols, Council Liaison
   Garry Whalen, Parks Representative
   Doug Schneider, Planning Commission Representative

   Absent:
   Brandon Smith ARRIVED LATE AFTER MINUTES

   Staff Present:
   Nate Brown, Community Development Director
   Sam Litke, Senior Planner
   Tracy Davis, City Recorder

3. **APPROVAL OF MINUTES.**
   June 28, 2006 ~ Rich Duncan moved to approve the minutes. Christine Dieker seconded. The motion passed as follows: Crosby, Duncan, Dieker, Whalen, and Schneider in favor with Rayhel, Stimson and McLeod abstaining and Smith absent.

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

5. **LOCKHAVEN/RIVER ROAD IMPROVEMENTS UPDATE** ~ Nate Brown reported that a proposal was decided upon and submitted it to city engineer for development of construction plans. When the plans are received the project will go out for bids. He explained that bollards would replace the guardrail. The southwest corner of the intersection will not be included in this project because Public Works is investigating the addition of a turn lane on eastbound Lockhaven.

6. **RIVER ROAD RENAISSANCE UPDATE** ~ Has not met since the last KURB meeting.

7. **KEIZER PLAZA UPDATE** ~ Mr. Brown reported that frontage improvements have not commenced but façade improvements are underway. When the Cash Store moves into the facility, their building will be demolished and frontage improvements will begin.

8. **BASKIN-ROBBINS UPDATE** ~ Mr. Brown reported that the final piece of the project (the bench) is assembled in the hallway waiting for installation. Additionally, irrigation issues are being worked on.

9. **SHARI'S UPDATE** ~ A bench and bike rack are on order. Mr. Brown noted that the project had come in over $30,000 and Shari's absorbed the difference as their effort to partner with the community. He commended them for their part in this project.

10. **WEST COAST BANK GRANT REQUEST** ~ Mr. Brown explained the delays that had taken place on this project as well as the fact that their budget year ends December 31 so the construction window is evaporating. He distributed the three bids for the project adding that staff would recommend inclusion of an additional bench and stamped concrete. He explained that this grant would be less than a 100% match because the bank wants to do some additional landscaping and parking lot improvements. Mr. Brown recommended approval of the grant with the inclusion of the additional work and a 10% contingency. Discussion followed regarding parking, sidewalk work, driveways and traffic patterns.

    Garry Whalen moved to approve the grant in an amount not to exceed $43,000 subject to all the loose ends being tied down to the satisfaction of the Board prior to any pay~~offs~~outs. Greg McLeod seconded. Motion passed unanimously. (Crosby, McLeod, Smith Duncan, Dieker, Stimson, Rayhel, Whalen and Schneider.)

    Mr. Brown explained that this is a reimbursement grant so the payment for work would be handled by West Coast Bank who would then submit documentation to the City for reimbursement. He noted that the proposals would most likely be updated and if they were within the grant amount they would not be resubmitted to the Board. However, if the total increases, he will bring it back for approval.

11. **OTHER BUSINESS** ~ The owner of the Palm Reader house is interested in partnering with the city to improve the site however there has been no any action taken at this time.

12. **ADJOURN** ~ Meeting adjourned at 5:55 p.m.

Next meeting
October 25, 2006, Conference Room A

Approved:

10-25-06