Keizer Urban Renewal Board
Meeting Minutes
Wednesday, September 22, 2010 @ 5:30 p.m.
Keizer City Hall

1. **CALL TO ORDER**
   Chair Greg McLeod called the meeting to order at 5:37 p.m.

2. **ROLL CALL**

   Present:
   Greg McLeod, Chair
   Robert Hendricks, Vice Chair
   Doug Tookey
   Rich Duncan
   Doug Schneider, Planning Commission Representative
   Brandon Smith, Council Liaison

   Absent:
   Erick Peterson
   James Hauge
   A.J. Nash
   Sherrie Gottfried, KPIC Representative

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

3. **APPROVAL OF MINUTES** ~ Rich Duncan moved for approval of the July 2010 Minutes. Robert Hendricks seconded. Motion passed as follows: McLeod, Hendricks, Tookey, Duncan and Schneider in favor with Peterson, Hauge, Nash and Gottfried absent.

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

5. **OLD/NEW BUSINESS**

   Removing Term Limits ~ Community Development Director Nate Brown requested that the Board recommend to Council the elimination of term limits on the Urban Renewal Board. He explained that since the District is expected to sunset in two or three years, limiting the amount of time a board member could serve was not in the City's best interest.

   Discussion then took place regarding the continuation of the Board after the District sunsets and until the money is gone, the uncertainty as to the life of the District and state law limitations.

   Rich Duncan moved to recommend to Council removal of term limits on the Keizer Urban Renewal Board and allow the present Board to finish the term of the Urban

Renewal District with the caveat that the current Board would not be permanent; members would still go through the appointment process.

Doug Schneider offered a friendly amendment to extend the limit to another full three year term rather than eliminating it.

Further discussion took place as to the appropriate verbiage.

Rich Duncan withdrew his motion and moved to recommend that Council extend Keizer Urban Renewal Board term limits for an additional term of three years. Doug Schneider seconded. Motion passed as follows: McLeod, Hendricks, Tookey, Duncan and Schneider in favor with Peterson, Hauge, Nash and Gottfried absent.

Banner Across River Road ~ Mr. Brown reported that Sherrie Gottfried would like to revive the concept of a banner display structure across River Road similar to those in Salem. He explained that Salem charges $300 for renters to display their signage and the renter is required to hire a sign company to install and remove the sign. Mr. Brown reminded the Board that they had heard a similar proposal in the past and they had voiced opposition to being the sole financial support for this project. He went on to explain that Ms. Gottfried has indicated that this would be a loan and the funds would be paid back by the rentals received. She was supposed to send an "Issue Paper" for KURB review, but that had not occurred. Mr. Brown asked the Board members to share their thoughts.

Rich Duncan provided additional information regarding the arch that was proposed in the past noting that he was part of the group in favor of the arch and did not understand why KURB rejected it. He noted that the River Road Renaissance does not have its own funding source so needed to come to KURB and felt it would benefit the city. Councilor Smith responded that the Board had voiced support for the arch, but was opposed to loaning money for it and also for being the sole funding source.

Chair McLeod pointed out several technical details regarding installation of the poles for hanging the proposed banner and suggested that perhaps if grants were found to pay for part of the cost the Board could participate. Mr. Brown pointed out that Ms. Gottfried had not talked to the Chamber about this because the poles would be in public right of way so the City would retain control and administer the rentals.

Further discussion took place regarding aesthetics, loan collateral, priorities, limited urban renewal funds, economic impact of a banner as opposed to that of replacing sidewalks, possible locations and the possibility of partial funding.

Doug Schneider noted that he felt this would be good for the city but this did not fall under the mission of renovating blighted properties. Rich Duncan expressed the opinion that the City should be able to find a mechanism to fund this if there is another source and if they feel it is a worthy project. Board members agreed that without a formal proposal there was no need to make a motion and that if Ms. Gottfried wants to do the work, she could bring a proposal back to the Board for consideration.

6. **COUNCIL LIAISON REPORT** ~ Councilor Smith reported that
   - The Planning Commission had approved the Master Plan for Keizer Station Area B and it would be reviewed by Council at the October 4 meeting.
   - A Master Plan for Keizer Station Area C is hoped for in the near future.
   - Fire Prevention week kicks off on October 4 with a big event at the Fire District.
   - Leadership Keizer 2011 is being ramped up for this year. He invited people to participate.

7. **OTHER BUSINESS** ~ Doug Schneider questioned if the people doing the project across from Wells Fargo had applied for a grant. Mr. Brown responded that they had inquired if a grant would be available; he had explained the kinds of projects, limitations and funds available and had not heard from them since.

   Mr. Litke explained that he had met with the owner of the Evans/River Road project and explained the issues that the Board had with the proposal and he had not heard from the owner since then. Mr. Brown interjected that the contractor had called on Friday and asked if he brought in plans on Tuesday could the project be put on the Wednesday agenda. Mr. Brown explained that that was not enough time and he has heard nothing further.

   Additional discussion took place regarding marketing available grants to River Road businesses. Mr. Brown noted that it would be appropriate for Board members to encourage businesses to apply and added that Abby's Pizza has contacted the City regarding applying for a grant. They have an engineer working on a site plan for submittal. Los Dos Hermanos and ~~St Marks~~ have also expressed an interest.
   FAITH LUTHERAN

8. **ADJOURN** ~ Meeting adjourned at 6:35 p.m.

Next meeting: October 27, 2010
Civic Center

Approved: 10-27-10