Keizer Urban Renewal Board
Minutes
Wednesday, September 22, 2004 @ 5:30 p.m.
Keizer City Hall - Conference Room B

1. **CALL TO ORDER**
   The meeting was called to order at 5:32 p.m.

2. **ROLL CALL**

   Present:
   Greg Frank, Chair
   Greg McLeod
   Greg Rands
   Christine Stimson
   Tom Callanan

   Also Present:
   Nate Brown, Community Development Director

   Absent:
   Brian Butler
   Stuart Crosby
   Marlene Kelly
   Stan Compton
   Michel Gaynor, Council Liaison

3. **APPROVAL OF MINUTES.**
   - ***June 23, 2004*** – Tom Callanan moved for approval of the June 23, 2004 minutes as written. Greg Rands seconded the motion. The motion passed unanimously as follows:

     AYES: Frank, McLeod, Rands and Stimson (5)
     NAYS: None (0)
     ABSENT: Butler, Crosby, Kelly and Compton (4)
     ABSTENTIONS: None (0)

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

5. **NEW BUSINESS**
   - **River Road Renaissance Report** ~ Community Development Director, Nate Brown reported that the consultants, Spencer & Kupper, had submitted a memo which has been reviewed. Mr. Brown added that he had discussed with Mary Opra, President of the Chamber of Commerce, the desire that the Chamber be an active partner in the process so that business and property owners on River Road have a strong voice in the development and implementation of the plan.

The consultants will submit an implementation strategy to Council in early December. Nate added that KURB members would receive copies of the strategy and encouraged them to review it an submit any suggestions or concerns to him for inclusion in his staff report to Council.

Members questioned if the High Priority Transit Corridor (HTPC) has been included in the study. Nate reported that the consultant was aware of the project but noted that it was not addressed in the consultant's outline. Discussion continued on the plans for the HPTC improvements.

<u>It was moved and seconded that the Consultants, Spencer & Kupper, address the High Priority Transit Corridor issue in their final submittal to Council. The motion passed unanimously as follows:</u>

<u>AYES:</u> Frank, McLeod, Rands and Stimson (5)
<u>NAYS:</u> None (0)
<u>ABSENT:</u> Butler, Crosby, Kelly and Compton (4)
<u>ABSTENTIONS:</u> None (0)

Nate Brown explained that the implementation plan will be presented to Council for adoption and specific action items will then be sent to other groups such as KURB, Planning Commission, Chamber, etc. Notice of the Council meeting will be sent to all the River Road Renaissance participants. He added that opportunities for public involvement will continue. Discussion continued regarding the Urban Renewal District and funding sources. Mr. Brown concluded that the city would not act preemptively without partnership by the business and property owners; the intent is that it will be an incentive program similar to the grant opportunities available.

6. OLD BUSINESS

- **Cherry & Alder Property Update ~** A building permit has been issued for the remodeling of the building. The city has worked extensively with Mr. Kay, the owner of the property, who has developed an acceptable plan in compliance with the development standards and current building codes. The building will house offices.

- **4995 Rickman ~** The City Code Enforcement person has been working on a regular basis with the owner of this property to make sure that he understands that he is under scrutiny. He has been given guidelines to comply with in the next two weeks. Because this is an occupied residential property, the options are restricted.

- Mr. Brown noted that the next anticipated issue is the second hand/junk dealer on Cherry Avenue. Preliminary work has been done with the Fire District; a code amendment has been implemented so that the City can issue directives to either repair or demolish offending properties and set time frames.

7. **OTHER BUSINESS** ~ Chair Frank inquired as to the status of removal of properties from the Urban Renewal District. Mr. Brown reported that he had informed the City Manager of the KURB consensus on the Urban Renewal properties (i.e. removal of all proposed properties except the area of Candlewood Drive around Cherry City Recycling) and he has indicated that he will proceed with that. He concluded that he had no specific dates for proposed accomplishment.

   Discussion followed regarding the traffic flow at the new development near the Union 76 Station. Mr. Brown reported that the parking requirements were being met and could be seen on the site plan, landscape medians and areas were being added; egress and ingress will be through the south portion of the property where they will share an access aisle with the gas station. Mr. Brown volunteered to mail the site plan to Greg McLeod.

   Mr. Brown noted that ground breaking for Keizer Station was set for Wednesday, September 29 at 5:00 on the corner of Tepper and Radiant. He added that negotiations with landowners in the area are continuing.

Next Meeting *~ Wednesday, October 27, 2004.*

8. **ADJOURN**
   The meeting was adjourned at 6:20 p.m.