



MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, August 1, 2011
Keizer Civic Center
Keizer, Oregon

CALL TO ORDER

Agent Christopher called the session to order at 6:30 p.m. Roll Call was taken as follows:

Present:

Lore Christopher, Chair
Brandon Smith
David McKane
Joe Egli
Cathy Clark
Jim Taylor (6:33)
Mark Caillier

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development Director
Susan Gahlsdorf, Finance Director
Tracy Davis, City Recorder

**PUBLIC
TESTIMONY**

Dave Bauer, Keizer, spoke in opposition to the 8th Amendment to the Urban Renewal Plan noting that the allowance of \$500,000 is too much money to invest in tourism. He noted that the Good Vibrations event only brought business to the restaurants and not to the other businesses and he suggested that this amendment would subsidize the local hotel and restaurants and not benefit the local Keizer residents. He concluded that tourism did not apply to Keizer.

Bill Quinn, Keizer, voiced the opinion that the city should not be in the real estate business, either building a building or leasing it out.

PUBLIC HEARING

None

**ADMINISTRATIVE
ACTION**

**a. RESOLUTION –
Approving
Additional Grant
for Landscape
Improvements at
Property known**

Community Development Director Nate Brown reminded Agents that they had authorized expenditure for this project of \$118,964 but only \$116,560 was spent. Originally the project was designed with a seat height wall which was subsequently deleted with the understanding that planters would be used instead. He explained that he had reviewed catalogs and found some that were reminiscent of bowling balls but they would cost \$1,000 each to ship. Advantage Precast in Keizer has indicated they could manufacture the planters for \$595 each and there would be no shipping costs. Mr. Brown requested \$5,000 to cover the cost of the

as Town and Country Lanes located at 3500 River Road, North, Keizer, Oregon

planters, placement, planting, irrigation, etc, noting that because the project was closed out in the last fiscal year, this amount would be a new authorization. Additionally the Keizer Urban Renewal Board had unanimously supported the expenditure and suggested that staff work with Advantage Precast to get three dimples to look like finger holes placed in the planters as well.

Agent Egli moved to adopt a Resolution Approving Additional Grant for Landscape Improvements at Property known as Town and Country Lanes located at 3500 River Road, North, Keizer, Oregon. Agent Smith seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**b. RESOLUTION –
Approving the
Eighth
Amendment to
the North River
Road Urban
Renewal Plan
(Visitor
Information
Services
Facilities)**

Mr. Brown reminded Agents that at the July meeting they had directed staff to prepare the appropriate Minor Amendment to include Visitor Information Services Facilities in the Urban Renewal Plan. This resolution adds such facilities to the plan. A Minor Amendment limits the project maximum expenditure to \$500,000. The resolution specifies expenditure of funds to be from Program Income and does not specify how the funds would be spent; it merely gives the Agency the authority to consider such a project in the future.

Mr. Brown then fielded questions and provided clarification regarding the funds, the list of possible projects, and participation in the Transit District facility design. Agent Taylor questioned the disposition of the \$4 million allocated for Something Special: \$1.3 was spent on Buchholz property for Something Special, leaving 2.7 million that should be repaid. Mr. Brown explained that several items have been adjusted by Agency decisions to spend but that the Something Special concept has been employed for the purchase of the Buchholz property and was therefore completed. Agent Taylor argued that Something Special was not just ground and that the remainder of the \$4 million should be used for this.

Mr. Brown noted that this amendment would not affect the sunset or the life of the district. He reviewed areas of Keizer Station that are included in the district, projects that have been completed in the Plan and those remaining in the River Road Renaissance plan.

Agent Clark moved that the Keizer Urban Renewal Agency adopt a Resolution Approving the Eighth Amendment to the North River Road Urban Renewal Plan (Visitor Information Services Facilities). Agent Smith seconded.

Agent Taylor noted that he would oppose this because it was

irresponsible to fund something new when things already agreed upon cannot be funded. Agent McKane voiced opposition to the Resolution noting that he was not comfortable with the funding limit and he felt there should be more discussion prior to making this decision.

Motion passed as follows:

AYES: Christopher, Egli, Smith, Caillier and Clark (5)
NAYS: McKane and Taylor (2)
ABSTENTIONS: None (0)
ABSENT: None (0)

**CONSENT
CALENDAR**

a. Approval of July 11, 2011 Urban Renewal Agency Minutes

Agent Clark moved to approve the Consent Calendar. Agent Smith seconded. Motion passed unanimously as follows:

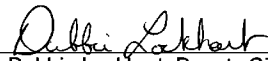
AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS None

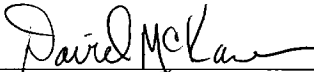
ADJOURNMENT With no further business the meeting was adjourned at 6:56 p.m.

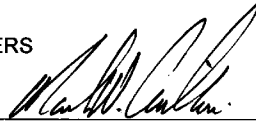
APPROVED:


Lore Christopher, Chair


Debbie Lockhart, Deputy City Recorder

AGENCY MEMBERS


David McKane


Mark Caillier


Jim Taylor


Cathy Clark


Brandon Smith

Joe Egli

Minutes approved: 8-24-11