Keizer Urban Renewal Board Minutes
Wednesday, July 27, 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:
   Greg Frank, Chair
   Greg McLeod
   Brandon Smith
   Greg Rands
   Brian Butler
   Stuart Crosby
   Stan Compton
   Christine Stimson
   Troy Nichols, Council Liaison

   Also Present:
   Jerry McGee
   Christine Dieker

   Absent:
   Marlene Kelly

   Staff Present:
   Nate Brown, Community Development Director
   Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES.**
   May 25, 2005 ~ Greg Rands moved to approve the minutes for the June 22, 2005 Regular Session, July 6, 2005 Special Session and July 13, 2005 Work Session. Brian Butler seconded. The motion passed as follows:
   AYES: Frank, McLeod, Rands and Butler (4)
   NAYS: None (0)
   ABSTENTIONS: Crosby, Stimson, Compton and Smith (4)
   ABSENT: Kelly (1)
   Explanation of Abstentions:
   Crosby and Stimson did not attend the June 22 meeting.
   Compton did not attend the June 22, July 6 or the July 13 meetings.
   Smith had not reviewed the minutes.

4. **APPEARANCE OF INTERESTED CITIZENS** ~ Jerry McGee spoke regarding withdrawal of areas from the Urban Renewal District. He detailed dollar amounts noting that this was not a taxation issue but a distribution plan adding that by taking these areas out of the district, the city loses a dollar leveraging advantage of $1 to $7.69. He concluded requesting that all districts be left in the Urban Renewal District and the debt be extended.

5. **NEW/OLD BUSINESS**

River Road Renaissance Project Update ~ Nate Brown reported that there had been considerable discussion about KURB and the extension of the maximum indebtedness of the Urban Renewal District, the marketing strategies for Renaissance projects, options for plazas, Christmas tree triangle property and the Wittenberg property.

Recommendation to Council for Increase of Maximum Indebtedness of Urban Renewal District ~ Nate Brown reviewed the process and resultant amounts on the proposal. He then pointed out that he felt it would be prudent to add a 5-10% contingency to the RRR Project amount. Discussion followed regarding the various projects.

<u>Stuart Crosby moved to add a 10% contingency ($491,000) to the RRR Project list. Brandon Smith seconded</u>.

Discussion continued regarding the projects. It was agreed that the dollar amount could be more accurately determined after the project list was reviewed in depth.

<u>Stuart Crosby withdrew his motion. Brandon Smith withdrew his second.</u>

Discussion continued at length focusing on property acquisitions, property improvements, focal point amenities, maintenance, safety and funding.

<u>Christine Stimson moved to remove Item 2 (Wittenberg property acquisition) from the list. Greg McLeod seconded. Motion passed as follows:</u>

AYES: Stimson, McLeod, Compton, Butler and Frank (5)
NAYS: Rands, Smith and Crosby (3)
ABSENT: Kelly (1)
ABSTENTIONS: None (0)

<u>Brandon Smith moved to leave Item 3 (Christmas Tree Plaza acquisition/ enhancement) on the list. Stan Compton seconded. Motion passed as follows</u>:

AYES: Compton, Butler, Smith, Frank and Crosby (5)
NAYS: Rands and McLeod (2)
ABSENT: Kelly (1)
ABSTENTIONS: Stimson (1)

<u>Brandon Smith moved to leave items 7 and 9 (focal points and parkway enhancements) on the list. Stuart Crosby seconded. Motion passed unanimously.</u>

AYES: Compton, Butler, Rands, McLeod, Frank, Crosby and Stimson (7)
NAYS: None (0)
ABSENT: Kelly (1)
ABSTENTIONS: None (0)

Christine Stimson left the room briefly.

Stuart Crosby moved to add a 10% contingency to the project list amount ($426,000). Brandon Smith seconded. Motion passed unanimously by all present.

AYES: Compton, Butler, Rands, McLeod, Frank and Crosby (6)
NAYS: None (0)
ABSENT: Kelly and Stimson (2)
ABSTENTIONS: None (0)

Christine Stimson returned.

Brandon Smith moved to accept the RRR project list as amended and refer it to Council. Stan Compton seconded. Motion passed unanimously as follows:

AYES: Compton, Butler, Rands, McLeod, Frank, Crosby and Stimson (7)
NAYS: None (0)
ABSENT: Kelly (1)
ABSTENTIONS: None (0)

Members then reviewed and discussed the Projected Urban Renewal amendment Increase to Maximum Indebtedness page.

Stuart Crosby moved to recommend to Council increasing the maximum indebtedness of the Urban Renewal District to $18,731,000. Greg McLeod seconded.

Greg Rands offered a friendly amendment that the Board recommend that the district sunset when the indebtedness is reached. Amendment was accepted by Crosby and McLeod.

Amended motion passed unanimously as follows:

AYES: Compton, Butler, Rands, McLeod, Frank, Crosby and Stimson (7)
NAYS: None (0)
ABSENT: Kelly (1)
ABSTENTIONS: None (0)

8. **ADJOURN** ~ The meeting adjourned at 7:02 pm.

Next meeting August 24, 2005.