Minutes
City of Keizer
River Road Redevelopment Board Meeting
Keizer City Hall Library
July 27, 1994

CALL TO ORDER

Chair Hardison called the meeting to order at 7:25 PM.

ROLL CALL

The following members were present: June Abbott, Chair Mary Hardison, Tim Smith, Don Porter, Mark Grenz. Also in attendance: Dick Woelk of ATEP; Charles Kupper of Spencer and Kupper; Jim Keller, Council Liaison; Dotty Tryk, City Manager.

Guests included: Arlin Schlag and Kathleen Seagrove

APPROVAL OF MINUTES

Motion: Tim Smith moved the approval of the June 22, 1994 minutes; it was seconded by Don Porter. Motion Carried.

DISCUSSION

5a. Report on the Traffic and Transportation Analysis for Cherry Avenue

Dick Woelk handed out the *Cherry Avenue Design Plan, Existing Traffic Volumes*. Mr. Woelk discussed the findings of the Traffic and Transportation Analysis for Cherry Avenue, including: high traffic volume found on Alder and Bever; trucks are approximately 5% of traffic count; speed studies show the average speed to be 38 mph.

Mr. Woelk further explained that the traffic counts will continue and the information will be supplied to COG for future planning. He said traffic counts for Cherry Avenue should be completed sometime during the week of August 1st.

Chair Hardison asked if counts were also done on the south end of Cherry Avenue.

Mr. Woelk said no - that construction is taking place at that end.

Chair Hardison asked if accident data had been collected.

Mr. Woelk explained that the Oregon Department Of Transportation collects that information and had supplied it to the City of Keizer.

5b. Property Improvement Program

Chair Hardison explained that she met with Dotty Tryk and US Bank to discuss Property Improvement Program. Chair Hardison said US Bank is interested.

Ms. Tryk said US Bank has systems in place for this type of program.

Mr. Kupper explained the loans would carry a 81/4% to 9 1/4% interest rate. Mr. Kupper said other lenders would also be contacted regarding their programs.

Ms. Tryk asked Mr. Kupper to give the background of the Improvement Program.

Mr. Kupper explained that businesses and properties affected by the design of the River Road Redevelopment would be eligible to receive loans and grants, to comply with the design changes. Mr. Kupper recanted what he believes to be the Board's recommendations with Program (See Attached Exhibit B)

Chair Hardison said some councilors were uncomfortable with granting money to complete the access improvements.

Mr. Keller concurred with Chair. Hardison's concerns.

Ms. Tryk said when a final draft is available she will take it to council for their direction.

Mr. Keller said he would support the program when it comes before the Council. He said that curb cuts have been done in a piecemeal fashion and the city should clean up with the Property Improvement Funds.

Mr. Smith said he hoped that all council would support the concept.

Mr. Smith said he disagreed with section B3 of the draft policy recommendations for the Property Improvement Program. He explained that he believed the tenant should be able to initiate grant requests in conjunction with owner. Smith said he would be happy as an owner to have a tenant willing to improve property.

Ms. Abbott agreed.

Chair Hardison proposed changing section B3 to include "tenants with property owners permission"

Mr. Porter explained that giving tenants the ability to initiate a grant request will give more owners incentive to agree. He said some owners will be difficult to work with and giving the tenant some initiation power would help.

Mr. Smith agreed.

Mr. Keller asked about application process and criteria of loans and project eligibility.

Mr. Kupper explained that the criteria is listed under item 1 of the draft program and that funding would be distributed on a first come first serve basis.

Mr. Smith said that loan priority would be given to properties south of Sunset.

Mr. Kupper explained the grant element possibilities and that they are the way to get things started with the redevelopment of River Road. He said that if there was discomfort with granting funds, another way to approach the program is to have a loan only program with lower interest rates.

Chair Hardison asked for clarification of what this grant program will do.

Mr. Kupper said grant loan program would attract those willing to participate but couldn't due to the expense.

Mr. Smith said driveway replacement would be grant only and that the property improvements would be through a loan or other form of financing.

Ms. Abbott asked if the grant portion of document could be taken out.

Mr. Smith said it could.

Mr. Grenz asked for clarification of duration of program

Ms. Tryk explained it was dependent upon available funds.

Mr. Kupper explained that access improvement is included because R3B was concerned with the amount of funding and if it was included then there would be sufficient dollars earmarked to grant funds.

Mr. Smith said it would be best to have owners voluntarily close driveways.

Chair Hardison asked Ms Tryk if asking for voluntary compliance along with bidding several closures could be done. She added that it would promote others to comply.

Ms. Tryk said that would be the best way to do it.

Mr. Kupper asked if the board feels comfortable leaving driveway program in the document.

There was discussion among several members regarding whether the management of the program should be done by City staff or the lending institutions.

Ms. Tryk said the lending institutions could best manage and process loan requests.

Mr. Porter said city should set rules and possibly try to control and govern through staff or contractor.

Mr. Smith agreed.

Ms. Tryk said she would talk with potential lenders and get a sense of their flexibility.

Ms. Tryk explained that more could be done if an interest buy down is negotiated.

Mr. Kupper said that R3B could assist lenders with promotion of loans to businesses. He went on to explain that there are many ways to make lenders' programs more attractive to owners

Motion: Mr. Smith made a motion to direct staff to pursue negotiating with lenders in order to arrange a loan program. Mr. Mr. Porter seconded. The motion carried.

Mr. Kupper clarified why John asked him to make sure there is money available for sign compliance.

Ms. Abbott said doesn't feel sign compliance should be paid by project.

Mr. Keller said if businesses are eligible for low cost loans it should be included.

Mr. Smith asked about the progress of the sign compliance project.

Ms. Tryk gave an update.

OTHER BUSINESS

Chair Hardison said she had received a letter from the SKATS Bicycle Advisory Committee asking for City to make grant application for bike path on River Road N. from Chemawa Road to Wheatland Road. (See Exhibit C Attached)

Motion: Mr. Porter made a motion for staff to be directed to make a grant application for bike lanes River Road from Chemawa Road to Wheatland Road. Mr. Grenz seconded. Motion carried.

OTHER BUSINESS

Chair Hardison asked if there were any objections to cancel the August 17, 1994 regularly scheduled R3B Meeting.

No objections were heard.

ADJOURNMENT

The July 27, 1994 River Road Redevelopment Board meeting was adjourned at 8:40 PM.