



MINUTES
RIVER ROAD RENAISSANCE ADVISORY COMMITTEE
Tuesday, July 26, 2005 – 5:00 p.m.
Robert L. Simon Council Chambers
Keizer City Hall

The meeting was called to order at 5:12 p.m. by Chair Brandon Bay. Roll call follows:

Present:

Brandon Bay, Chair	President, Chamber of Commerce
James Taylor (5:30)	Keizer City Council
Lore Christopher (6:00)	Mayor
James Hupy	Chemawa Representative
Jim Nardi	Gateway South Representative
Cliff Voliva	Gateway North Representative
Renee Braun	Sunset Triangle Representative
Jack Lowery (5:15)	Planning Commission Representative
Chris Arnett	Traffic Safety Commission Representative
Stuart Crosby	Keizer Urban Renewal Board Representative
Tom Fox	Citizen At Large

Absent:

Vickie Hilgemann	Keizer Points of Interest Representative
Hank Tarter	Claggett Creek Representative

Also Present:

Nate Brown	Community Development Director
Shane Witham	Keizer Zoning Technician
Debbie Lockhart	Deputy City Recorder
Christine Dieker	Keizer Chamber of Commerce

Approval of May 24, 2005 and June 29, 2005 Committee Minutes ~ Jim Nardi moved to approve the May 24, 2005 River Road Renaissance Advisory Committee minutes. Renee Braun seconded. Motion passed unanimously by all members present. (Bay, Taylor, Hupy, Nardi, Voliva, Braun, Arnett, Crosby and Fox)

James Hupy moved to approve the June 28, 2005 River Road Renaissance Advisory Committee minutes. Renee Braun seconded. Motion passed unanimously by all members present. (Bay, Taylor, Hupy, Nardi, Voliva, Braun, Arnett, Crosby and Fox)

Old Business – Temporary Signs ~ Shane Witham reported that the banners would be ordered for the districts (24" x 54"). Additional hardware will be ordered as well. Two

extra signs will be ordered to meet minimum order requirements. Following lengthy discussion it was agreed that the two extra signs should say "River Road Renaissance in Progress". It was the consensus of the group to order the signs and determine the location of the two extra signs at a later date.

Wittenberg Property Subcommittee Report ~ Nate reviewed the presentation Jim Hupy made to KURB and Lore Christopher updated the committee on the KURB work session as it related to the RRR projects. She added that Keizer has the lowest tax rate in the state and is a very conservative community that wants to see urban renewal end within the 6-year plan but it is an important tool for community improvements. Brandon Bay encouraged the committee members to point out to the public that there are several funding sources outside of KURB or City funds.

Mayor Christopher asked Stuart Crosby to request that KURB recommend attaining an appraisal of the property for inclusion in the extension of maximum indebtedness of the urban renewal district if the Board approves the project. Discussion followed at length regarding budget, revenue stream, plazas in other cities, location & visibility and increase in property values.

Master Plan ~ Nate Brown reported that there are many good examples of creative streetscaping. It has been determined that city staff develop a "cook book" of examples, submit it to the design committee along with staff recommendations for concepts which would, following approval, be developed into specific plans and specifications in-house. A Chamber luncheon will be held in November for presentation of the ideas to the individual districts. Discussion followed regarding marketing strategies. Nate Brown suggested that a goal be set to have preliminary design schemes prepared for the October meeting and, following committee approval, these would then be presented to the Chamber, Rotary, etc. Cliff Voliva reminded district representatives that they had committed to get two business owners involved in the Renaissance Plan by inviting them to the next subcommittee meeting. Brandon Bay noted that the Chamber has offered to develop a list of businesses in each district and will have it for distribution to district representatives at the next meeting. He reminded members that each district should be considering potential areas that might benefit from the planned projects.

Cherry Plaza/Sunset Triangle ~ Chair Bay reported that the owner of the property had been in the hospital but Shane Witham will be contacting him. Discussion followed at length regarding the value of the property, real estate strategies, funding and extension of the Urban Renewal District.

Other Business ~ Mayor Christopher reviewed a suggestion from Vickie Hilgemann for potential development of an "art walk" on the River Road corridor with juried art selection at various businesses on River Road done through available art grants. Additionally she noted that Ms. Hilgemann hopes to make a list of all the different historical places to encourage artist participation.

Next Meeting ~ Tuesday, August 23, 2005