Keizer Urban Renewal Board
MINUTES
Wednesday July 24, 2002
5:30 p.m.
Keizer City Hall - Conference Room B

1. CALL TO ORDER
Chair Wood called the meeting to order at 5:35 p.m.

2. ROLL CALL
The following members were in attendance: Tom Wood, Stuart Crosby, Greg Rands, Greg McLeod and Bob Plata

Absent: Stan Compton, Tom Callanan, Greg Frank and Jim Taylor

Also present: Planning Director Maria Meier, Finance Director Susan Gahlsdorf, Council Liaison Michel Gaynor and Recording Secretary Cindy Perry

3. APPROVAL OF MINUTES
- May 22, 2002
- June 25, 2002

Suggested changes were noted for each set of minutes, which the Recording Secretary agreed to change. With those amendments the following motions were made.

<u>Greg McLeod moved for approval of the May 22, 2002 and the June 25, 2002 as amended. Bob Plata seconded the motion.</u>

<u>AYES:</u> Crosby, McLeod, Plata, Rands and Wood
<u>NAYES:</u> None (0)
<u>ABSENT:</u> Callanan, Compton, Frank and Taylor
<u>ABSTENTIONS:</u> None (0)

4. APPEARANCE OF INTERESTED CITIZENS
None

FMAGIC

5. **URBAN RENEWAL 101 - Question/Answer Session with Susan Gahlsdorf, Keizer Finance Director.**

Landscaping Grants
Mrs. Meier noted the landscaping grants that she expected the Board to be reviewing next month. There was some question regarding the development review process and the requirements of the businesses requesting grant funds. Mrs. Meier agreed to speak with the business owner in question to clarify the issue.

Chair Wood requested that staff develop a synopsis of the landscaping grants process for the Board's review.

Urban Renewal 101A
Planning Director Maria Meier summarized the memo that outlined the Board's responsibilities and relationship to the life of the urban renewal district as defined in Resolution UR97-029.

Finance Director Susan Gahlsdorf, noted as part of the above memo dated July 18, 2002, the 21st Century Plan, which is a long-term outline of projects within the urban renewal district. She explained that based on the projects identified in the plan the District would dissolve by FY 06-07.

Mrs. Gahlsdorf indicated that the maximum indebtedness for the current urban renewal district was $13.6 million, available was $1.9 million in funding for unscheduled projects. She then went on to indicate that staff was currently working with a consultant to analyze these calculations. She also outlined the ability to extend the life of the urban renewal district and/or the ability to form additional districts to meet the city's needs.

Mrs. Meier explained the possibility of developing a new district to assist with the funding for the infrastructure in the Chemawa Activity Center/Keizer Station Plan. Mrs. Gahlsdorf noted that a new district could be formed in as little as 60-days, but indicated that 120-days was preferred to allow for a public process to take place.

Staff answered questions regarding urban renewal district including extending district boundaries, forming new districts and possible criteria for urban renewal projects.

Board members expressed concern regarding the impacts that certain types of development may have on local fire and police. Staff noted the impact would be different depending on the type of development that takes place within the district.

With the information provided Chair Wood suggested that the Board and City Council hold a work session in September or October to discuss options for the residual $1.9 million and to review the 21st Century Plan. Staff agreed to organize this.

Mrs. Meier answered questions pertaining to the infrastructure for the proposed Keizer Activity Center. She noted the coordinated efforts with the Grand Ronde and Siletz Tribe to enable this to happen.

6. ANNOUNCEMENTS AND AGENDA INPUT

Radiant Drive

Responding to questions City Manager Eppley explained the history of the agreement with the stadium pertaining to upgrades to Radiant Drive and the Volcano's willingness to work with the city to work towards the jug handle infrastructure, which would better serve the stadium and the proposed development.

River Road Corridor Grant

City Manager Eppley summarized the work being conducted by Keizer Future's and funding that had been applied for to accomplish a master planning of the River Road Corridor. Mr. Eppley indicated that KURB and the Chamber would be asked to head the master planning process. The award for the grant was expected to be made in August.

Attendance

Tom Wood and Greg McLeod noted that they would not be in attendance during the August meeting due to prior commitments.

7. ADJOURN

Chair Wood adjourned the meeting at 6:22 p.m.