



***Keizer Urban Renewal Board Minutes
Work Session
Wednesday, July 13, 2005 @ 5:30 p.m.
Keizer City Hall - Conference Room B***

1. CALL TO ORDER

The meeting was called to order at 5:31 p.m.

2. ROLL CALL

Present:

Greg Frank, Chair
Greg McLeod
Brandon Smith
Greg Rands
Brian Butler
Stuart Crosby
Christine Stimson
Marlene Kelly
Troy Nichols, Council Liaison
Absent:
Stan Compton

Staff Present:

Nate Brown, Community Development Director
Debbie Lockhart, Deputy City Recorder

Also Present:

Christine Dieker
Mary Opra
Ann Rasmus
Hank & Sandy Tarter
Lore Christopher
Christine Ermy
Crystal Bolner

3. APPEARANCE OF INTERESTED CITIZENS ~

Christine Dieker from the Keizer Chamber of Commerce shared the Chamber's vision for the 45th Parallel Plaza distributing a draft business plan which included projected cash flow/budget, a possible calendar of events and a site plan. She showed a power point presentation and concluded asking KURB to support the acquisition of this property.

Mary Opra, requested support of this project as well, adding that it is a visionary project that fits every definition for use of urban renewal dollars and is not only about the Iris Festival but includes a possible farmers market, Hoopla, etc.

Ann Rasmus added that developing the Wittenberg property is important because it will give Keizer a "downtown area" and will show that the community supports the development of the downtown area.

Hank Tarter voiced his support of the 45th Parallel Plaza adding that developing the Plaza could serve to relieve some concerns of River Road businesses by showing support for the area and that the plaza could be a source of income to the City.

4. URBAN RENEWAL AMENDMENT – INCREASE OF MAXIMUM INDEBTEDNESS

~ The Board reviewed the Projected Urban Renewal Amendment Increase to maximum Indebtedness and the RRRAC Prioritized Project List Estimated Costs line by line. A summary of the changes agreed upon follows.

Projected Urban Renewal Amendment Increase to Maximum Indebtedness

<i>Property Acquisition</i>			\$1,345,000	
Nopp Property in Keizer Station Area B (Other than ROW)	745,000			
Rickman Property Adjacent to Heritage Center	250,000			
Property on McLeod adjacent to Keizer Station Area B	350,000			
Civic Center at 930 Chemawa Road			500,000,000	\$2,500,000
Recreation/Expo/Community Center			7,000,000	
River Road Renaissance Project List			11,710,000	\$4,910,000
1-Year Projects	1,000,000			
3-Year Projects	3,680,000	3,630,000		
20-Year Projects	7,030,000	280,000		
Administration costs (changes with the total)			3,700,000	2,500,000
Grant Programs			<u>700,000</u>	
Total Increase			\$29,455,000	\$18,955,000

(Red type indicates changes suggested by the Board, for more detail see attached pages.)

8. ADJOURN ~ The meeting adjourned at 6:55 pm.

Next meeting: July 27, 2005 – Regular Session

RRRAC - Prioritized Project List -- ESTIMATED COSTS --		Estimated Cost
12 Month Priority		
1.	Overall design for the five (5) districts including signs, banners, landscaping design and building design. Districts should maintain common themes and design elements	100,000
2.	Wittenberg property development (<i>Acquisition Only</i>)	650,000
3.	Enhance Keizer Christmas Tree plaza with special paving and landscaping/ Create a Keizer Civic Plaza with gardens, seating and special paving in the triangle between River Road and Cherry Avenue	250,000
12 Month Priority Subtotal		1,000,000
3 Year Priority		
4.	Enhance intersections with pavement, distinctive crosswalk paving, and ornamental landscaping (\$75,000 per intersection)	425,000
5.	Enhance entryway and landscape, monumentation, gateways	50,000
6.	Transit compatibility and Transit Center	25,000
7.	Develop focal points for each of the 5 districts (<i>N, L/C, S, & enhance Sun & Chem</i>)	850,000
8.	45 th Parallel improvements (<i>Arch and Identification Signage</i>)	<50,000>
9.	Parkway enhancements along River Road (<i>Streetscape improvements</i>)	1,800,000
10.	River Road median landscape improvements approaching intersections (Approx. 1600 ft)	480,000
11.	Parking improvements, pedestrian connections to River Road	
3 Year Priority Subtotal		3,630,000
20 Year Priority		
12.	Claggett Creek open space/trail system, environmental interpretation center	<500,000>
13.	North/South Bike Route (<i>Signage, striping, etc</i>)	120,000
14.	Pedestrian promenade and public plaza at the south end of the RR/Cherry Triangle	<2,000,000>
15.	Community park and trail system, E. of Cherry and S. of Manbrin	<2,000,000>
16.	Wheatland Drive streetscape improvements (300 ft/side)	35,000
17.	Preserve existing trees along River Road corridor	0
18.	Consolidate property access on W. side of River Road	<250,000>
19.	Mid-block pedestrian crossings along River Road (<i>5 crossings</i>)	125,000
20.	Lockhaven pedestrian bridge	<2,000,000>
20 Year Priority Subtotal		280,000
GRAND TOTAL OF ALL PROJECTS		4,910,000

Projected Urban Renewal Amendment Increase to Maximum Indebtedness

<u>Activity</u>	<u>Cost \$</u>	
Property Acquisition →	\$ 1,345,000	
Nopp Property in Keizer Station Area B (Other than ROW)	\$ 745,000	
Rickman Property Adjacent to Heritage Center	\$ 250,000	
Property on McCleod adjacent to Keizer Station Area B	\$ 350,000	
Civic Center at 930 Chemawa Road →	\$ 5,000,000	\$2,500,000
New Construction of City Hall and Police Department (50%)	\$ 5,000,000	
Recreation/Expo/Community Center →	\$ 7,000,000	
New Construction of Recreation/Expo/Community Center by Stadium (70%)	\$ 7,000,000	
River Road Renaissance Projects →	\$ 11,710,000	\$4,910,000
1-Year Projects	\$ 1,000,000	1,000,000
3-Year Projects	\$ 3,680,000	3,630,000
20-Year Projects	\$ 7,030,000	280,000
Administration Costs →	\$ 3,700,000	2,500,000
Personal Services, Legal Costs, Engineering Services, Materials and Services	\$ 3,700,000	
Grant Programs →	\$ 700,000	
(Façade Improvements, Etc)	\$ 700,000	
Total Increase to Maximum Indebtedness →	\$ 29,455,000	\$18,955,000
Estimated Time to Reach Maximum Indebtedness (In Years) →	7.36	5.04
* (Total Cost / \$4,000,000 Projected Annual Revenues)		