



**KEIZER ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
Tuesday, July 7, 2015 @ 12:00 noon
Keizer Civic Center**

CALL TO ORDER

Meeting convened at 12:13 p.m.

ROLL CALL:

Present:

Cathy Clark
Scott White
Cesar Vallejo
A.J. Nash
Sam Goesch

Absent:

Rick Day
Anthony Williams
Troy Young
Mardi Smith

Staff Present:

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

APPROVAL OF MINUTES: Scott White moved to approve the May 2015 Minutes. A.J. Nash seconded. Motion passed as follows: Clark, White, Vallejo and Nash in favor and Goesch abstaining with Day, Williams, Young and Smith absent.

APPEARANCE OF INTERESTED CITIZENS: None

SUNSET TRIANGLE, CHEMAWA AND RIVER ROAD DISCUSSION: To be discussed at next meeting.

PRIORITIZATION OF 'RED SITES' IN THE RIVER ROAD RENAISSANCE:

Community Development Director Nate Brown distributed the River Road Renaissance aerial map of Keizer with the various colored zones. He pointed out the red zones with the Commission noting that the handout was out of date because many red zones had been improved and that was not reflected on the map. Commission urged Mr. Brown to bring an updated map to the next meeting for discussion.

Discussion then took place regarding whether or not city property had been put on the market to which Mr. Brown responded that there is no specific plan to market the

property, no real estate person has been contacted, but properties have been appraised in preparation for selling. Commissioner Nash noted that there is a shortage of buildable land on the I-5 Corridor. Discussion followed regarding incentives to employers who employ more people, subsidies to help with development costs, tools available to provide incentives, System Development Charge credits, properties owned by the City in the Keizer Station area, marketing, infrastructure improvements as incentives, value added, City participation and program funds. Additional discussion took place regarding revamping the grant application process, the various City sponsored grants (façade/landscape/sidewalk improvements), redevelopment, parking plans, incentives to help with engineering plans, grants and programs available through other venues, grants available specific to employment and job growth, leveraging county funds, a paint and pave program, what triggers get return on investments and providing well-paying jobs for the community.

CAN THE CITY USE URBAN RENEWAL DOLLARS TO ASSEMBLE PARCELS FOR A MUNICIPAL PARKING LOT? Mr. Brown reported that the City could assemble properties into a parking lot, but this would be poor usage of City resources; it would be better to provide flexibility to business and to adjust parking allowances.

OVERLAY ZONES OR ZONES TO FACILITATE ASSEMBLAGE AND TURNOVER OF PROPERTIES (DRIVEN BY PROPERTY OWNERS). WHAT WOULD THAT LOOK LIKE? To be discussed at next meeting.

MARION COUNTY ECONOMIC DEVELOPMENT ADVISORY BOARD VACANCY:

Kevin Cameron from the Board explained that the vacant position is open for a City employee; it was held formerly by the Salem Community Development Director. Community Development Director Nate Brown indicated that he would consider applying for the position. It was noted that Commissioner Nash currently serves on the board but the board does not appear to have representation from women-owned businesses or the Latino community. Mr. Cameron explained that the meetings are open to all and the board has been focusing on economic diversity rather than human or ethnic diversity; the business size and focus is diverse.

CHERRY & ALDER DEVELOPMENT: To be discussed at next meeting.

ADJOURN: The meeting adjourned at 1:30 p.m.

Next Meeting: October 6, 2015

Minutes approved: 10-06-15