Keizer Urban Renewal Board Minutes
Regular Session
Wednesday, June 28, 2006 @ 5:30 p.m.
Keizer City Hall – Council Chamber

1. **CALL TO ORDER**
The meeting was called to order at 5:35 p.m.

2. **ROLL CALL**

Present:
Stuart Crosby, Chair
Brandon Smith
Rich Duncan
Christine Dieker
Garry Whalen, Parks Representative
Doug Schneider (for Mike Smith), Planning Commission Representative

Absent:
Greg McLeod, Vice Chair
Anthony Rayhel
Christine Stimson
Troy Nichols, Council Liaison

Staff Present:
Nate Brown, Community Development Director
Sam Litke, Senior Planner
Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES.**
May 24, 2006 ~ Brandon Smith moved to approve the minutes. Garry Whalen seconded. The motion passed unanimously as follows: Brandon Smith, Crosby, Duncan, Dieker, Whalen, and Schneider (for Mike Smith).

4. **APPEARANCE OF INTERESTED CITIZENS** ~ None

5. **EXPLANATION OF URBAN RENEWAL FUNDS** ~ Finance Director, Susan Gahlsdorf, pointed out that the Keizer Urban Renewal District changed this past year with the adoption of the major plan amendment. She explained that the area determined as needing improvement becomes the **urban renewal district**, the list of projects or improvements within this area is the **urban renewal plan**; the calculation of the cost for these projects is the **maximum indebtedness.** The theory of urban renewal is that public investment is made in an undeveloped, underdeveloped or blighted area, attracting private investment which in turn increases the incremental value of the area and benefits everyone. The purpose of an urban renewal district is to bring in business, spur development and increase income to the City. She used examples and fielded questions to clarify this concept. Additional discussion took place regarding school and fire districts, levies, urban renewal laws, and sunsetting of the district.

6. **FINALIZATION OF FAÇADE IMPROVEMENT GRANT POLICIES & PROCEDURES** Nate Brown distributed the Policies and Procedures which were adopted by the Agency and Council pointing out that "businesses with multiple locations outside of Keizer" had been deleted from Number 4 of the Criteria section. He added that cases would be reviewed individually and necessary adjustments made.

7. **KEIZER PLAZA UPDATE** ~ Mr. Brown reported that the demolition permit has been issued for the Cash Store, the developer is fulfilling his promises, the landscape architect has made some adjustments, the conditions for approval for the façade improvement grant were incorporated into the building permit and the plans are consistent with those submitted for approval.

8. **LOCKHAVEN/RIVER ROAD IMPROVEMENTS UPDATE** ~ Nate Brown reported that the floodplain along River Road tops River Road and Lockhaven so a solid wall will not be allowed. As an alternative, decorative bollards connected by chain will be used.

9. **RIVER ROAD RENAISSANCE UPDATE** ~ Stuart Crosby reported that there was no quorum for this meeting. Informally those in attendance reviewed benches that may be used along River Road.

10. **BASKIN-ROBBINS UPDATE** ~ Sam Litke reported that the project is complete and came in under budget leaving enough money to purchase a new metal bench which will be placed between two planter boxes. Discussion took place regarding continuation of the improvements southward on River Road.

11. **SHARI'S PROJECT** ~ Mr. Litke reported that the project was approved for sidewalk and frontage improvements three weeks ago but the project has been delayed pending completion of remedial curb and asphalt work on the corner. Street fund will pick up the cost for the curb and gutter repair.

12. **ADJOURN** ~ Meeting adjourned at 6:20 p.m.

Next meeting
July 26, 2006, Conference Room A

Approved:

9-27-06