



**Keizer Urban Renewal Board
Minutes**

**Wednesday, June 23, 2004 @ 5:30 p.m.
Keizer City Hall - Conference Room B**

1. CALL TO ORDER

The meeting was called to order at 5:32 p.m.

2. ROLL CALL

Present:

Greg Frank, Chair
Greg McLeod
Brian Butler
Stuart Crosby
Greg Rands
Marlene Kelly
Stan Compton
Christine Stimson
Tom Callanan

Also Present:

Rob Kissler, Public Works Director
Nate Brown, Community Development Director
Debbie Lockhart, Recording Secretary

Absent:

Michel Gaynor

3. APPROVAL OF MINUTES.

- April 7, 2004 – Stuart Crosby moved for approval of the April 7, 2004 minutes as written. Greg Rands seconded the motion.

The motion passed unanimously as follows:

AYES: Frank, McLeod, Butler, Crosby, Rands, Callanan, Stimson and Kelly (8)

NAYS: None (0)

ABSENT: None (0)

ABSTENTIONS: Compton (1)

4. APPEARANCE OF INTERESTED CITIZENS

None.

5. NEW BUSINESS

- **River Road Renaissance Report** ~ Community Development Director, Nate Brown reported on the current status of the project explaining that he had spoken with Al Zalinka, the person doing the design work for the district. The discussion

centered around getting the posters into a format that people can read and understand. Next, the consultant, Charlie Kupper will put together an implementation strategy which will focus on securing appropriate approvals, regulatory issues, etc. It is hoped that the strategy will be finalized within the next month.

- **Urban Renewal District Update** ~ Mr. Brown showed a map with highlighted areas that City Manager, Chris Eppley, is proposing to remove from the Urban Renewal District by the end of the year. He explained that Mr. Eppley is asking for input and approval from KURB for the removal of these properties. Members discussed the various areas, potential grant opportunities for redevelopment, quality of development, etc. Members approved by consensus the removal of all pieces proposed except for the southernmost piece (Candlewood Drive around Cherry City Recycling). Discussion continued focusing on areas on the map highlighted in blue, which are areas Mr. Eppley proposes to remove in approximately 5 years when development is complete.
- **4995 Rickman** ~ Stuart Crosby distributed photographs of this corner property next to the Heritage Center adding that it is an eyesore.

Stuart Crosby moved to direct staff to review the property and the options available to the Urban Renewal District to remove the blight. Marlene Kelly seconded.

The motion passed unanimously as follows:

AYES: Frank, McLeod, Butler, Crosby, Rands, Callanan, Stimson, Compton and Kelly (9)

NAYS: None (0)

ABSENT: None (0)

ABSTENTIONS: None (0)

- **Property in Front of Wittenberg Inn** ~ Greg Rands reported that he was approached at Iris Festival time about the piece of property in front of the Wittenberg Inn where the big tent is placed. There was concern that this piece of property is of importance to the Iris Festival and KURB was approached to consider purchasing the property in order to preserve it for city use. After lengthy discussion, members agreed not to investigate buying the property.

6. OLD BUSINESS

Cherry & Alder Property Update ~ Mr. Brown reported that he met with the new property owner, Tom Kay, who has begun work on the building to replace burned out timbers and the new sheeting on the roof; however, the work was done without a permit. Since that time Mr. Kay has delivered plans to retrofit the building, upgrade the exterior and add architectural features to the exterior so that it complies with regulations. There is a problem with setback, but Mr. Brown is working with him in this regard. Because the improvements are being done on

an existing building, Mr. Brown has agreed to consider a setback variance providing all other regulations are met. Mr. Kay will be bringing in all the necessary applications for his building permits and setbacks soon. He has been given notice that without the required permits he is under enforcement action and has indicated that he accepts that responsibility. His intention is to turn the building into professional offices. Mr. Brown added that the city has indicated to Mr. Kay that landscape money is available for the site. It is hoped that the end result of the upgrades on this property will match the quality of the construction across the street.

- **Keizer Corner Catch Basin Status** ~ The catch basin has been raised.
- **Keizer Village** ~ Mr. Brown reported that the Dickerhoofs have approached the city about the possibility of requesting additional funding because their landscaping costs went over budget. Mr. Brown distributed the Staff Report from the original grant that went to the agency showing the figures previously authorized. After discussion, it was the consensus of the group that, although the project was commendable and an asset to the community, enough money had been contributed to the project.
- **Status Update on Properties Being Purchased for Keizer Station** ~ Responding to questioning from Christine Stimson, Mr. Brown stated that the City has not purchased any properties, the developer is doing that. There is one last property owner that is asking \$10,000,000. Attorneys are considering their options and future actions.

Next Meeting ~ Mr. Brown noted that the next meeting was scheduled for July 28 but he had nothing for the agenda. He added that information relating to proceedings on the Rickman property could be transmitted via e-mail. *It was agreed to cancel the July meeting and hold the next meeting on **Wednesday, August 25, 2004**, unless there is nothing on the August agenda.*

7. ADJOURN

The meeting was adjourned at 6:16 p.m.