

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, June 23, 1997
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Koho called the meeting to order at 4:01 p.m. Roll call was taken as follows:

Present:

Dennis Koho, Chair
Carl Beach
Jim Keller
Jerry McGee
Dawn Meier
Garry Whalen

Absent:

Al Miller

Staff:

John Morgan, Community Development Director
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

**PUBLIC
TESTIMONY**

There was no public testimony to come before the Agency Board.

**PUBLIC HEARING
1997-98 URBAN
RENEWAL AGENCY
BUDGET**

Chair Koho opened the public hearing.

Presenting testimony to the Council was:

June Abbott, Vice-Chair of the River Road Redevelopment Board, announced the Board previously reviewed the proposed 1997-98 Urban Renewal Agency Budget and unanimously recommended its adoption. However, the Board is requesting the Urban Renewal Board reconsider acquiring the unocal property as a minor plan amendment.

Ms. Abbott explained the Board did not want to start purchasing large parcels of property, however this is a small parcel that is important to the River Road redevelopment.

John Morgan, Community Development Director explained that a major plan amendment requires notification to all interested parties, which has only been done twice in the history of this plan. However, Charlie Kupper, urban renewal consultant explained this parcel may be acquired under a minor plan amendment if the intent is to resell the parcel of land.

Carl Beach explained the intention of the River Road Redevelopment Board is to facilitate and control the development of this important parcel.

Jim Keller voiced his concern with this issue being brought before the Agency Board on several occasions. In all instances, the Board has rejected this idea.

Chair Koho closed the public hearing.

Chair Koho moved a Resolution Adopting the 1997/98 Fiscal Year Urban Renewal Agency Budget, Making Appropriations and Levying Taxes. Jim Keller seconded the Motion.

Jerry McGee moved to amend the Budget to include the proposal for the purchase of property as recommended by the River Road Redevelopment Board. Dawn Meier seconded the Motion.

Carl Beach announced the estimated purchase price for this parcel is approximately \$150,000, however there is hope it could be acquired for less.

Chair Koho ruled the amendment out of order, noting there is a significant amount of contingency which could cover this purchase if necessary.

The main motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Meier, and Whalen (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Miller (1)

Jerry McGee moved for the Urban Renewal Agency to look at the acquisition of the Unocal property as a minor plan amendment. Carl Beach seconded the motion.

Jim Keller was disappointed in the repeated attention this issue has received since first failing at the Budget Committee level.

Garry Whalen believed the City should only act as a facilitator between public/private partnerships rather than financially committing to the project. Jerry McGee explained this action only allows the River Road Redevelopment to continue with the study and review.

Chair Koho recommended the motion be revised to state "The Urban Renewal Agency requests the River Road Redevelopment Board further investigate the acquisition of the property as a pass through mechanism.

Carl Beach explained this matter has been thoroughly discussed by the River Road Redevelopment Board and does not warrant further investigation. The intention is to save this prime spot for the City's approval of a development.

Mr. Morgan pointed out this will be a general discussion item on the next River Road Redevelopment Board agenda. The purpose is not only to explore this site but all of the property from Baker's Square to Boucher Jewelry, to see what the Urban Renewal Agency can do to see it develop in a manner satisfactory to the City.

Jim Keller pointed out this is selective acceptance of businesses wishing to locate in Keizer.

Chair Koho moved to table this motion until a further report from the River Road Redevelopment Board. Jerry McGee seconded the motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Meier, and Whalen (5)

NAYS: Beach (1)

ABSTENTIONS: None (0)

ABSENT: Miller (1)

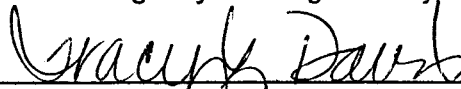
OTHER BUSINESS

There was no other business to come before the Agency Board.

WRITTEN COMMUNICATIONS ADJOURNMENT

There were no written communications to come before the Agency.

The Urban Renewal Agency meeting was adjourned at 4:16 p.m.



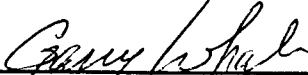
Tracy L. Davis
City Recorder

APPROVED:



Dennis Koho-Chair

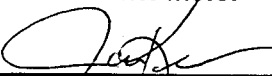
URBAN RENEWAL AGENCY MEMBERS:



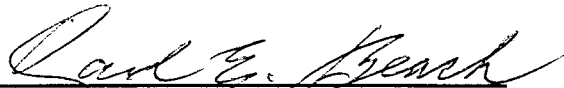
Garry Whalen



Dawn Meier



Jim Keller



Carl Beach

(absent)

Al Miller



Jerry McGee

approved:
11-17-97