



***Keizer Urban Renewal Board Minutes
Wednesday, June 22, 2005 @ 5:30 p.m.
Keizer City Hall - Conference Room B***

1. CALL TO ORDER

The meeting was called to order at 5:40 p.m.

2. ROLL CALL

Present:

Greg Frank, Chair
Greg McLeod
Brandon Smith
Greg Rands
Brian Butler
Troy Nichols, Council Liaison
Also Present:
James Hupy

Absent:

Stuart Crosby
Stan Compton
Christine Stimson
Marlene Kelly

Staff Present:

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

3. APPROVAL OF MINUTES.

May 25, 2005 ~ Greg McLeod moved to approve the April 27 Minutes. Greg Rands seconded. The motion passed unanimously by all members present. (Frank, McLeod, Smith, Rands, Butler)

4. APPEARANCE OF INTERESTED CITIZENS ~ None

5. NEW/OLD BUSINESS

- **River Road Renaissance Project Update** ~ Nate Brown reported that the group would go to Lake Oswego on June 28 to view improvements made in the downtown center. Details of banners and brackets are still being worked out. Discussion followed regarding improvements made in Lake Oswego and in Bend.
- **Recommendation to Council for the Acquisition of River Road Wittenberg Property** ~ Mr. Brown explained that Council is hoping to receive input from KURB regarding this aspect of the plan and the acquisition. Mr. Hupy offered a brief history of this issue including some details on meetings with Mr. Wittenberg. He explained that Mr. Wittenberg is willing to work with the city but before any option can be pursued an appraisal is necessary. He concluded with a request for KURB approval of this acquisition as an Urban Renewal project and authorization of the amount necessary to get an appraisal done.

Members discussed potential uses for the property, the roll of the Chamber of Commerce, matching funds, what the Advisory Committee and City Council has authorized, maintenance, removal of land from the tax rolls, and public perception.

Brandon Smith moved to allocate Urban Renewal funds for appraisal of the Wittenberg property. Greg Rands seconded. Motion failed as follows:

AYES: Smith (1)

NAYS: Frank, McLeod, Rands and Butler (4)

ABSENT: Crosby, Compton, Stimson and Kelly (4)

ABSTENTIONS: None (0)

- **Review of AutoZone Grant ~** Nate Brown explained that the final amount that came in on the grant was \$11,516 which is less than the amount authorized. He explained that Outdoor Power and Equipment had not received a 100% match grant as he had reported at the previous meeting, but that was because they were contractually obligated to install a sidewalk. They received a grant because they moved the sidewalk onto private property. He summarized grants over the past several years noting that all of the sidewalk grants were 100% match grants.
- **Recommendation to Council for future Urban Renewal (River Road Renaissance) Costs ~** Mr. Brown reviewed the River Road Renaissance Priority List with the estimated costs for each item. He explained that there is a requirement that KURB make a recommendation on major amendments to the Urban Renewal District and reviewed the priority list and the Projected Urban Renewal Amendment Increase to Maximum Indebtedness line by line. He explained that reducing the Urban Renewal District to one-third its current size and extending it for seven years would generate \$29,455,000 in revenue.

Members agreed to have a Special Session on Wednesday, July 6, and requested that City Manager Chris Eppley attend the meeting and backup figures from Finance Director Susan Gahlsdorf be available.

8. ADJOURN ~ The meeting adjourned at 7:02 pm.

Next meeting July 27, 2005.