MINUTES

URBAN RENEWAL AGENCY BOARD
OF THE CITY OF KEIZER
Monday, June 20, 1994
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Al Miller, Vice-Chair called the meeting to order at 6:32 p.m. Roll call was taken as follows:

Present
Dennis Koho, Chair (arrived at 6:45 p.m.)
Jim Keller
Jerry McGee
Al Miller, Vice-Chair
Chet Patterson
Marlene Wellin (arrived at 6:53 p.m.)

Absent
Jerry Watson

Staff
Dotty Tryk, City Manager
John Morgan, Community Development Director
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

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

PUBLIC HEARING

Vice-Chair Al Miller opened the Public Hearing.

1994-95 Urban Renewal Agency Budget

Dotty Tryk, City Manager presented the Urban Renewal Agency budget document recently approved by the Keizer Budget Committee. The document contains two changes from the Manager's recommended budget; reduction in tax increment revenue to keep the tax rate near $1.00 per $1000 and the removal of the expenditures in the Property Improvement Fund.

Jerry McGee cited his concern with the inclusion of the $300,000 for the new street at Bi-Mart (previously called Iris Lane). City Manager Tryk noted it was included to cover Iris Lane or another

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east/west access.

In response to a question from Jerry McGee, John Morgan, Community Development Director stated his first choice for an east/west connector would be through the Bi-Mart parking lot to help rejuvenate the center and the placement of a traffic signal at this location would fit in with the timing progression on River Road.

In response to a question from Al Miller, Mr. Morgan stated a possible extension of Sunset Avenue will be examined during the Cherry Avenue design plan. The funds recommended in the budget could also be used for this project. Jerry McGee suggested changing the description to read East/West Connector Street rather than new street at Bi-Mart.

Jim Keller cited his concern with placing $170,000 in the document to be used for land acquisition from Bi-Mart for the new street. Mr. Morgan stated he was aware the Council was not interested in purchasing land. However, he added this project is on the "back burner" at this time and does not think the City Engineer has offered to purchase the property from Bi-Mart. Based upon this information, Mr. Keller suggested removing the $170,000.

City Manager Tryk stated by leaving the funds in the budget, it will allow flexibility to pursue other alternatives if Iris Lane is not constructed as the east/west connector. However, any decision to spend these funds will be decided by the Agency Board.

There was no testimony to come before the Agency.

Vice-Chair Miller closed the public hearing.

RESOLUTION
Adoption of 1994-95 Urban Renewal Agency Budget

<u>Chet Patterson moved for a Resolution Adopting the 1994-95 Urban Renewal Agency Budget, Making Appropriations and Levying Taxes. Jerry McGee seconded the Motion.</u>

<u>Jim Keller moved to amend the Motion to delete $170,000 from the New Street/Bi-Mart line item and reduce the levy by this amount. The Motion was seconded by Chet Patterson.</u>

Jim Keller said if these funds were removed, it will reduce the budget by $170,000 and therefore reduce the levy. He stated there is no reason to include it if the land is not going to be purchased from Bi-Mart.

<u>The amendment to the Motion passed as follows:</u>

AYES: Keller, Koho, McGee, Miller and Patterson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Watson and Wellin (2)

<u>The Main Motion as amended passed as follows:</u>

AYES: Keller, Koho, McGee, Miller and Patterson (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Watson and Wellin (2)

Administrative Policy on Relocation

John Morgan, Community Development Director reported the relocation policy is needed to provide clear and objective procedures. The policy stems from the policy of Oregon Department of Transportation which is the standard relocation policy used for the State of Oregon. It also pre-defines what the Agency is willing to pay for relocation assistance. Mr. Morgan stated the Agency is not presently involved with any acquisition of property at this time, but the policy will be in place if the need arises.

Jerry McGee voiced his concern to have a policy if there is not a need to use it at this time.

<u>Jerry McGee moved to table the policy until it is needed. Chet Patterson seconded the Motion.</u>

Dennis Koho supported adopting a policy at this time for possible guidance of any future board members.

Al Miller said if a policy is adopted at this time it will show an intent to acquire property at this time.

The Motion passed with the following votes:

AYES: McGee, Miller, Patterson and Wellin (4)
NAYS: Keller and Koho (2)
ABSTENTIONS: None (0)
ABSENT: Watson (1)

River Road Redevelopment Board Appointment - Position Number 1

Jim Keller moved to nominate Stan Compton to fill position number one on the River Road Redevelopment Board for a term ending February 1, 1997. Dennis Koho seconded the Motion..

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Miller, Patterson and Wellin (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Watson (1)

OTHER BUSINESS

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

WRITTEN COMMUNICATIONS

There was no written communication to come before the Agency Board.

ADJOURN

The meeting was adjourned at 7:02 p.m.

Tracy L. Davis
City Recorder

APPROVED:

URBAN RENEWAL AGENCY BOARD CHAIR

Dennis Koho

BOARD MEMBERS:

(absent)
Jerry Watson

Chet Patterson

Jim Keller

Marlene Wellin

Al Miller - Vice-Chair

Jerry McGee