Keizer Urban Renewal Board Minutes
Wednesday, May 25, 2005 @ 5:30 p.m.
Keizer City Hall - Conference Room B

1. **CALL TO ORDER**
   The meeting was called to order at 5:30 p.m.

2. **ROLL CALL**

   Present:
   Greg Frank, Chair
   Greg McLeod
   Brandon Smith
   Greg Rands
   Stan Compton
   Brian Butler
   Christine Stimson
   Marlene Kelly
   Troy Nichols, Council Liaison (5:55)

   Absent:
   Stuart Crosby

   Also Present:
   Matt Dickerhoff

   Staff Present:
   Nate Brown, Community Development Director
   Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES.**
   April 27, 2005 ~ Approval of the minutes as written was moved and seconded. The motion passed unanimously by all members present. (Frank, McLeod, Smith, Rands, Stimson, Compton, Butler and Kelly.)

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

5. **NEW BUSINESS**
   - **Grant Application** ~ Nate Brown distributed a site plan of the Autozone noting that Matt Dickerhoff had applied for the grant which would pay 100% of the removal/replacement of the sidewalk, new landscaping, sprinkler system, trees, shrubs and bark. The work has been completed, but staff recommendation is to fund the improvements. Discussion followed regarding sidewalk location and extension southward, the percentage of the grant and driveway apron thickness.

     It was moved and seconded to go forward with the grant at 100% funding subject to the execution of the easement and verification of the bids. Motion passed unanimously by all members present. (Frank, McLeod, Smith, Rands, Stimson, Compton, Butler and Kelly.)

Addressing the Moles/Baskin Robbins/Hilton family properties Mr. Brown offered the possibility of replacing that sidewalk with a meandering one and increasing the landscape area. Following lengthy discussion board members offered consensus to proceed with further investigation into costs and specifics on this project.

- **River Road Renaissance Project Update** ~ Nate Brown reviewed the proposed banners and the recommended themes for the focal points. He explained that each district would share common elements such as: river, iris, landscape and historical elements as well as public art/furniture and distinctive paving. Discussion followed regarding the Wittenberg and Sunset Triangle purchase. Mr. Brown explained that these updates were informational so that when budget decisions from KURB are necessary, the board is able to make an educated decision.

- **Budget Review** ~ Mr. Brown reported that Budget Committee deliberations are complete and the Budget will go to Council on June 6. He explained that some changes had been made to the urban renewal budget because the maximum indebtedness level is forthcoming. The grant program has been reduced to $100,000 in order to participate in the Sunset Triangle Project at $250,000. If Council chooses to raise the maximum indebtedness, it will require a major budget amendment which will go to the Budget Committee and a recommendation would be requested from KURB.

8. **OTHER BUSINESS** ~ Discussion took place regarding suggestions to improve the property at Sandy and River Road, Laurel Gate Court and the old gas station at Evans and River with the cyclone fence around it. Mr. Brown noted that the city does not have an ordinance prohibiting the fencing and discussion followed regarding remedies. He added that he was expecting a proposal for the property soon. It was suggested that making owners aware that grants are available might trigger action to improve the property.

9. **ADJOURN** ~ The meeting adjourned at 6:25 pm.

Next meeting June 22, 2005.