

# Minutes of the Veneta Urban Renewal Agency Work Session

## April 13, 2015

Present: Sandra Larson, Tim Brooker, Thomas Cotter, Victoria Hedenstrom, and Thomas Laing

Staff: Ric Ingham, City Administrator; Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, Assistant City Recorder, and Joan Mariner, Fern Ridge Review

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### 1. CALL TO ORDER

Chair Larson called the Urban Renewal Agency meeting to order at 6:06 p.m.

### 2. URBAN RENEWAL AGENCY OVERVIEW

Garbett provided an overview of the projects for the Urban Renewal District and reviewed the adopted project's list, which staff clarified, provided an amendment, and prioritized. She said the owner of three lots on W. Broadway would like to build a St. Vincent/DePaul retail store and staff looked at a couple of options that will be provided later in the meeting. She reviewed the timeline of the Urban Renewal Agency (URA).

In response to a question from Thomas Cotter, Ingham said we don't have to spend these funds by a certain time.

In response to a question from Chair Larson, Ingham said the water pipeline project was completed in 2013 but we'll be paying for the debt service for several years.

### 3. PROPOSED PROJECT PRIORITIZATION

Garbett reviewed the power point presentation and the 2015 project list and asked if Agency members had any questions.

In response to a question from Chair Larson, Ingham said completing street improvements is all about priorities. He said in the last 31 years the Agency has accomplished a lot but the bulk of URA funds have gone to water projects and downtown improvements. He suggested we start at the top of the list and work our way down but we should think about setting aside funds for pool additions, etc. He said the next catalyst project on W. Broadway would be line item 14 - Downtown Improvements. He said we don't want to put a dollar amount on each item but we should determine if we're on the right track and whether or not we should hold funds for a big project down the road.

In response to a question from Thomas Cotter, Ingham said he felt we received enough grant funds to complete the fiber optic project. If the Council wanted to build out another phase, we can discuss that. He said going back to the 1984 Plan, we have generally followed the intent and projects identified but he's not sure where fiber optics would fit in.

Thomas Cotter said since the line goes along Jeans Rd. he thought bringing fiber optics to that area would draw businesses in and give us an advantage, even if it's just reflecting grant money.

Bork said we could make sure it complies with the intent of the Plan if it wasn't a project called out. She said there's some language in the 2007 adopted Plan which incorporated downtown concepts so maybe there's some similar language that addresses that.

In response to a question from Chair Larson, Garbett said the projects are not in priority but are in the order of the original list.

Garbett reviewed the completed project list and the proposed project prioritization.

In response to a question from Chair Larson, Ingham said staff is working on securing grants through the current work plan, but we made a commitment to West Lane Fitness to do the east sidewalk improvements on 5<sup>th</sup> St. He said we talked about improvements on 2<sup>nd</sup> St., do the build out from Territorial, and follow the Work Plan.

In response to a question from Tim Brooker, Ingham said debt service is already calculated into the amount spent towards the maximum indebtedness.

Garbett said the amount listed on the 2015 Projects List includes some new project estimates but also includes actual cost when completed and includes the debt service.

In response to a question from Victoria Hedenstrom, Bork said the current right of way only extends Brooker Ln. from 4<sup>th</sup> to 7<sup>th</sup> St. Bork said it was in the Downtown Master Plan as eventually going through but she doesn't know if its still a high priority to the Agency.

Ingham said if Brooker Ln. extends to 8<sup>th</sup> St. it would be so close to the bridge, it would be non-functioning. He said it would be a very expensive phase and we'd have to evaluate if it will open up new commercial property for development or could it just be developed from Broadway

In response to a question from Thomas Laing, Garbett said the 2015 proposed project list included administrative costs. The actual cost was over \$100,000 and staff included a number of estimated costs for some of the projects.

Ingham said administrative charges consist of what's been accrued to this point; legal expenses, auditing costs and we are reimbursing the City for staff time. He said direct project costs are captured within the line item of the project. He said a R.A.R.E. Intern would be considered administrative costs.

Ingham said the Downtown Master Plan included streetscape from Highway 126 south, to match with Brooker Ln. and W. Broadway, and should be included in the project list.

In response to a question from Thomas Cotter, Garbett said the four corners beautification project strip is from ODOT's right of way up to the existing sidewalks.

In response to a question from Thomas Laing, Ingham said ODOT's right of way is different for each corner at the four corner intersection.

After a brief discussion, it was the consensus that the Agency is on the right track.

Tim Brooker said the overall idea to beautify the City and create a downtown area is a good one.

#### **4. ST. VINCENT/DEPAUL DEVELOPMENT PROPOSAL**

Ingham said St. Vincent/DePaul hasn't recently said they want to build a store somewhere in Veneta but several years ago, when they purchased the three lots on W. Broadway, it was always their intent to do so. Ingham said to help move the discussion along, Mr. McDonald asked the City to provide him with some options. He said Mr. McDonald understands our vision and he wants to support that. Based on that, staff is asking for feedback from the Agency if we want the store on those three lots or should we provide some options for them.

Garbett said all of these sites are within the Urban Renewal boundary. She said we want to be proactive and know what the City Council's goals and wishes are with regard to the Urban Renewal District. She reviewed the preliminary layout of the options.

In response to a question from Thomas Cotter, Ingham said we have four more years to pay the Larson

judgment.

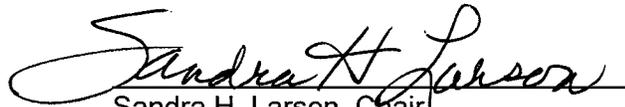
In response to a question from Victoria Hedenstrom, Ingham said the Front Row Video site on McCutcheon is too small.

Tim Brooker said St. Vincent's best option would be to build on the corner of 8<sup>th</sup> St. and Jack Kelley Dr.

Ingham said if Mr. McDonald built a boutique like retail building between 4<sup>th</sup> and 3<sup>rd</sup> St., fronting 3<sup>rd</sup> St., it would possibly attract another business to the downtown area which we want to see. He said we don't want the traditional big iconic retail store.

5. OTHER  
None

6. ADJOURN  
Chair Larson adjourned the Veneta Urban Renewal Agency work session at 7:00 p.m.

  
Sandra H. Larson, Chair

  
Darci Henneman, Assistant City Recorder