

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Monday, June 8, 2015 6:00 PM
4 Depoe Bay City Hall

5
6 PRESENT: Chair R. Johnson, Mayor A.J. Mattila, R. Gambino, J. Grant, S. Olsen, S. Sparks

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8 ABSENT: J. Fisher-Brown, B. Spores, K. Wyatt

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10 STAFF: City Recorder P. Murray, City Superintendent B. Weidner, City Planner L. Lewis,
11 Recording Secretary E. LuMaye

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13 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

14 Chair Johnson called the Urban Renewal Agency meeting to order and established a quorum at
15 6:00 PM.

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17 II. APPROVE MINUTES – June 2, 2015 Regular Meeting

18 Motion 1: Sparks moved to accept the minutes from the last Urban Renewal Meeting. Grant
19 seconded the motion.

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21 Chair Johnson said it was moved and seconded, and called for discussion. There was brief
22 discussion regarding the accuracy of the paragraph that starts on Page 1 Line 42; no changes were
23 made.

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25 Vote: Motion 1 passed.

26 Ayes: Gambino, Grant, Johnson, Mattila, Sparks

27 Noes: Olsen

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29 III. REVIEW URBAN RENEWAL PLAN PROJECTS AND PAST PRIORITIES

30 Chair Johnson reviewed urban renewal project history. He said the Agency’s focus was on
31 improvements to the city, attractiveness, safety, parking walking, crosswalks, etc. Olsen asked for
32 the record: didn’t we revisit this just two years ago? Chair Johnson responded by referring to a
33 handout dated 1/21/2014 that listed projects from the Urban Renewal Plan (copy attached to
34 original of these minutes). Grant said he was at the Pelican Pub & Brewery in Tillamook, which
35 had a big banner that said “Thank you Tillamook Urban Renewal for making all this possible”. He
36 said he intends to open a restaurant/bar and brew his own beer for the restaurant. He thought
37 maybe there was something he could apply for through Depoe Bay’s Urban Renewal Agency, but
38 to his knowledge not one cent of one dollar has been spent on a public-private partnership. He said
39 he has called and met with Elaine Howard, who is one of the top private consultants in
40 municipalities across the state. Sparks and Lewis also attended this meeting. Ms. Howard
41 recommended Urban Renewal 101, and maybe this is a good place to start. He said if there was
42 any way this was self-serving in a way that was unethical he would forego it, as he won’t allow
43 people to talk behind his back and accuse him of self-serving. Chair Johnson said in the Plan, the
44 Renewal Agency may participate through loans, grants, or both, to maintain and improve exterior
45 and interior conditions of public and private buildings or properties within the area. He said that
46 was what an urban renewal specialist told the Agency, and it has always been part of the plan. No

1 one at the time had any specific plans to do that sort of thing. Sparks said the Whale Inn is an
2 example of a huge blight that the Agency should be having a conversation about. Chair Johnson
3 guided the discussion back to the Agenda.

4 5 IV. PROJECT STATUS REPORTS:

- 6 • U.S. 101 South of Bridge Streetscape Project South of Bridge – Oregon Department of
7 Transportation (ODOT) Statewide Transportation Improvement Program (STIP)
8 Enhancement Project

9 Lewis reviewed the history and status of this project. He said the \$1.7M funding is not quite 100%
10 secured, but we are expecting to receive a letter soon. The grant requires a 10.27% match.
11 Construction is likely in 2017-2018. There was brief discussion.

- 12
13 • Coast Avenue Infrastructure Improvements Pre-Design Report and Cost Estimate
14 Weidner reviewed the history and status of this project. There was discussion.

- 15
16 • Harbor Projects
17 Chair Johnson reviewed harbor projects. He noted two areas of blight, one being the dilapidated
18 wharf, and the second being the Trollers on the north bank. He said the money for these projects
19 has already been budgeted. Mayor Mattila wanted everyone to understand that the pilings have to
20 be included in docks 2, 3, and 4 replacement. Chair Johnson said he didn't know if urban renewal
21 would be able to totally fund re-doing the docks. He said the two blighted areas fit for urban
22 renewal, and we should do the engineering for the north end property and get started on the
23 dilapidated wharf refurbishment. Grant commented on the amount of money going into the
24 harbor. Chair Johnson said the Agency was only funding a small part of harbor projects. There
25 was brief discussion.

26 27 V. RE-EVALUATE PRIORITIES

28 Sparks suggested moving to Agenda Item VI and consider what might come out of training, so we
29 can make the right decisions for the community. He said he's not able to participate in the re-
30 evaluation of priorities until he's informed, and he's not qualified. He suggested we hold off on re-
31 evaluating project priorities until we get more information about the global aspects of urban
32 renewal. Chair Johnson clarified that Sparks was suggesting that we contract with the urban
33 renewal specialist to come in and teach us how to do this sort of thing so Agency newcomers can
34 be more comfortable with what we're doing before we re-evaluate what we do in the coming
35 years. He said he was not real optimistic that Agency members would learn anything different than
36 what was learned from the previous specialist; but if it would make new Agency members more
37 comfortable then it would be money well spent. Mayor Mattila said a sum of money has already
38 been put forth and he didn't think more money should be spent on this. Sparks said training is
39 healthy for any organization, and this training may reinforce what we're already doing, and that
40 would be fine. Gambino said that statement is the first time in all this discussion that he has heard
41 if we are interpreting things correctly, that's great; instead, 90% of what he's heard was just the
42 opposite – that it will show us what we've done wrong. He said these projects have been in
43 planning, setup, and money spent for many years, not just last month. For us to make changes to
44 that doesn't rate with all the work that people before us, including some of us, have done. For
45 those reasons, he completely disagrees with hiring a consultant. Sparks said we should make sure
46 that new Members are educated to the extent that they can review a plan like this and come to a

1 conclusion that it's a good plan, or not. Gambino commented that what was a good plan two or
2 three years ago may not be a good plan now. He also noted that changes take time. Chair Johnson
3 asked if anyone had an objection to what was planned for the coming year; and that the re-
4 evaluation for what's done in the next fiscal year would take place in the next few months.

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6 Motion: Grant moved that we at least contract for the basic UR101 with Miss Howard for the City.
7 Sparks seconded the motion.

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9 Chair Johnson clarified that the consultant would come within the next couple of months to hold a
10 training exercise for us and any of the public that wants to come. There was no further discussion.

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12 Vote: Motion did not pass due to a tie vote.

13 Ayes: Grant, Johnson, Sparks

14 Noes: Gambino, Mattila, Olsen

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16 Chair Johnson asked if there were any suggestions to reach a compromise. There was
17 discussion. Mayor Mattila said he can only reiterate what constituents have told him, which is
18 what he's basing his thoughts and vote on. Sparks said 1/3 of the city's voters are in Little Whale
19 Cove and he personally represents a huge constituency in this town, and he challenged anybody to
20 suggest that he's not providing information that's consistent with what the community expects us
21 to do. Gambino said that wasn't a fair statement, and that he agreed with Mayor Mattila – that his
22 opinion depends on who he talks to, and the people he talks to say we're doing great things. He
23 said he doesn't hear that we need to go to school or that we're not doing the citizens justice. Grant
24 said the training is only about four hours, and asked those who voted against hiring the consultant
25 if it was because she is a woman. This was followed by raucous, contentious conversation. After
26 repeated gaveling, Chair Johnson was able to regain control of the meeting. He said that the idea
27 of re-evaluating priorities was not going to happen tonight, so another, shorter meeting should be
28 scheduled to discuss hiring a consultant and schedule a date to re-evaluate priorities with or
29 without a consultant. He said the re-evaluation of priorities needs to be done.

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31 Motion: Olsen moved that we have the next Urban Renewal Meeting prior to the first City Council
32 meeting in July. Chair Johnson said a re-evaluation of priorities probably can't be done in one
33 hour. Olsen withdrew his motion. There was brief discussion.

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35 Motion: Grant moved that we have an Urban Renewal Meeting on June 22, 2015. Gambino
36 seconded the motion.

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38 Chair Johnson said it was moved and seconded, and called for discussion. There was none.

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40 Vote: Motion passed.

41 Ayes: Gambino, Grant, Johnson, Mattila, Olsen, Sparks

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43 Mayor Mattila asked that the record show that during heated discourse he not once raised his voice
44 in anger or discourse in any way to his fellow members. He was respecting the meeting and
45 everyone here. He wished we could find that happening in the rest of our meetings.

1 VII. ADJOURN

2 There being no further business, the meeting was adjourned at 7:38 PM.

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Richard Johnson, Chair

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13 Emma LuMaye, Recording Secretary