

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Monday, July 27, 2015 6:00 PM
4 Depoe Bay City Hall
5

6 PRESENT: Chair R. Johnson, J. Fisher-Brown, Mayor A.J. Mattila, R. Gambino (dep. 6:46 PM),
7 J. Grant, S. Olsen, S. Sparks, B. Spores
8

9 ABSENT: None (one vacant seat)
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11 STAFF: City Recorder P. Murray, City Superintendent B. Weidner, City Planner L. Lewis,
12 Recording Secretary E. LuMaye
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14 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

15 Chair Johnson called the Urban Renewal Agency meeting to order and established a quorum at 6:00
16 PM.
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18 II. APPROVE MINUTES – June 29, 2015 Regular Meeting

19 Approval of the minutes was tabled to the next meeting.
20

21 III. ELECT CHAIR AND VICE-CHAIR

22 Motion: Olsen nominated Johnson as Chair for the Urban Renewal Agency for 2015-16. Sparks
23 seconded the motion.
24

25 There was no discussion.
26

27 Vote: Motion passed.

28 Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattils, Olsen, Sparks, Spores
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30 Motion: Gambino nominated Olsen as Vice-Chair for the 2015-16 Urban Renewal. Sparks seconded
31 the motion.
32

33 There was no discussion.
34

35 Vote: Motion passed.

36 Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattila, Sparks, Spores
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38 Abstain: Olsen
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39 IV. PROJECT P LANNING

40 ● Current Projects

41 Chair Johnson said that since current South of Bridge and Coast Avenue projects are proceeding as
42 budgeted and approved, and unless there were questions, he suggested moving on to the next items.
43 There were no questions.
44

45 ● Increased Parking

46 Lewis reviewed the map he created (copy attached to original of these minutes) with information on
47 four potential areas for parking that were discussed at the June 29 meeting. There was lengthy

1 discussion. At one point, Grant asked Lewis what the Urban Renewal Plan says about
2 parking; Lewis replied that the plan specifies providing parking for boat trailers and RVs. Chair
3 Johnson asked Agency Members if parking and renovation are things that the Agency wants to put
4 effort into. Fisher-Brown said now is the time to talk about bringing in a consultant to help figure
5 out our priorities; she would prioritize #A and #C from Lewis's map, to provide the most immediate
6 relief. Grant mentioned elevated parking on Conway Avenue, and suggested assigning Lewis the
7 task of trying to find out if there might be any grants to be able to do something like that. Grant 1)
8 liked the idea of doing things incrementally, 2) wasn't worried about trailer sailor parking on Hwy
9 101 because it's only a few days a year and they don't buy things here, not even gas, 3) was more
10 interested in supporting the downtown shops because good businesses such as the Whale Museum
11 make Depoe Bay a destination, 4) said getting sidewalks south of the bridge would help those
12 businesses, 5) thought #C would be a great spot for RVs. Mayor Mattila reported on his discussion
13 with Dick Cutler, owner of the Flying Dutchman property, saying the Cutlers and the Ciuffos came
14 to an understanding, and there will be a flea market happening. He also thought putting RVs on that
15 property was a very good idea and he saw a dual source of revenue coming from both RVs and boat
16 trailers. Chair Johnson said the next step is to put together a plan; he will work with Lewis, Murray,
17 and Weidner. Olsen said he also had spoken with Mr. Cutler, who isn't in a hurry to sell. Lewis said
18 he'll look into potential funding but thinks it will be a challenge to find grants for parking. He
19 advised the 2003 Parking Study needs to be looked at. Chair Johnson recommended dropping
20 parking for now, so he can work with Staff on planning for parking. Olsen suggested that before we
21 bring in somebody to educate us, we need to know a little more and figure out a revenue stream to
22 help pay for this stuff. Spores noted that the city hasn't had a good RV park here in 20 years, and
23 when RVs don't find a place to park, they keep on going.

24
25 ● Renovations
26 There was discussion about an Urban Renewal Agency grant application from La Grande (copy
27 attached to original of these minutes). Chair Johnson recommended Staff draft an abbreviated
28 version of the La Grande document, with the idea that the URA would pay up to 50% of a
29 completed renovation project to reimburse owner. Projects should have a maximum cost of
30 \$50,000. He suggested this would be a grant, not a loan. Grant declared a potential conflict of
31 interest, and again mentioned the UR boundary line. After Mayor Mattila made a comment about
32 energetic and progressive ideas, Grant asked if he was talking about eminent domain; Chair Johnson
33 said we are not going to take over property; Mayor Mattila said he was talking about
34 subrogation. Chair Johnson asked members which properties they identified, as assigned at the last
35 meeting: Fisher-Brown suggested Harbor Lights. Sparks suggested Whale Inn. Chair Johnson
36 suggested the burlwood place, and said he wouldn't rule out doing something to the Spouting
37 Horn; Grant said that's the most iconic building in Depoe Bay. Chair Johnson reminded him to be
38 careful of his conflict; Grant said it's a potential conflict, and if we could come up with a plan to
39 make available to a class of buildings within the UR district. Chair Johnson said unless we were
40 going to change the theme of the the town to a fishing village, he didn't see a lot of buildings or
41 shops that need renovation. Sparks said there's another building behind Spores' property; Spores
42 said it's owned by a lady in Klamath Falls; Chair Johnson said to put it on the list. Fisher-Brown
43 suggested Baywalk Café; Chair Johnson said to put it on the list. Weidner suggested the book
44 store; Grant agreed and said we should be helping people with the façade of their building, with
45 painting, etc. Chair Johnson said he doesn't think there's more than a handful of buildings like
46 Whale Inn that would be eligible. Mayor Mattila said Depoe Bay has a patina but it's still a city of
47 destination. Chair Johnson again suggested Staff put together a draft of the LaGrande document for

1 everybody to review. Sparks doesn't see Whale Inn as being renovated, he sees it as being
2 demolished instead, and that's what's preventing it from moving forward. Grant will take another
3 look at some other UR districts who have done some creative funding. Chair Johnson wants to limit
4 the projects to \$50,000 to focus on façades, with the idea to limit each reimbursement to
5 \$25,000. Olsen wanted projections of how much money would come in if everything stays the same
6 compared to if we do some of these grants, and said we really need to consider where we're going
7 to spend the money. Chair Johnson said we have to re-visit the priorities. Olsen asked Lewis if it's
8 possible to project forward to show how much funding we have coming between now and year 25,
9 as it will be critical. Murray said the projection can be done.

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11 • Remainder South of Bridge Project

12 Chair Johnson asked Lewis if it would make sense to apply for the next STIP (State Transportation
13 Improvement Program) grant for 2018-2021, for the west side of Hwy 101 south of the
14 bridge. Lewis said he spoke with ODOT, and they've already allocated money for the east side of
15 the highway, and it's now up to \$1.7 million. He said the STIP program only funds projects
16 involving maintenance to existing facilities like highways, and enhancements like sidewalks and
17 crosswalks; there's only \$9 million allocated statewide for enhancements, compared to \$57 million
18 allocated for 2015-2018 grants. Chair Johnson said there are limited things we can do with our own
19 money; he wants to talk with Lewis and Weidner to create a list of things to finalize the Downtown
20 Refinement Plan and south of the bridge projects. Grant said the money should be spent to help all
21 parts of the community, and wanted to define worthy projects. Sparks asked the Chair's permission
22 to start conversation about trying to put together a deal with the owners of the Whale Inn. Chair
23 Johnson said if they apply with the system that Murray will be putting together, the Agency could
24 provide half of \$50,000. Sparks said he would take that as an action item.

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26 The next meeting was scheduled for Tuesday, September 15 at 6:00.

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28 V. ADJOURN

29 There being no further business, the meeting was adjourned at 7:29 PM.

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36 Richard Johnson, Chair
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40 Emma LuMaye, Recording Secretary