

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, December 1, 2015 6:00 PM
4 Depoe Bay City Hall

5
6 PRESENT: Chair R. Johnson, J. Fisher-Brown, R. Gambino, J. Grant, Mayor A.J. Mattila, S.
7 Olsen, C. Teem

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9 ABSENT: S. Sparks, B. Spores

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

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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 – November 3, 2015 Regular Meeting

19 Motion 1: Grant moved to approve the minutes as written. Fisher-Brown seconded the motion.

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21 Chair Johnson said it was moved and seconded, and called for discussion.

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23 Vote: Motion 1 passed.

24 Ayes: Fisher-Brown, Gambino, Johnson, Mattila, Teem

25 Abstain: Olsen

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27 III. PARKING RESEARCH

28 Chair Johnson reviewed his handout *Parking Possibilities to Pursue for Urban Renewal* (copy
29 attached to original of these minutes) developed by the parking subcommittee (J. Fisher-Brown, J.
30 Grant, L. Lewis, B. Weidner, and himself) and asked if there were any comments on the three
31 questions to be asked or the six properties listed as potential parking areas. There was lengthy
32 discussion, with general agreement that the Joan-E parking lot and the L-shaped lot at Collins and
33 Combs were the two best properties to pursue. John Woodmark, P.O. Box 89, addressed the Agency
34 regarding his property (the L-shaped lot). He said the two lots are zoned R-4, he has a Conditional
35 Use for a parking lot, and has Lincoln County access approval on Collins Street. Chair Johnson said
36 the subcommittee will meet again in two-three weeks. Woodmark informed the Agency that he has
37 improved the storm drainage, and has graveled and fenced the parking lot.

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39 IV. REHABILITATION AND RENOVATION – APPLICATION FORM AND INSTRUCTIONS

40 Murray reviewed the application *Project Intake Form* (copy attached to original of these minutes),
41 which was slightly revised since the previous meeting. She suggested Agency Members make up a
42 project and fill out the application to see if any questions or ideas come up to improve the application
43 form. This item will appear on the next Agenda for approval.

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45 Murray reviewed the 11/30/15 draft instructions for completing the application (copy attached to
46 original of these minutes). There was lengthy discussion on scheduling and time frames. There was
47 general consensus that the Budget should be approved before applications are submitted. It was noted

1 that a one-year limit on completion of improvements is likely insufficient, which would carry projects
2 over into the next fiscal year.

3 4 V. URBAN RENEWAL BOUNDARY

5 Chair Johnson recommended adjusting the boundary by adding the Whale Inn property and
6 surrounding property on the east side of Hwy 101, and adding Hwy 101 east side frontage between
7 Bay Street and Collins Street, noting this will keep the total Urban Renewal Boundary within 25% of
8 total city area.

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10 Motion 2: Grant moved to change the Urban Renewal Boundary as recommended by the Chair, that
11 being moving the line west to encompass the buildings that front Hwy 101 from Bay Street to
12 Collins, and to encompass the property and the area around the Whale Inn. Fisher-Brown seconded
13 the motion.

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15 Chair Johnson said it was moved and seconded, and called for discussion. Lewis asked for
16 clarification of whether the motion is for the Whale Inn tax lot where the dilapidated structure exists
17 only; Olsen said it also includes the lot in front of the condos. There was discussion about adding
18 additional properties near the Whale Inn along the east side of the highway from Whale Inn south to
19 Bay Street; this would increase the boundary by more than the 1% increment limit. About half of
20 Agency Members thought that the Whale Inn property should not be singled out for inclusion because
21 it would give the appearance of bias.

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23 Amendment: Grant amended his motion to exclude the Whale Inn property for the time being, and
24 just include the Hwy 101 frontage property from Bay Street to Collins. Fisher-Brown seconded the
25 amendment, asking for assurance that the issue will not be tabled indefinitely and will be revisited.

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27 Chair Johnson said it was moved and seconded, and called for further discussion. There was brief
28 discussion about how often the boundary can be adjusted.

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30 Vote: Motion 2, as amended, passed.

31 Ayes: Fisher-Brown, Gambino, Johnson, Mattila, Olsen, Teem

32 Abstain: Grant said he forgot to declare a potential conflict of interest and excluded himself
33 from the vote.

34 35 VI. PROJECT STATUS

- 36 ● Harbor Master Plan – Request for Proposals (RFP) for Marine Engineering Consultant
37 Services

38 Chair Johnson said this item appears on tonight's City Council Agenda for approval.

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40 ● Coast Avenue Infrastructure Improvements – Request for Proposals (RFP) for Engineering
41 Services

42 This item was tabled.

- 43
44 ● Hwy 101 South of Bridge/ Oregon Department of Transportation (ODOT) Statewide
45 Transportation Improvement Program (STIP) Project

46 Lewis reported the grant for the 2018-2021 STIP has been submitted.

1 VI. ADJOURN

2 There being no further business, the meeting was adjourned at 6:58 PM.

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Richard Johnson, Chair

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14 Emma LuMaye, Recording Secretary