

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, March 15, 2016 6:00 PM
4 Depoe Bay City Hall
5

6 PRESENT: Chair R. Johnson, J. Fisher-Brown, R. Gambino, J. Grant (arr 6:02 PM), Mayor A.J.
7 Mattila, C. Teem, J. Wiseman
8

9 ABSENT: B. Spores
10

11 VACANCY: 1 vacant seat
12

13 STAFF: City Recorder P. Murray, Recording Secretary E. LuMaye, City Planner L. Lewis
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15 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

16 Chair Johnson called the Urban Renewal Agency meeting to order and established a quorum at 6:00
17 PM.
18

19 II. APPROVE MINUTES – February 15, 2016 Regular Meeting

20 Motion: Gambino moved to approve the minutes of the February 16 general meeting of the Depoe
21 Bay Urban Renewal Agency. Fisher-Brown seconded the motion.
22

23 Chair Johnson said it was moved and seconded, and called for comments; there were none.
24

25 Vote: Motion passed.

26 Ayes: Fisher-Brown, Gambino, Johnson, Mattila, Teem, Wiseman
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28 III. WELCOME NEW MEMBER.

29 Chair Johnson welcomed new Agency Member Jeff Wiseman.
30

31 IV. URBAN RENEWAL AGENCY AND CITY PARKING COORDINATION

32 Chair Johnson suggested this be a joint venture and the City put up half the money for acquisition of
33 parking. Lewis reviewed his handout detailing cost information on the three properties discussed by
34 the Agency in previous meetings: 1) The Cutler property could accommodate up to 83 parking spaces
35 at a total estimated cost of \$369,060 for land and improvements; each space would cost an estimated
36 \$4,447. 2) The Collins/Conway lots owned by Joan Dooner could accommodate up to 30 parking
37 spaces at a total estimated cost of \$252,000 for land and signage; each space would cost an estimated
38 \$8,400. 3) The Collins/Combs “L”-shaped lots owned by John Woodmark could accommodate up to
39 28 parking spaces at a total estimated cost of \$199,900 for land and improvements; each space would
40 cost an estimated \$7,139. There was lengthy discussion, including: there isn’t an urgent need for
41 parking south of the bridge; Mr. Cutler is willing to split his lot if the City doesn’t want the whole
42 parcel; a suggestion to use the Cutler property for dry camping or fix it up as a pay-per-night
43 operation for fishermen, and develop parking at a later date; the Cutler property could not be utilized
44 for this fishing season; the Granat family’s parking lot, with a recommendation to table that offer
45 until the family members are all in agreement as to what they want to do; an opinion that the two
46 Collins lots would be important to a vibrant future for the City; a suggested use of the Cutler property
47 for motorhome parking; and an opinion that lack of view south of the bridge contributed to loss of
48 vitality in that area. Chair Johnson summarized that the priority is for the two Collins properties, and

1 securing the Cutler property for later development. He wanted Staff to put together a budgetary plan
2 based on the priorities of pursuing the two Collins properties, and consider the Granat property and
3 how we can secure the Cutler property without putting up too much money for development.
4

5 Motion: Grant moved that we direct Staff to make a plan with the priorities of the two northern
6 properties, one and two, to be decided. He thinks they both have equal merit. He can see because it
7 sits on a promontory that the one property may not last very much longer. And to direct Staff to find
8 out if it's possible by law to secure the Cutler property. Chair Johnson added to plan holding off on
9 development; Grant agreed. Gambino seconded the motion.
10

11 Chair Johnson restated the motion, said it was moved and seconded, and called for comments. There
12 was brief discussion regarding a potential time constraint on the Dooner property because there are
13 two parties interested in purchasing it, and whether the City could legally secure the Cutler property
14 over a three-year period.
15

16 Vote: Motion passed.

17 Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattila, Teem, Wiseman
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19 V. ADVERTISING FOR REHABILITATION APPLICATIONS

20 Chair Johnson said the process had been approved and money was in the budget, and now we have to
21 make the knowledge of it available to the businesses within the Urban Renewal Boundary. There was
22 brief discussion of how to accomplish this notification, with a suggestion to mail notices to the
23 property owners within the Urban Renewal Boundary.
24

25 Motion: Gambino so moved. Fisher-Brown seconded the motion.
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27 Chair Johnson said it was moved and seconded that Staff proceed with advertising the possibility of
28 getting Urban Renewal money to upgrade their properties, and called for discussion. There was brief
29 discussion about the amount of Staff time required to do the mailing, and the extent of the Boundary.
30

31 Vote: Motion passed.

32 Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattila, Teem, Wiseman
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34 VI. URBAN RENEWAL BOUNDARY EXPANSIONS

35 Chair Johnson noted the Boundary expansions had been approved, and asked Lewis if there was any
36 progress to report; Lewis replied there was not.
37

38 VII. STATUS REPORTS

- 39 ● Hwy 101 South of Bridge/Oregon Department of Transportation (ODOT) Statewide
40 Transportation Improvement Program (STIP) Project

41 Lewis reported no activity is expected until this fall.
42

- 43 ● Coast Avenue Infrastructure Improvements

44 Murray reported engineering is under way, with construction expected during the summer.
45

- 46 ● Harbor (Trollers Island and Wharf)

47 Chair Johnson reported there was a meeting with the company people here two weeks ago, and a
48 second meeting is anticipated shortly. We want to see what they're coming up with for the wharf and

1 Trollers Island. Discussion outcome can affect the Urban Renewal Budget for 2016-17. Murray said
2 we'll touch base with them.

3
4 There was brief general discussion.

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6 VII. ADJOURN

7 There being no further business, the meeting was adjourned at 6:57 PM

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13 _____
14 Richard Johnson, Chair

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19 Emma LuMaye, Recording Secretary