

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

6 PRESENT: Chair R. Johnson, R. Gambino, J. Grant, B. Spores, C. Teem (arr 6:16 PM), J.
7 Wiseman
8

9 ABSENT: J. Fisher-Brown, Mayor A.J. Mattila
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11 VACANCY: 1 vacant seat
12

13 STAFF: City Recorder P. Murray, City Superintendent B. Weidner, 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.
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19 II. APPROVE MINUTES – March 15, 2016 Regular Meeting

20 Motion: Gambino moved to approve the minutes of the March 15 meeting of the Depoe Bay Urban
21 Renewal Agency. Wiseman seconded the motion.
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23 Chair Johnson said it was moved and seconded, and called for comments; there were none.
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25 Vote: Motion passed.

26 Ayes: Gambino, Grant, Johnson, Wiseman

27 Abstain: Spores
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29 III. PROPOSED JOINT URBAN RENEWAL-CITY PARKING PROJECT

- 30 • Conceptual Plan and Budgets
31 • Negotiating/Purchasing Process (City Council Steps)
32 • Schedule

33 Chair Johnson reviewed the worksheet date stamped 3/28/16 which provided location and cost
34 information on properties under consideration for acquisition (copy attached to original of these
35 minutes). Lewis reported he had a conversation with Craig Taunton, who owns three lots with
36 parking spaces next to the Spouting Horn, which are for sale with an asking price of \$275,000, and
37 that Mr. Taunton had asked Lewis to bring this up with the Agency. Chair Johnson asked if those
38 spaces were needed by the Spouting Horn; Grant, the owner of the Spouting Horn, said they were not
39 needed because parking has been grandfathered in. He declared a direct conflict of interest, as he is
40 the adjacent property owner and said he could not participate in the discussion. Weidner said the
41 Spouting Horn property includes the parking area to 50 feet east from the back wall of the pub. Lewis
42 said he looked at the aerial view, and there are 24 parking spaces on the three lots. Murray referred to
43 her memo dated 4/4/16 (copy attached to original of these minutes), and said it would be the City that
44 would acquire any property, not the Agency. She said the Agency would need to identify the target
45 property/properties and what level of funding the Agency would put toward the land acquisition.
46 Then the Agency would recommend the City Council accept the Agency's funding support and
47 pursue the project. The City Council would decide whether to move forward with the recommended
48 project. Chair Johnson added Executive Council Sessions could be scheduled to negotiate with the

1 seller. He recommended the Agency agree that the City should move forward; and make a
2 commitment to provide funding up to \$421,000 over the next three years. He asked for comments.
3 Spores commented that loss of the Taunton parking spaces would be monumental. Wiseman asked to
4 table further discussion on the Taunton property to a meeting with a fuller complement of Members.

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6 Murray asked Agency Members if they would be free on Tuesday April 26 for the Urban Renewal
7 Budget Committee meeting. There was no objection to scheduling the Budget meeting on that date.

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9 Chair Johnson asked if Members would support saying the Agency is behind this project, and will put
10 up our share of the money and request that the City move forward quickly and get on with this.

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12 Motion: Gambino moved that. Chair Johnson called for a second. Gambino restated his motion: He
13 moved that the Urban Renewal Agency support the budget for parking lot acquisition and forward it
14 along to the City Council to the tune of estimated costs of \$479,280, and the Urban Renewal Agency
15 would be responsible for \$150,000. Chair Johnson said that would be for the coming fiscal year only.
16 Murray suggested if the Agency is going to recommend to the City Council to proceed with a project,
17 that the whole project cost be included rather than just the coming fiscal year, because what might
18 happen in the future is not known.

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20 Amendment: Gambino so amended. Wiseman seconded the motion.

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22 Chair Johnson restated the motion: The Urban Renewal Agency will put up up to \$421,000 over the
23 next three years for the City Council, and recommend that the Council go forward with obtaining
24 these three lots, and with their improvements.

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26 Discussion: There was brief discussion, including identifying a name for the acquisition project. It
27 was agreed that the project name is "Parking Lot Acquisition" (PLA). Chair Johnson noted
28 specifically that the Taunton property was not included in the motion.

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30 Vote: Motion passed.

31 Ayes: Gambino, Grant, Johnson, Spores, Teem, Wiseman

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33 Chair Johnson recommended encouraging the Council to take action on this at tonight's meeting.

34 35 IV. REHABILITATION AND RENOVATION

36 Chair Johnson said it was previously determined that Murray would issue announcements in May or
37 June for applications for renovations money. He questioned whether the announcements would be
38 sent to everyone within the Urban Renewal Boundary, or just those properties that face onto the area
39 the City has judged to be blighted. Teem said the announcement needs to be sent to anyone who
40 potentially could apply and be awarded, to avoid the perception that properties are handpicked. There
41 was brief discussion about properties that will be added when the Urban Renewal Boundary change
42 becomes effective. Lewis said one thing that will be required is a legal description of the selected
43 properties, and eventually those properties will need to get tied in to overall legal description of the
44 Urban Renewal Boundary. Chair Johnson said Staff should try to accelerate the recent Boundary
45 changes, otherwise they won't be included in the Boundary until a year from now. There was brief
46 discussion about sending out multiple notices; Murray said the Agency agreed to have a semi-annual
47 grant funding opportunity, with the first period for accepting applications being July 1 through the
48 end of August, and the second round would be January 1 through the end of February. She said as

1 soon as the Boundary line adjustment is completed, the City can let those property owners know,
2 depending on where we are in the cycle. Chair Johnson summarized the discussion and asked if there
3 was any disagreement; there was none. There was brief, general discussion of the procedure for
4 changing the Urban Renewal Boundary and potential wording of the announcement.

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6 V. STATUS REPORTS

7 Lewis reported there is no activity expected south of the bridge until this Fall. Weidner reported
8 Coast Avenue engineer is in the final phase of drawing the plans. He anticipated construction might
9 begin in July. Chair Johnson said there is a meeting scheduled tomorrow morning at 11:30 to discuss
10 engineers' ideas for Trollers Island and the wharf, and everybody's welcome; Murray noted there
11 cannot be a quorum at the meeting.

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13 VI. ADJOURN

14 There being no further business, the meeting was adjourned at 6:52 PM

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Richard Johnson, Chair

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26 Emma LuMaye, Recording Secretary