

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, March 7, 2017 6:00 PM
4 Depoe Bay City Hall

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6 PRESENT: Chair R. Johnson, C. Bates, D. Callender, R. Gambino, L. Goddard (arr 6:49),
7 J. Grant, Mayor B. Leff, J. Wiseman

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9 ABSENT: B. Spores

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

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14 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

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

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17 II. APPROVE MINUTES January 17, 2017 Regular Meeting
18 Motion: Gambino moved to approve the January 17, 2017 Urban Renewal meeting minutes. Mayor
19 Leff seconded the motion.

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

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23 Vote: Motion passed.

24 Ayes: Bates, Callender, Gambino, Goddard, Grant, Johnson, Leff, Wiseman

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26 III. DILAPIDATED WHARF RESTORATION PROJECT

27 Weidner reported he contacted contractor Bill Sexton, who built our platform in the reservoir. Mr.
28 Sexton is partners with a design engineer who has been out of the area, and Mr. Sexton did not want
29 to provide a cost estimate without his input. Weidner anticipated having a quote before the next
30 meeting, and trusts Mr. Sexton to give the City a fair cost. He also talked to him just about removal of
31 the wharf, and will try to get a cost estimate for that as well. He expects the project to be done in
32 three phases: drawings, removal, and rebuilding. Lewis reported he got confirmation that if we do
33 any kind of work on the wharf that is in the water, we'll have to get a joint U.S. Army Corps of
34 Engineers and Department of State Lands permit, with up to six-months to get the permit after
35 submitting the application. A question was raised about how long the City would have, if the wharf is
36 removed, before we would lose the grandfathering; Mayor Leff said we need a clear answer to that
37 question; Chair Johnson directed Weidner and Lewis to continue doing their homework and report at
38 the next meeting. Gambino asked how much the permit would cost; Lewis said he could find out.
39 Goddard expressed trepidation about any idea of going forward with replacement of the wharf, saying
40 it's a matter of public safety to either remove it or put more adequate fencing around it; and as far as
41 putting money into replacement, he doesn't see a viable need for it at this point in time. He said if we
42 had harbor leases in place we wouldn't be faced with having to take this out on our dime, as it would
43 have been covered by the party that had previously leased the area, built the structure, and then
44 abandoned it for the City to take over a dozen years ago. Grant said he has expressed similar concerns
45 over this structure in the past and had recommended just removal, but if we wanted to reserve that
46 space to do anything else with it in the future, there might be a timeline from the point of removal to
47 rebuilding something in its place, even if it's just a modest placeholder; otherwise the use of that land
48 by the City might go away. Goddard agreed, and said he expressed concerns about having a

1 placeholder there years ago. He said the issue he sees is the potential of \$200,000 going into that
2 when the concern should be removal or creating a safer environment and spending the balance of the
3 \$200,000 on harbor infrastructure that's coming apart as we speak. Grant agreed.

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5 IV. GRANT APPLICATIONS RECEIVED – Preservation, Rehabilitation, Development, and
6 Re-Development Incentive Program

7 Chair Johnson said six applications were received at a total request value of \$201,000. He said there
8 is \$50,000 budgeted this fiscal year for the grant program, but the grant money is paid when the
9 project is done, so much of the money in these applications would be paid out in the following fiscal
10 year; and noted the Agency can raise the Budget up to 10% without reconvening the Budget
11 Committee, so the Agency could approve more than the \$50,000 that has been budgeted for this fiscal
12 year. He said Lewis and Weidner will be reviewing the applications to determine if they meet the
13 requirements and are valid applications, then the Agency will decide which one(s) to approve. He
14 said there's a requirement in the Urban Renewal by-laws that we have to give the applicants the
15 opportunity to come and defend their applications, and we have to put out a letter informing them of
16 time and place of meeting. He suggested the Agency meet again in two weeks to give the applicants
17 the opportunity to come forward, give their input, the Agency discusses the applications, and
18 schedule an applicant participation meeting. There was brief discussion regarding what Lewis and
19 Weidner would be reviewing. Lewis said there is a checklist to ensure submittal requirements have
20 been met. He said he and Weidner should pull out objectives that are in the plan that are relevant to
21 the various applications and provide that material to the Agency. Mayor Leff suggested asking Lewis
22 to put together a short list of objectives for the Agency to judge for so they are judging for the right
23 things; Chair Johnson directed Lewis to put together a list of the kind of things that are involved in
24 the judgment, and come back in two weeks with the list and give an opinion of the value of each of
25 the applications against the list, and additionally describe the projects with more detail than the
26 summary sheet (copy attached to original of these minutes). Then the Agency should review the
27 judgments, look at the dollars and come to a decision. Applicant John Woodmark was invited to
28 make a brief statement; he came forward and described his application experience. Chair Johnson
29 said he was going to recommend that the \$50,000 budgeted for grant funding this fiscal year be
30 increased next fiscal year. LuMaye was directed to provide a copy of the application packet to all
31 Agency members.

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33 V. UPCOMING FISCAL YEAR BUDGET ITEMS

34 Chair Johnson said he put together a draft Budget (copy attached to original of these minutes) for
35 discussion in anticipation of the upcoming Budget Committee meeting which will probably be next
36 month. Lewis reviewed the items in the draft. There was discussion. The Agency approved the draft
37 with the following changes: 1) The Wharf Replacement item will be changed to Wharf Removal, and
38 the budget was dropped from \$200,000 to \$100,000. 2) The budget for the Parking project was set at
39 \$100,000. 3) The Urban Renewal portion of the budget for the Docks 2, 3, & 4 project was set at
40 \$100,000.

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42 VII. ADJOURN

43 There being no further business, the meeting was adjourned at 6:51 PM
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47 Richard Johnson, Chair

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Emma LuMaye, Recording Secretary