

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, April 18, 2017 6:00 PM
4 Depoe Bay City Hall
5

6 PRESENT: Vice-Chair J. Wiseman, C. Bates, D. Callender, R. Gambino (arr 6:05 PM),
7 L. Goddard, J. Grant, Mayor B. Leff, B. Spores
8

9 GUEST: R. Johnson
10

11 STAFF: City Recorder M. Meagher, City Superintendent B. Weidner, Recording Secretary
12 E. LuMaye, City Planner L. Lewis
13

14 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

15 Vice-Chair Wiseman called the Urban Renewal Agency meeting to order and established a quorum at
16 6:00 PM.
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18 II. APPROVE MINUTES April 4, 2017 Regular Meeting

19 Motion 1: Mayor Leff so moved. Bates seconded the motion.
20

21 There was no discussion.
22

23 Vote: Motion 1 passed.

24 Ayes: Bates, Callender, Goddard, Grant, Leff, Spores, Wiseman
25

26 III. SUBCOMMITTEE REPORT – Acceptance and Award Criteria for Preservation, Rehabilitation,
27 Development, and re-Development Incentive Program

28 Grant read Meagher’s notes (copy attached to original of these minutes) into the record. The
29 following recommendations were made by the Subcommittee: 1) Applications to approve: Peterson
30 (Whale Inn), Woodmark (Blue Heron Gallery), and Germaneri (tank removal). 2) Award amount:
31 \$100,000 split between the three applications based on a percentage of the request. Attorney fees to
32 be deducted from the \$100,000. 3) Rework the guidelines to include only one award process per
33 year, starting April 1, for review and approval in May and June, with funds distributed in the
34 following fiscal year. 4) Ask for a bid to be included in the application process and give more merit
35 to applications with multiple bids. Dick Johnson came to the podium to address the potential deficit
36 in the Urban Renewal Budget, and recommended: 1) reducing the amount for parking lot acquisition
37 from \$100,000 to \$50,000, and 2) eliminate Agency support for Docks 2, 3, and 4 in this budget.
38 Discussion ensued. Grant suggested moving the entire \$100,000 from parking lot acquisition and
39 \$10,000 from the Transfer to Harbor Fund line items to the grant program (PRD&R).
40

41 Motion 2: Grant said his suggestion was a motion. Meagher clarified that what she thought Grant
42 meant was not to move the funding to the grant program, but to eliminate the parking lot acquisition
43 funding so it would take care of the deficit; Grant agreed. Gambino seconded the motion.
44

45 Vice-Chair Wiseman called for comments. There was discussion about where to reduce funding to
46 eliminate the deficit. Gambino suggested reducing the amount of the three grants by \$10,000; Grant
47 asked if that was a friendly amendment to his motion. The necessity for work being done in the
48 harbor was also mentioned. Lewis said he would be remiss if he didn’t bring up: on Woodmark’s

1 application the total project cost was \$65,000, \$4,000 of which was for design services, leaving
2 \$61,000 for materials and labor; but the building permit application he filed with the County listed
3 \$45,000 for materials and labor. This is a \$16,000 difference, with an \$8,000 override of the 50% that
4 the Agency would provide.

5
6 Amendment: Grant said the amendment is to, for this year, suspend the parking lot acquisition, Line 2
7 under Transfer to Other Funds/Contingency budget, and that amount proposed is \$100,000; to
8 suspend that amount and then reduce the grant that we're going to award from \$100,000 down to
9 \$90,000; and that he would take that as a friendly amendment to his motion. Gambino seconded the
10 amendment.

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12 Vice-Chair Wiseman called for discussion. There was brief discussion.

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14 Vote: Motion 2, as amended, passed.

15 Ayes: Bates, Callender, Gambino, Goddard, Grant, Leff, Spores, Wiseman
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17 IV. 2017-2018 BUDGET RECOMMENDATIONS

18 Vice-Chair Wiseman called for comments on the proposed Budget. He re-stated recommended
19 changes made earlier in this meeting: 1) to zero out the parking lot acquisition funding, and 2) to
20 reduce grant funding to \$90,000. There were no other proposed changes.

21 22 V. SUBCOMMITTEE AWARD RECOMMENDATION – Preservation, Rehabilitation, 23 Development, and Re-Development Incentive Program

24 There was brief discussion about the three applications recommended for grant award; there was
25 concern expressed over potential liability to the City if something comes up when the tanks are
26 removed from the Germaneri property; Lewis recommended putting a condition in all grant
27 Agreements. Meagher will talk to the City Attorney, who will write up the Agreements.

28
29 Motion 3: Gambino moved that we approve the recommendation to award the PRD&R awards to the
30 three properties discussed, with the exceptions discussed. Grant seconded the motion.

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32 Vice-Chair called for discussion. There was brief discussion.

33
34 Amendment: Gambino amended his motion: “with the ~~exceptions~~ **conditions** discussed”. Grant
35 seconded the amendment.

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37 Vice-Chair Wiseman called for discussion. There was none.

38
39 Vote: Motion 3, as amended, passed.

40 Ayes: Bates, Callender, Gambino, Goddard, Grant, Leff, Spores, Wiseman
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42 Mr. Johnson advised there should be a motion accepting the Subcommittee's recommendation to
43 change the grant application process to once per year. Vice-Chair Wiseman said the guidelines will
44 first be revised, then there will be discussion and a motion at that time.

45 46 VI. DILAPIDATED WHARF RESTORATION PROJECT – PERMIT INITIATION

47 There was brief discussion; it was noted that the Agency moved to recommend removal of the wharf
48 to the Council at the previous meeting, and that no further Agency action was required at this time.

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2 VII. HWY 101 SOUTH OF BRIDGE/OREGON DEPARTMENT OF TRANSPORTATION
3 (ODOT) STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM (STIP)
4 PROJECT – Local Agency Agreement No. 31221

5 Lewis reviewed his memo dated 3/30/17 summarizing the draft Agreement (copies attached to
6 original of these minutes). There was discussion.

7
8 Motion 4: Gambino moved that we approve the Local Agency Agreement Multimodal Transportation
9 Enhance Program between the Agency and ODOT , with the suggestions of changes from the Draft
10 ODOT-City of Depoe Bay Agreement. Bates seconded the motion.

11
12 Vice-Chair Wiseman called for discussion. There was brief discussion. It was noted this Item is on
13 the City Council Agenda for this evening’s meeting, and that recommended revisions will be
14 forwarded to ODOT.

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16 Vote: Motion 4 passed.

17 Ayes: Bates, Callender, Gambino, Goddard, Grant, Leff, Spores, Wiseman
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19 VIII. URBAN RENEWAL CONSULTANT SERVICES

20 Grant said he would like to make contact with a consultant who does a lot of work for cities in the
21 Pacific Northwest, to see what her services would cost. Meagher said no motion was necessary.

22
23 VII. ADJOURN

24 There being no further business, the meeting was adjourned at 6:58 PM
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30 _____
31 Jeff Wiseman, Vice-Chair
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33

34 _____
35 Emma LuMaye, Recording Secretary