URBAN RENEWAL AGENCY BOARD MEETING MINUTES
JUNE 22, 2015

0:00 **DATE WOODBURN ESTATES AND GOLF AUDITORIUM, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, JUNE 22, 2015**

CONVENED The meeting convened at 6:33 p.m. with Chair Figley presiding.

ROLL CALL

Chair Figley	Present
Member Schaub	Present
Member Lonergan	Present
Member Carney	Absent
Member Morris	Present
Member Ellsworth	Present
Member Alonso Leon	Present

Staff Present: City Administrator Derickson, City Attorney Shields, Police Chief Russell, Police Captain Garrett, Police Captain Alexander, Sergeant Millican, Public Works Director Scott, Assistant City Administrator Row, Human Resources Director Hereford, Finance Director Head, Economic and Development Director Hendryx, Urban Renewal Manager Stowers, Communications Coordinator Horton, City Recorder Pierson

0:00 **CONSENT AGENDA**

A. Urban Renewal Agency minutes of June 8, 2015.

Lonergan/Alonso Leon… adopt the Consent Agenda. The motion passed unanimously.

0:00 **A RESOLUTION AMENDING RESOLUTION 2015-02 TO CORRECT A SCRIVENER'S ERROR REGARDING THE CONTINGENCY AMOUNT LISTED IN THE URBAN RENEWAL FUND IN THE CITY OF WOODBURN URBAN RENEWAL BUDGET FOR THE FISCAL YEAR 2015-2016**

City Administrator Derickson provided a staff report. **Lonergan/Morris**… Adopt the resolution. The motion passed unanimously.

RESOLUTION AMENDING THE DOWNTOWN GRANT AND LOAN PROGRAM PROCEDURES AND REQUIREMENTS

Economic and Development Director Hendryx provided a staff report. Member Lonergan stated that he would like to see wording added that would require a grant recipient to pay back a grant if the building is sold within an established period of time. Member Morris stated that it would need to be implemented consistently. Chair Figley added that there should be a hardship clause added. Member Alonso Leon concurred with Chair Figley. Member Ellsworth stated that outside money coming in and investing then selling to someone else isn't a bad thing. Chair Figley suggested that staff and DARS look at what circumstances would require a grant recipient to have to pay the City back for the grant. **Lonergan/Ellsworth**… accept the resolution amending the Downtown Loan and Grant Program without the boundary issue and staff will get back to us with additional information regarding the time for payback on grants. The motion passed unanimously.

URBAN RENEWAL AGENCY BOARD MEETING MINUTES
JUNE 22, 2015

URG 2014-03 145 ARTHUR STREET (MASONIC LODGE) EXTENSION

Urban Renewal Manager Stowers provided a staff report. City Administrator Derickson stated that he belongs to the Masonic Lodge and he has no potential or actual conflict of interest and stands to gain in no way from this. He added that he did not participate in preparation of this grant application. Member Morris declared a conflict of interest and stated that he will not vote on this matter. **Lonergan/Alonso Leon**… approve a six (6) month extension of the URG 2014-03 application from Woodburn Masonic Trustees, Inc., for an interior grant up to $5,000.The motion passed unanimously with Member Morris abstaining.

AMENDMENTS TO URG 2015-02 330 N. SECOND STREET (CORNWELL)

Urban Renewal Manager Stowers provided an update on the status of URG 2015-02.

URG 2015-07 405 N. FIRST STREET & URG 2015-08 445 N. FIRST STREET (CHAY PROPERTIES, LLC)

Urban Renewal Manager Stowers provided a staff report. **Lonergan/Morris**… approve two Urban Renewal Interior Grant applications from Chay Properties, LLC (Applicant), for up to $8,350 ($5,000 for 405 N. First Street and $3,350 for 445 N. First Street).The motion passed unanimously.

URG 2015-09 1033 YOUNG STREET (PARRA)

Urban Renewal Manager Stowers provided a staff report. **Lonergan/Alonso Leon**… approve the Urban Renewal Interior Grant applications from Xavier Parra (Applicant), for up to $1,000. The motion passed unanimously.

PUBLIC COMMENT

Merri Berlin, 167 N. Settlemier, stated that she has concerns about providing interior grants. She understands the outside because it can be seen but not the inside.
Member Lonergan thanked Ms. Berlin for her comments and stated that he feels the interior of the building is important because it makes people want to come back to that business.

0:27 **ADJOURNMENT**

Lonergan/Alonso Leon… meeting be adjourned. The motion passed unanimously.
The meeting adjourned at 7:15 p.m.

APPROVED_____
KATHRYN FIGLEY, CHAIR

ATTEST _____
Heather Pierson, City Recorder
City of Woodburn, Oregon

URBAN RENEWAL AGENCY WORKSHOP

FIRST STREET IMPROVEMENTS
OAK TO HARRISON

FIRST STREET IMPROVEMENT

WHAT WE HAVE HEARD

Key Project Elements

- Pedestrian Friendly Improvements are Desirable
- Streetscape Amenities are Desirable
- Couplet One-Way Design is Desirable
- Angled Parking is Desirable
- Undergrounding of Existing Overhead Utilities is Desirable

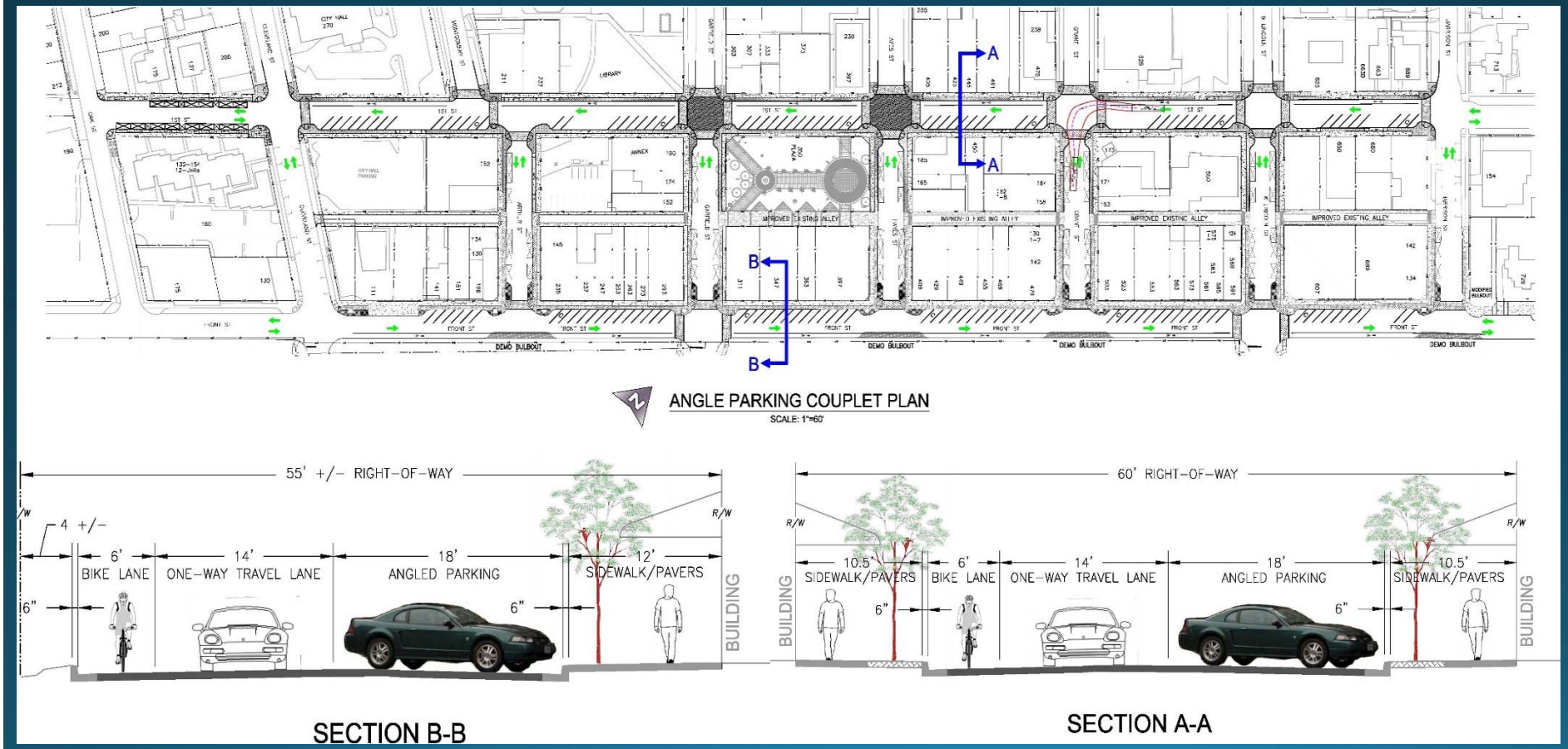
Key Project Concerns

- Available Parking is a Concern
- Truck Turning Movements are a Concern

FIRST STREET IMPROVEMENT

OPTION 1 Couplet Design With Angled Parking

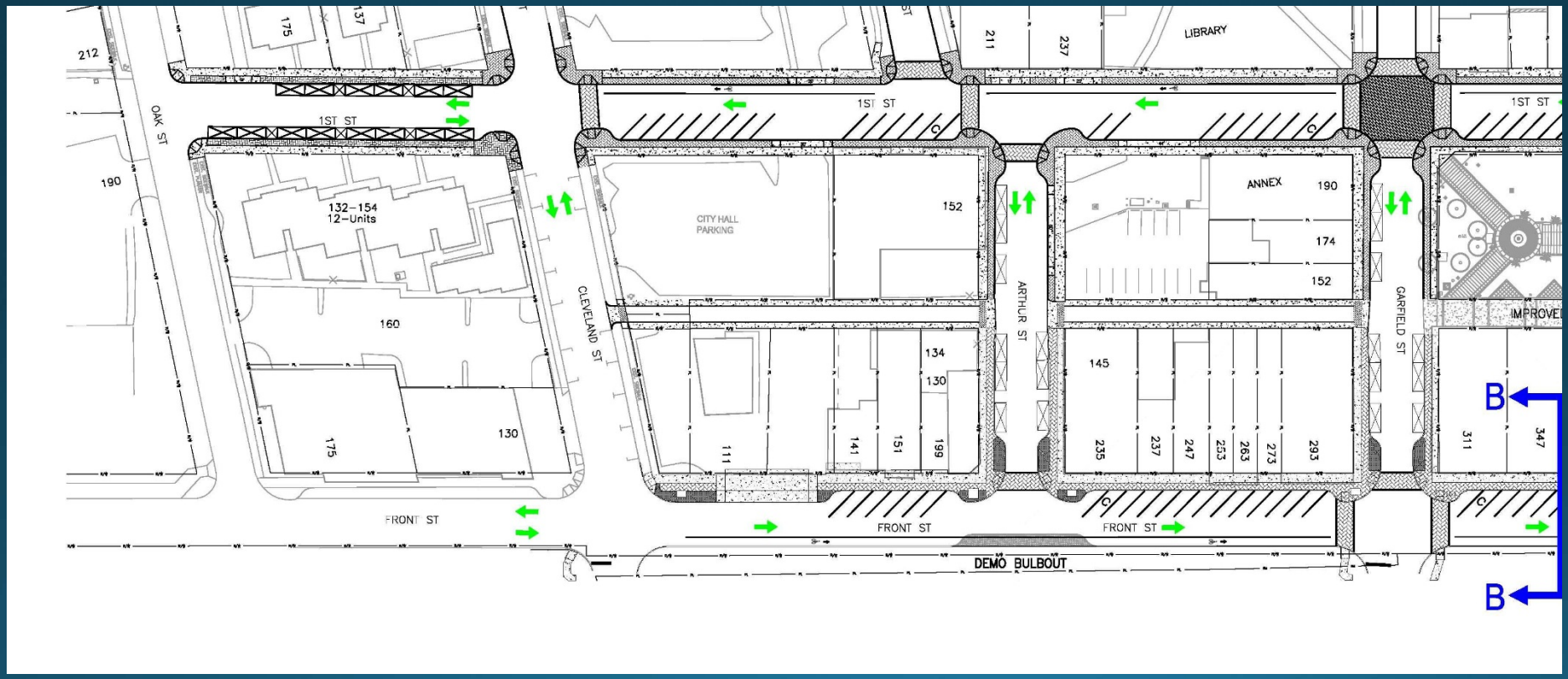
OPTION 1 Preliminary Estimated Cost $3,447,000



FIRST STREET IMPROVEMENT

Option 1 South Half

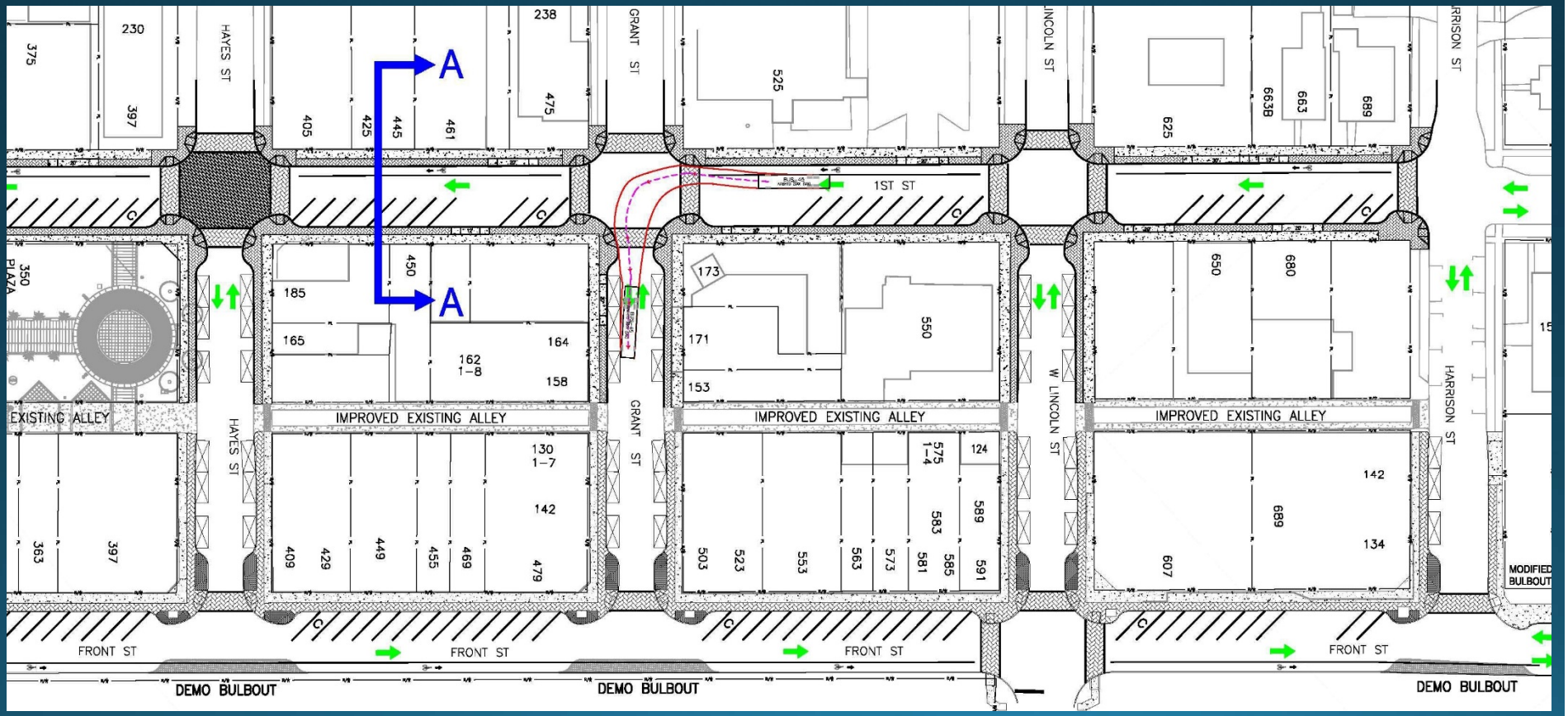
OPTION 1 OAK TO GARFIELD



FIRST STREET IMPROVEMENT

Option 1 North Half

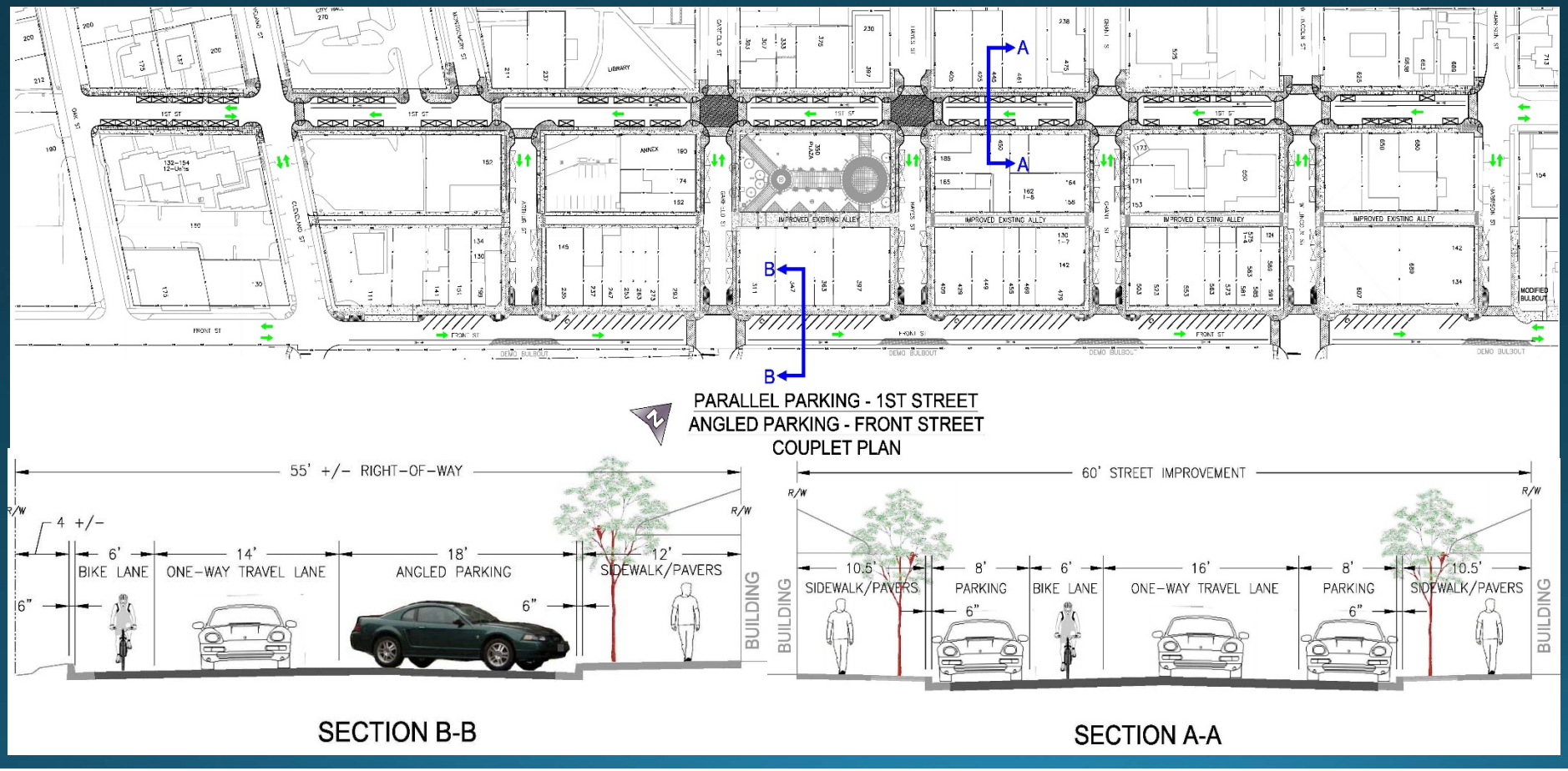
OPTION 1 GARFIELD TO HARRISON



FIRST STREET IMPROVEMENT

OPTION 2 Couplet Design With Mixed Parking

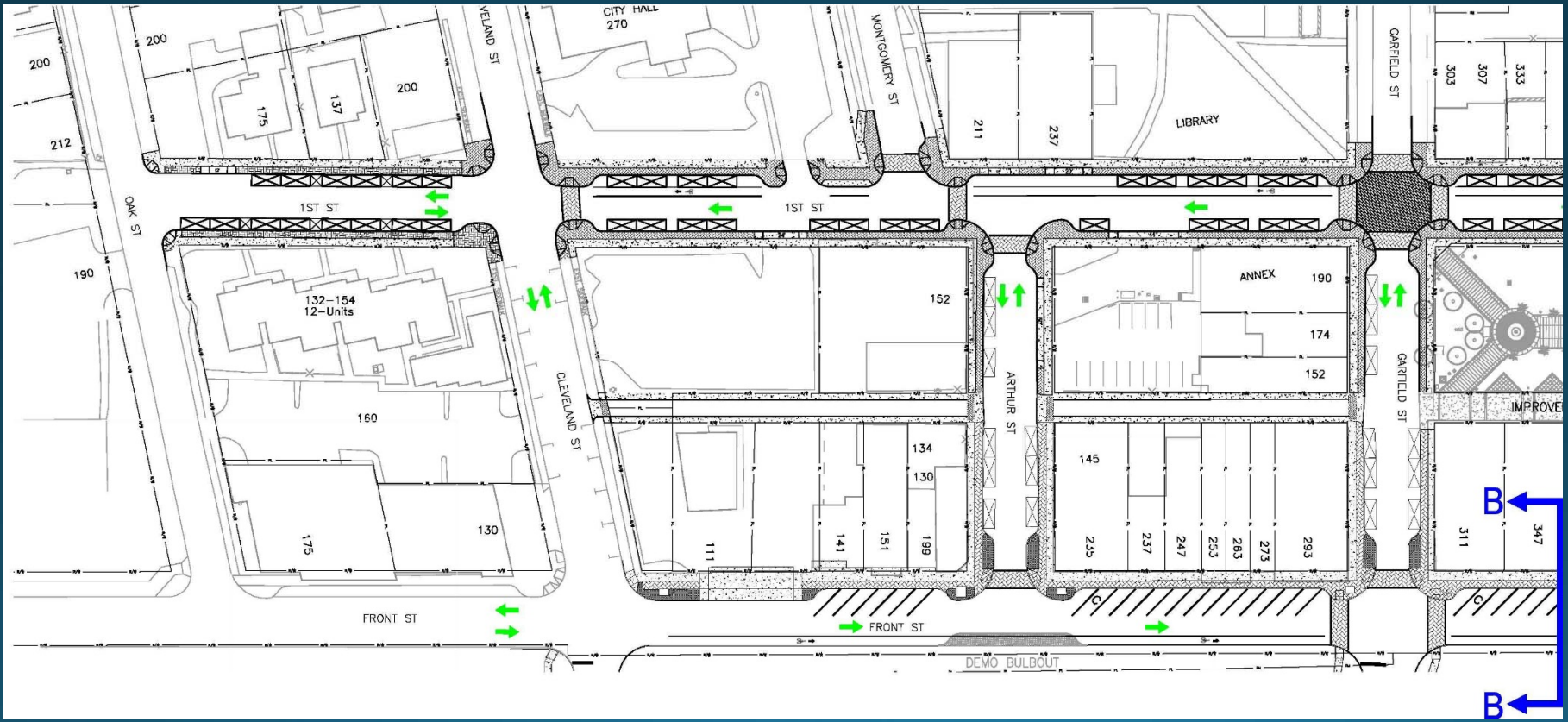
OPTION 2 Estimated Cost $3,368,000



FIRST STREET IMPROVEMENT

Option 2 South Half

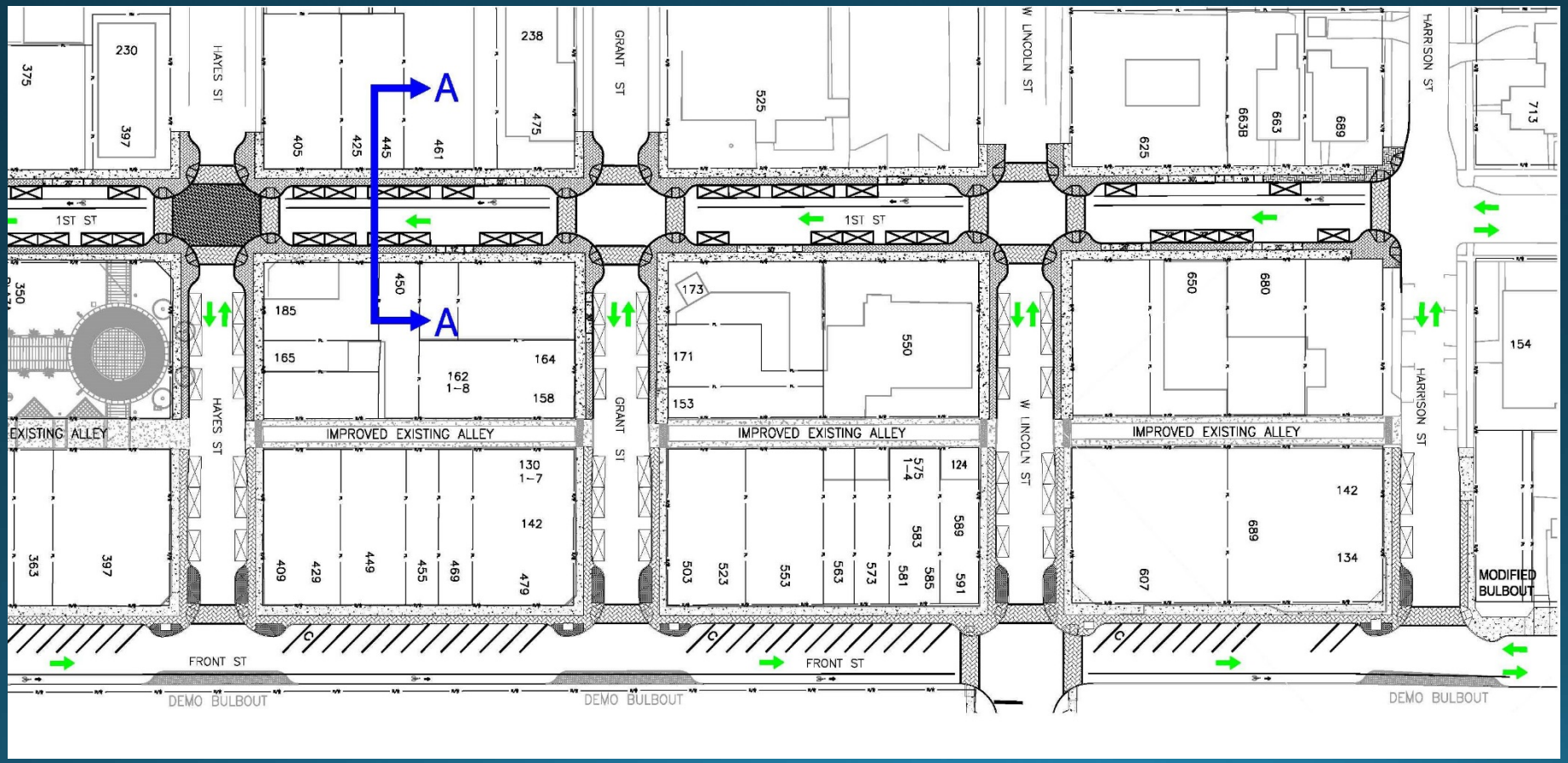
OPTION 2 OAK TO GARFIELD



FIRST STREET IMPROVEMENT

Option 2 North Half

OPTION 2 GARFIELD TO HARRISON



FIRST STREET IMPROVEMENT

ON STREET PARKING COMPARISON

- OPTION 1, COUPLET DESIGN WITH ANGLED PARKING
  - First Street On-Street Angled Parking Spaces = 68
  - Front Street On-Street Angled Parking Spaces = 61
  - Total On-Street Angled Parking Spaces = 129
- OPTION 2, COUPLET DESIGN WITH MIXED PARKING
  - First Street On-Street Parallel Parking Spaces = 76
  - Front Street On-Street Angled Parking Spaces = 61
  - Total On-Street Mixed Parking Spaces = 137
- PARALLEL PARKING
  - First Street On- Street Parallel Parking Spaces = 76
  - Front Street On-Street Parallel Parking Spaces = 74
  - Total On-Street Parallel Parking Spaces = 150

FIRST STREET IMPROVEMENT

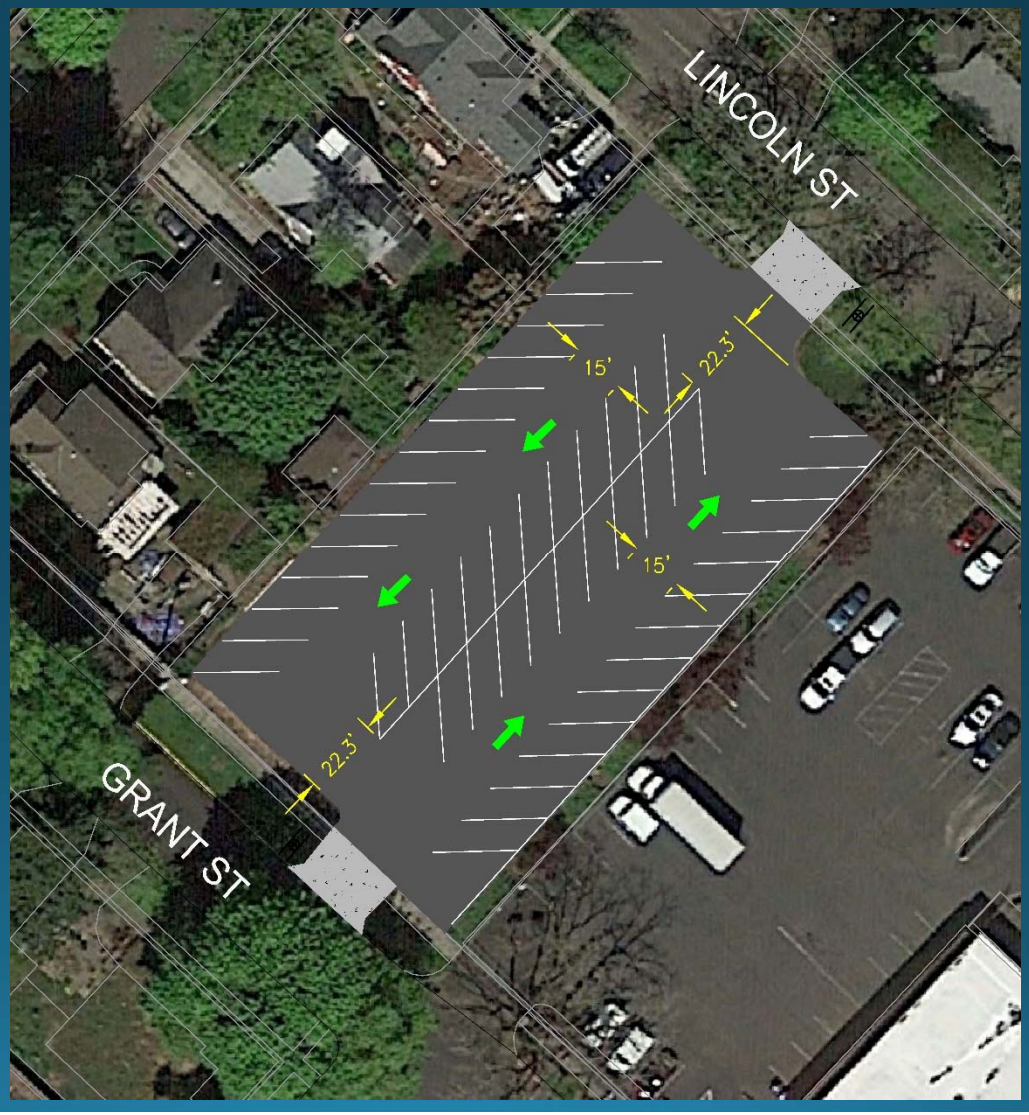
OFF STREET PARKING OPTION

Restoration of Existing Second Street Parking Lot

Provides 45 Parking Spaces

Estimated Cost =$132,000

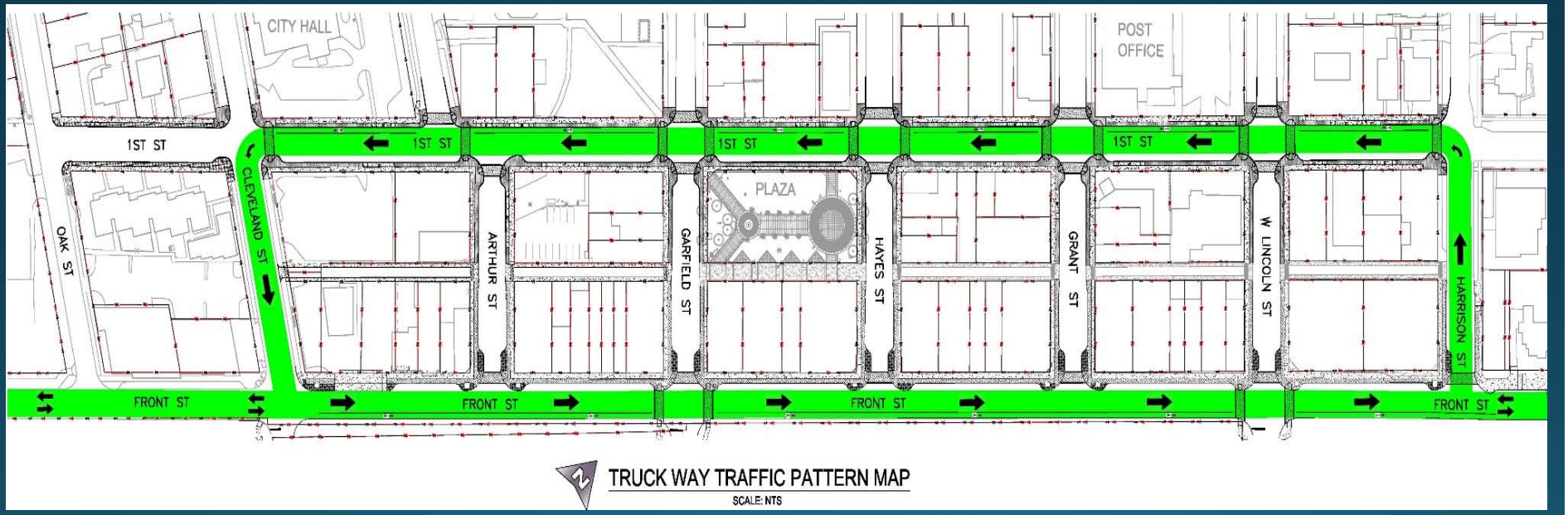
- Upgrade Illumination
- Reconstruct Asphaltic Concrete Surface
- Upgrade Storm Sewer
- Permanent Striping
- Upgrade Approaches



FIRST STREET IMPROVEMENT

Truck Traffic Concerns

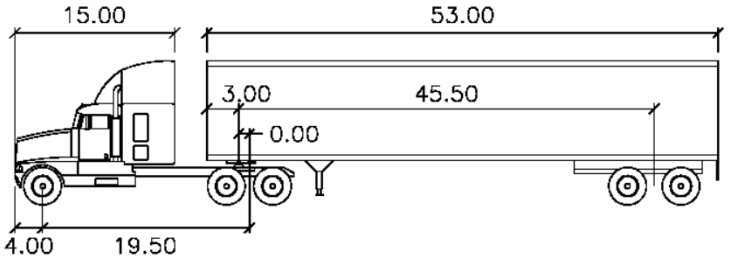
- Truck Way Traffic Pattern



FIRST STREET IMPROVEMENT

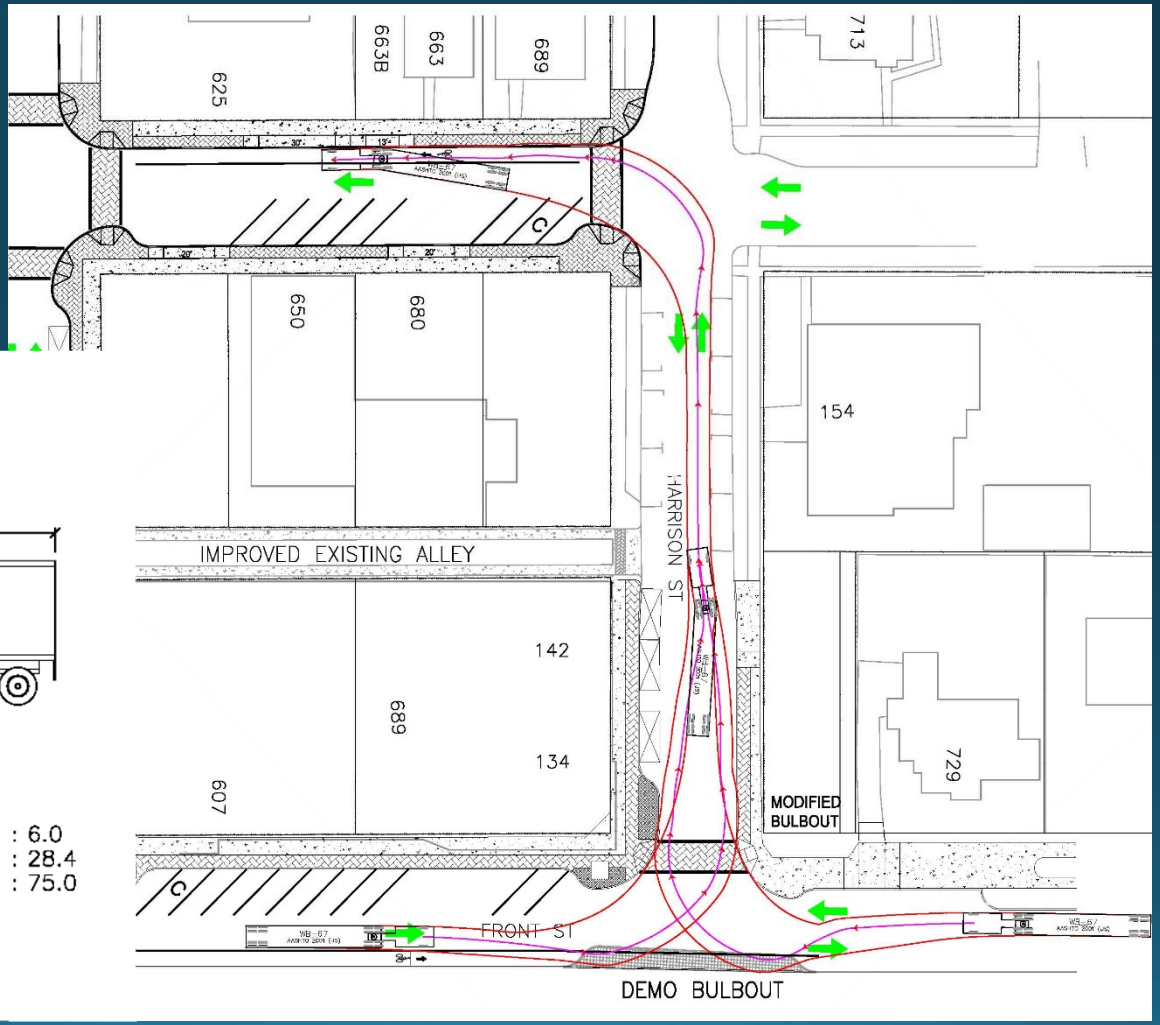
Truck Traffic Concerns

Truck Way Traffic Intersection Harrison



WB−67 feet

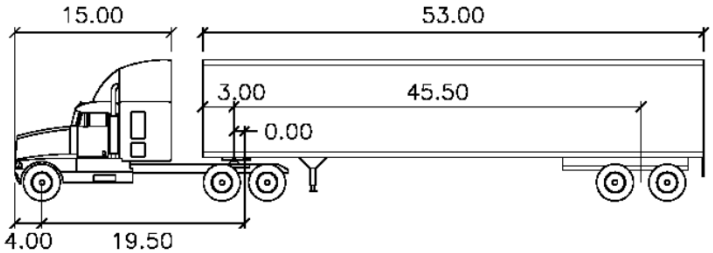
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



FIRST STREET IMPROVEMENT

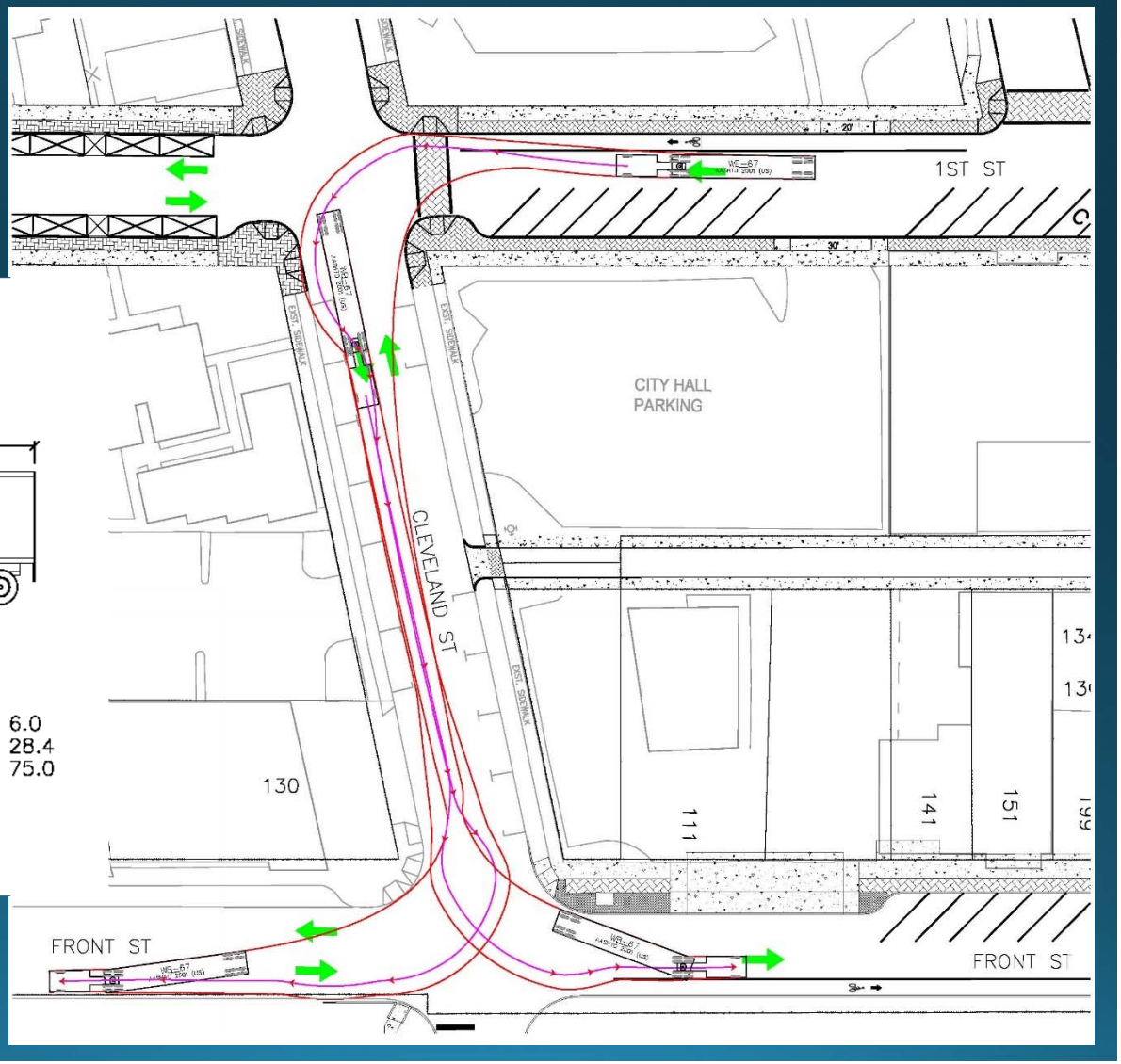
Truck Traffic Concerns

Truck Way Traffic Intersection Cleveland Street



WB−67 feet

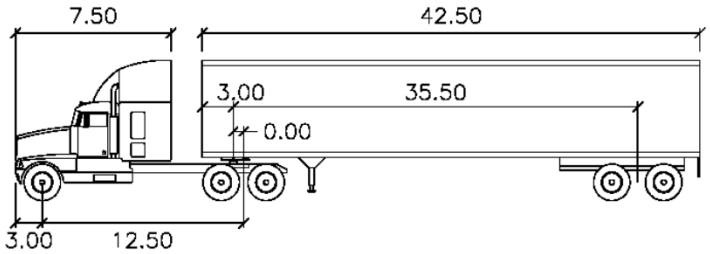
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



FIRST STREET IMPROVEMENT

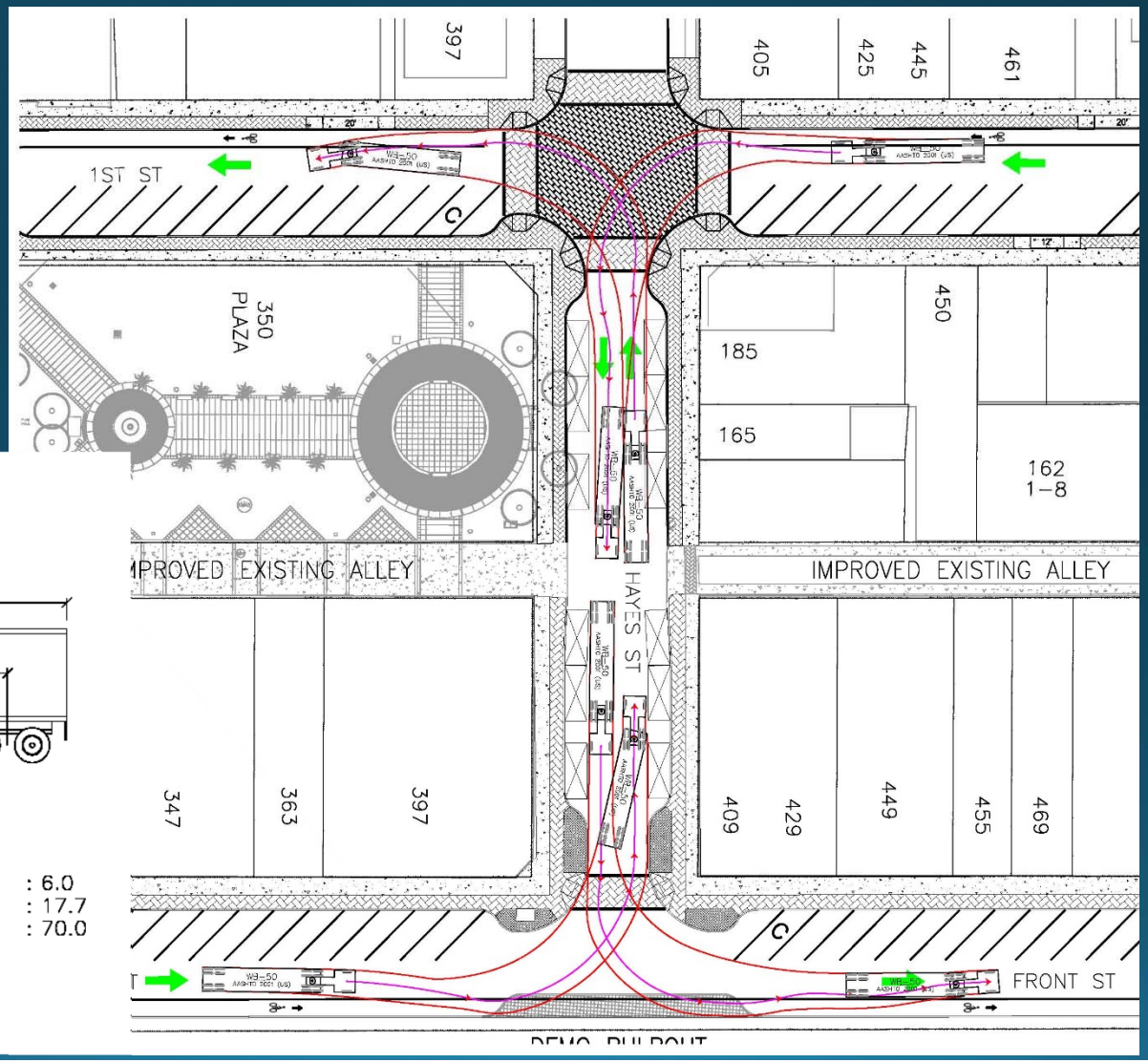
Truck Traffic Concerns

Truck Traffic Local Delivery, Hayes Street



WB−50 feet

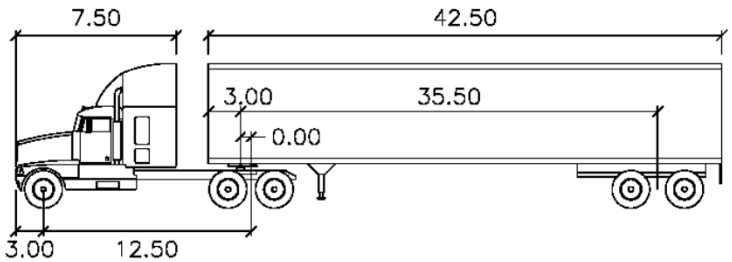
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



FIRST STREET IMPROVEMENT

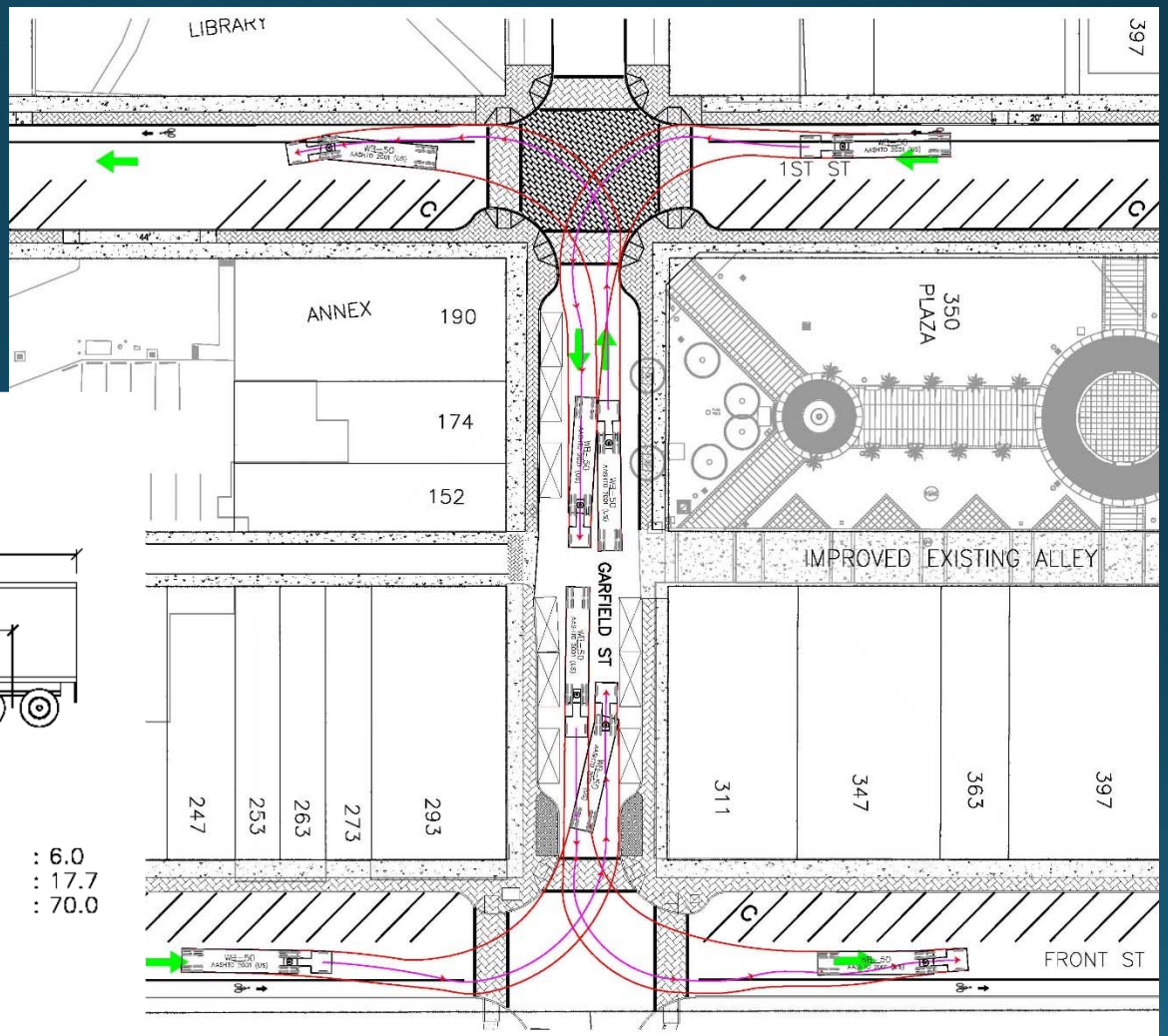
Truck Traffic Concerns

Truck Traffic Local Delivery, Garfield Street



WB−50 feet

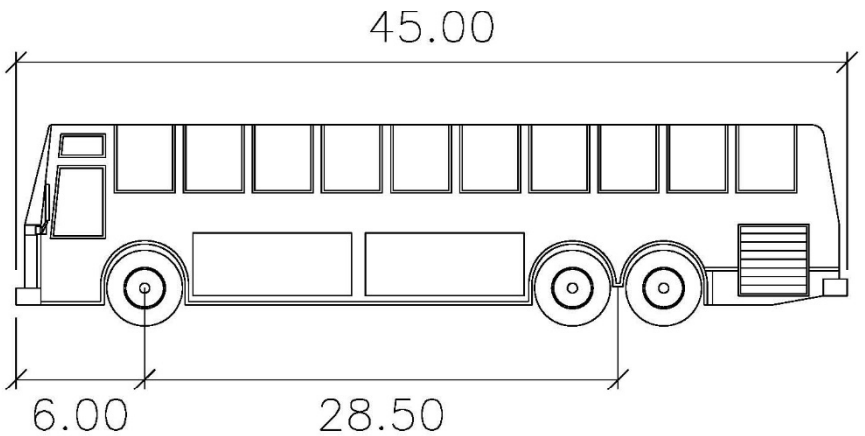
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



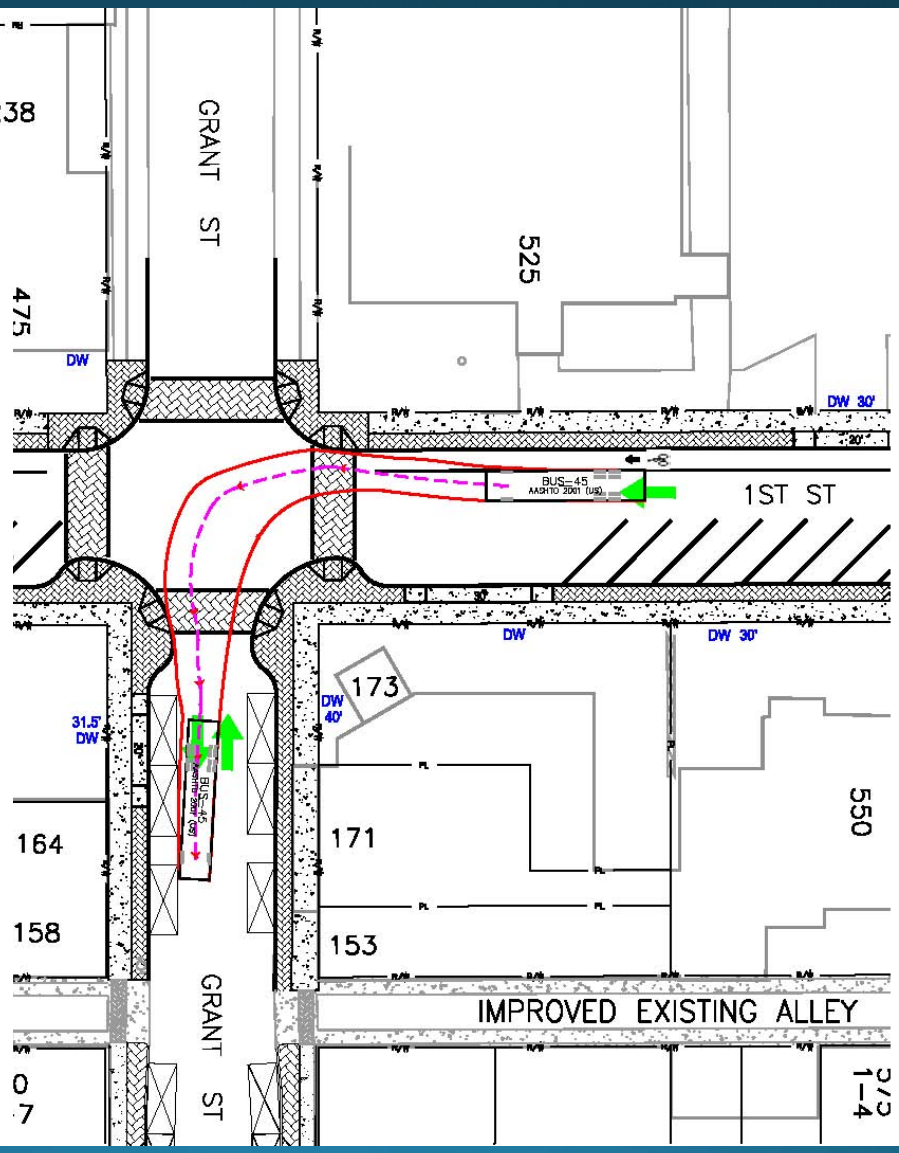
FIRST STREET IMPROVEMENT

Truck Traffic Concerns

Bus Traffic , Grant Street



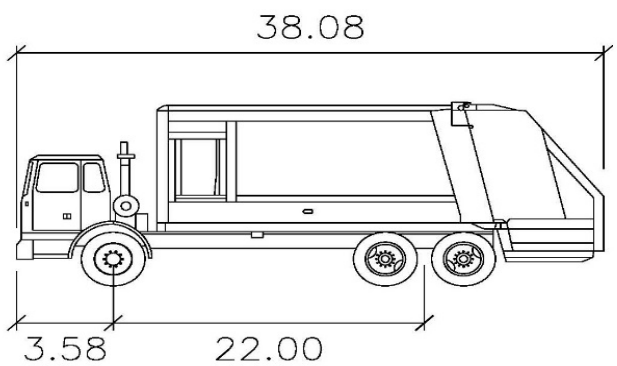
BUS—45	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.3



FIRST STREET IMPROVEMENT

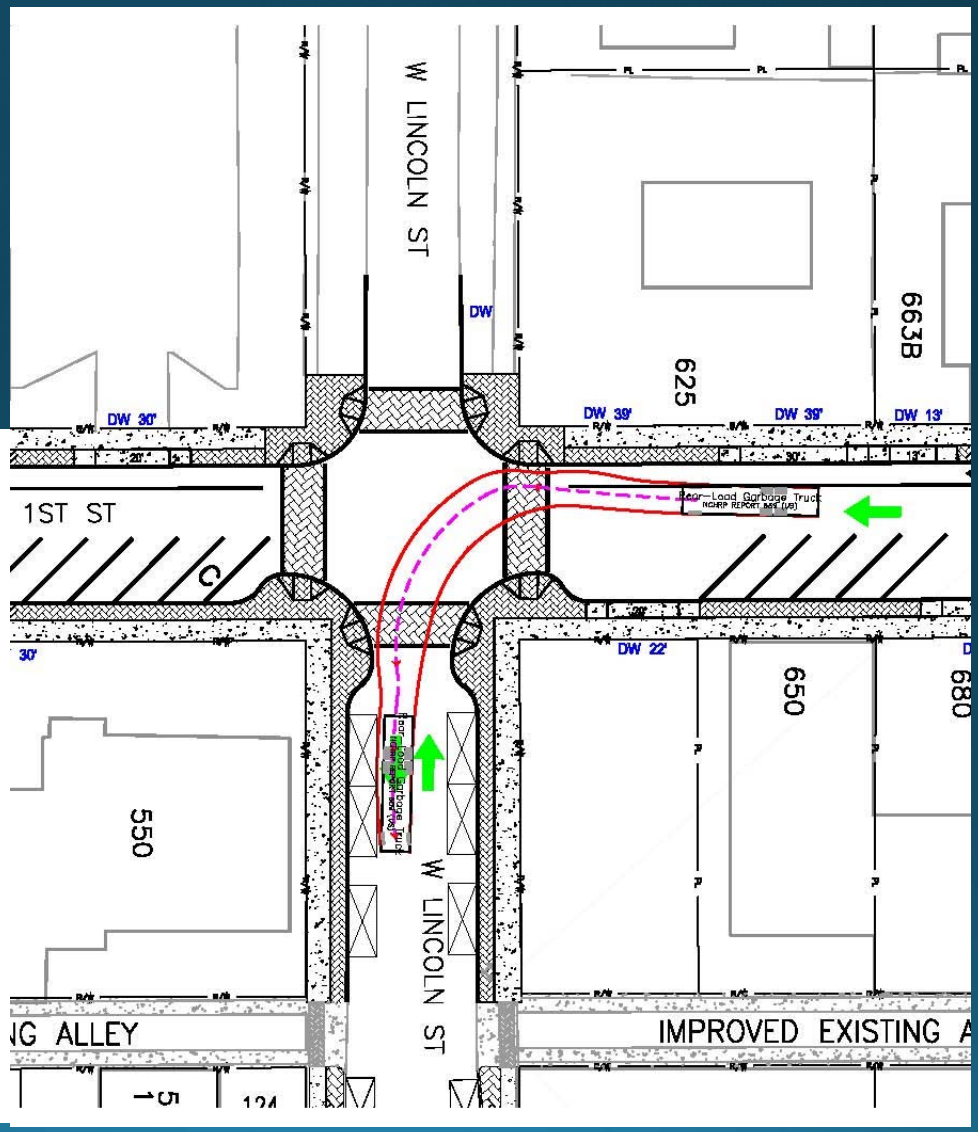
Truck Traffic Concerns

Garbage Truck Traffic , Lincoln Street



Rear—Load Garbage Truck

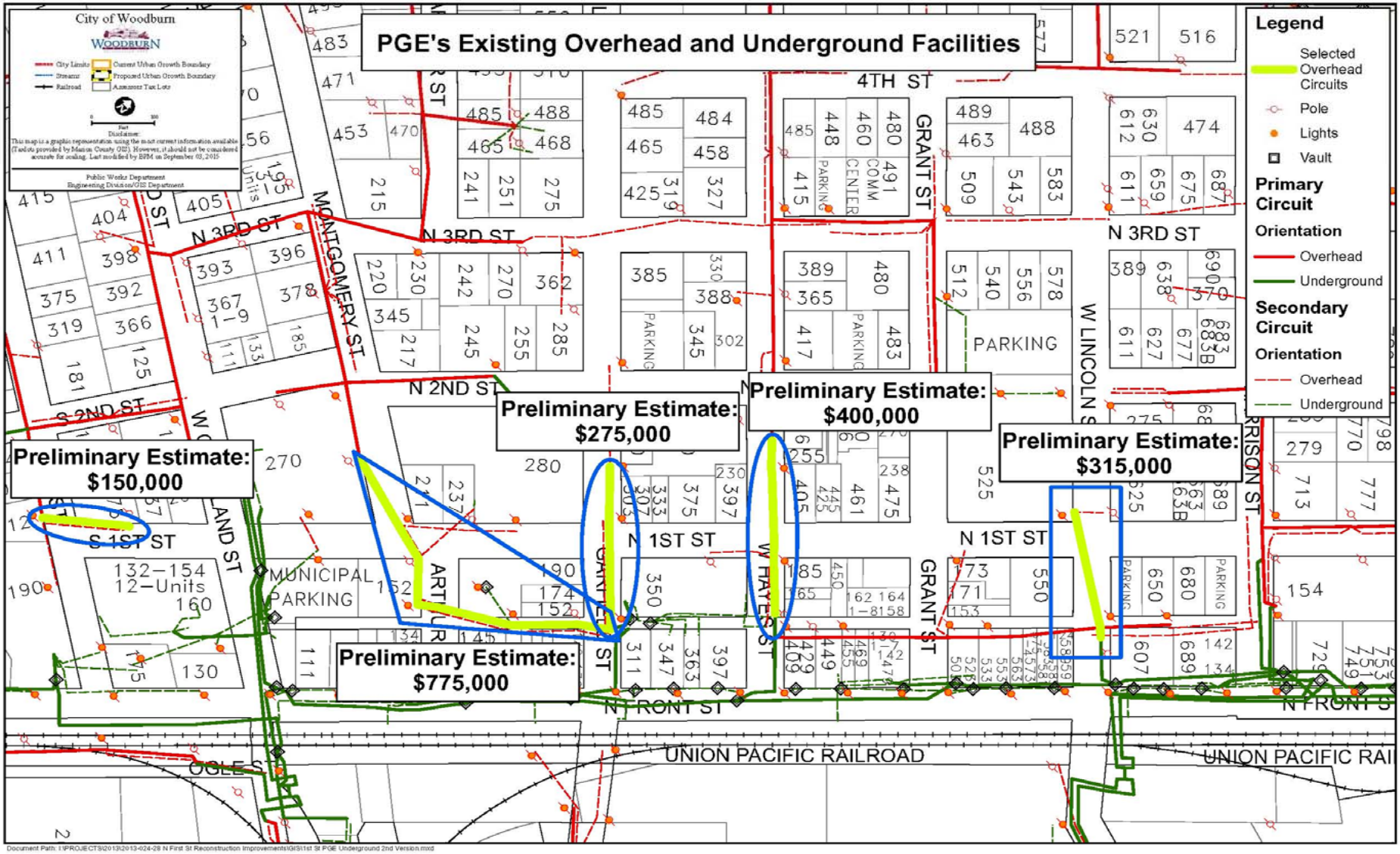
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4



FIRST STREET IMPROVEMENT

Undergrounding Existing Overhead Utilities

Estimated Cost of Utility Undergrounding



FIRST STREET IMPROVEMENT

Recap URA Top Priority Projects

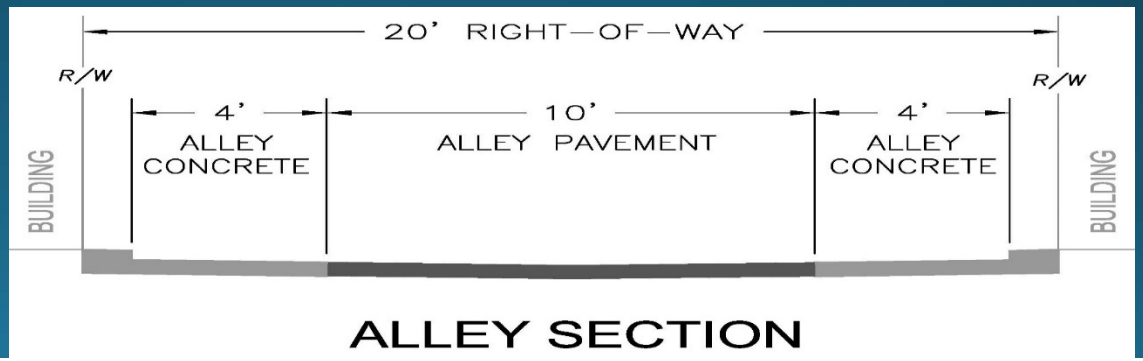
- URA Top Priority Projects
  - 1st Street Couplet Design Improvement
  - 1st Street Undergrounding Overhead Utilities
  - Alley improvements, Cleveland to Garfield
  - Downtown Core Area Restroom
  - Splash Fountain
- Other
  - Rehab Downtown Second Street Parking Area

FIRST STREET IMPROVEMENT
URA Projects

Alley Improvements

- Alley Improvements between Cleveland and Garfield

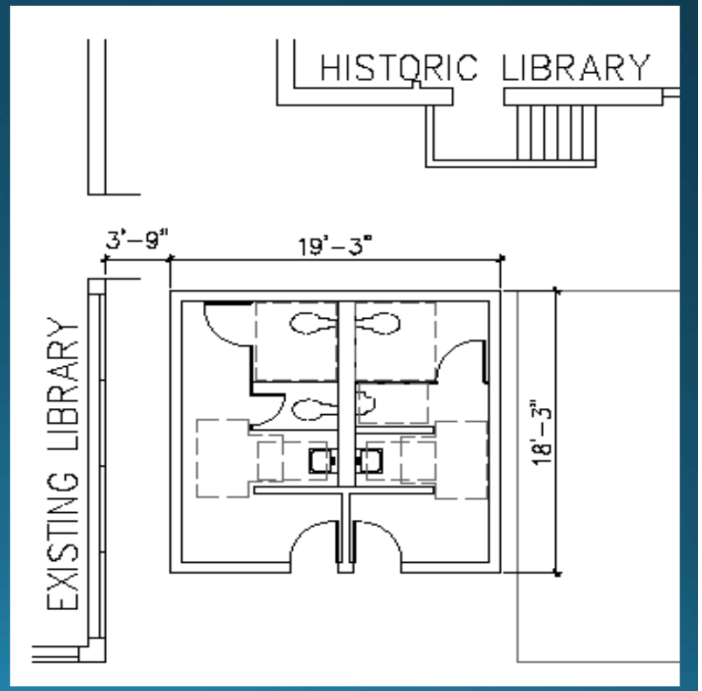
Design Provides Concrete Pad Area for Dumpsters, Asphalt Travel Lane
Estimated Project Cost $342,000



FIRST STREET IMPROVEMENT
URA Projects

Downtown Core Area Public Restroom

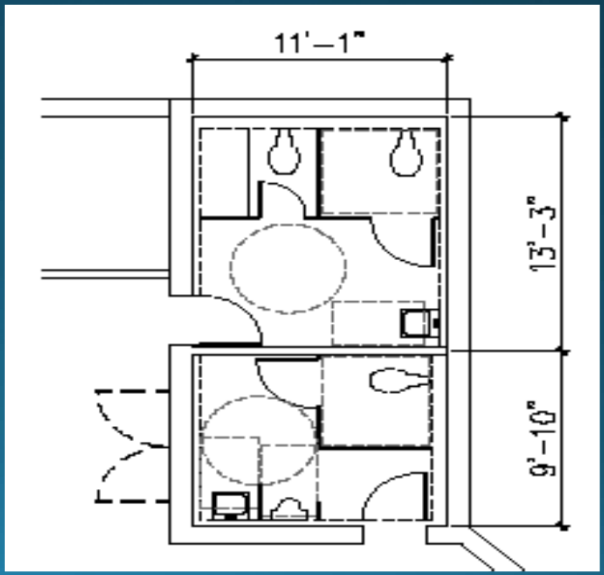
- Option 1,Construct New Building on Library Grounds
  - Located between existing Building and Chiller Building West Side
  - 351 Square Feet
  - One Bathroom Stall & One Urinal - Men's
  - Two Bathroom Stalls - Women's
  - Requires Relocation of Irrigation System
    - Base Building Cost $190,900.00
    - Utilities $20,000.00
    - Relocate Existing Irrigation $4,700.00
    - Preliminary Estimated Cost ***$215,600.00***



FIRST STREET IMPROVEMENT
URA Projects

Downtown Core Area Public Restroom

- Option 2, Remodel Existing Library Space Currently Occupied the Drinking Water Well Near West Entrance
  - 256 Square Feet
  - One Bathroom Stall & One Urinal - Men's
  - Two Bathroom Stalls - Women's
  - Requires Abandonment of Existing Well and Equipment
    - Base Remodel Cost $105,550.00
    - Utilities $20,000.00
    - Abandon Existing Well $28,000.00
    - Demo Existing Equipment $7,500.00
    - Preliminary Estimated Cost ***$161,050.00***



FIRST STREET IMPROVEMENT
URA Projects

Splash Fountain

Splash Fountain
Estimated Project Cost $150K

FIRST STREET IMPROVEMENT

Urban Renewal Agency Priority Projects and Funding

- URA Top Priority Projects Cost Estimates
  - 1st Street Couplet Design Improvement Cost $3,447,000 ($3,368,000)
  - Rehab Downtown Second Street Parking Area $132,000
  - Alley improvements, Cleveland to Garfield $342,000
  - Downtown Core Area Restroom $215,000 ($161,050)
  - Splash Fountain $150,000
  - Total Cost of Projects $4,286,000

- First Street Estimated Cost of Undergrounding Existing Overhead Utilities
  - @ Oak Street $150,000
  - @Arthur Street $775,000
  - @ Garfield Street (may have to include Arthur) $275,000
  - @ W Hayes Street $400,000
  - @ Lincoln Street $315,000
  - Utility Undergrounding Total Cost $1,915,000

  URA Top Priority Projects Total Cost $6,201,000

- URA 15/16 Approved Budget
  - Estimated Maximum Borrowing Capacity $4,000,000
  - Available Capital Funds $500,000
  - Total Funding Available $4,500,000