

**URBAN RENEWAL TASK FORCE**  
**Meeting Minutes – December 8, 2015 at 2:00 p.m.**  
**Courtyard Conference Room**

**Attendance:**

Jon Bowen (Chair)  
Colene Martin (Vice Chair)  
Tim Cummings  
Ron Goss  
Robert Schaller - absent  
Jim Williams - absent  
Ward Warren

**City/Staff/Council Liaisons:**

Aaron Cubic (City Manager)  
David Reeves (Asst. City Manager)  
Lora Glover (Parks & Community Development Director)  
Scott Lindberg  
Jay Meredith (Finance Director)  
Susan Seereiter (GP Business Advocate)

**Guests:**

Elaine Howard (consultant)  
Cheryl Walker (County Commissioner)

**I. Business – New**

**A. Urban Renewal Boundary Review of Informal Survey Results**

- Elaine handed out copies of the survey results and explained how she compiled them – results showed
  - acreage doesn't have to be cut
  - there was very little interest in RCC and the Dimmick/Hospital property
  - the North Entrance received most support
- Elaine and David Reeves reviewed Urban Renewal purpose/process for new members/guests
- Important to remember – there are a number of properties that aren't in the city limits (unincorporated) up in the north area and in Spalding area. If an urban renewal plan is adopted that has unincorporated properties the County would also have to approve that. Ways to deal with that: 1) annex the property before doing the urban renewal plan, or 2) go ahead with the plan after getting assurance from County they will approve it
- David Reeves showed some areas on the map Parks and Community Development suggested annexing
- Discussion on how property taxes would potentially be affected by different timelines
- Elaine went over the individual survey results -
  - North Entrance received the most support
  - Spalding - received the next amount of positive responses – it is under-utilized, some services, property that could be a city asset, further development would be good for the city
  - 6<sup>th</sup>/7<sup>th</sup> Corridor –
  - NW Vine –
  - Fairgrounds –

- Water Filtration Plant – received fewer votes, perhaps mostly from city residents who know what the needs are, explain needs to county residents so they can better understand
- Comments – regarding downtown area (expanded area around Farmer’s Market, parking, regional wine tasting, visitor improvement, etc. showed a feeling more activity needed to happen in the downtown)

**B. Urban Renewal Boundaries and Mapping**

- David Reeves shared and showed on the map some new suggestions City staff came up with –
  - expanded area around water treatment plant to include nearby industrial areas and the potential future site for new plant
  - area near Rogue Valley Door
  - city owned or nursery reserve parks areas either on the riverfront or zoned river tourist commercial – great opportunities for development and bringing value into the city
  - should discuss adding the area around the sewage treatment plant
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- Consider business park and industrial near Foundry? – Lora commented it would make sense to include that as focus is directed to industrial employment lands
- What about importance of looking to the future and including the 4<sup>th</sup> bridge corridor? – Lora replied urban renewal process will happen about 1½ ahead of future transportation plan update, unsure where potential future 4<sup>th</sup> bridge may be
- Elaine explained and discussion followed regarding the process for amending the urban renewal plan, adding/subtracting acreage, and altering the boundary (while remaining under 20-25% of total city acreage)
- Discussion about enlarging 6<sup>th</sup>/7<sup>th</sup> Corridor (from G Street south)
- Hamlin RV Park – Lora’s suggestion because of unique zoning on property and a very blighted area (sub-standard streets and sewer/water problems), staff feels more beneficial to wait for optimal timing before including this area
- Discussion about if and why are developers being helped (financially) in some of these areas? (Hamlin RV Park, Spalding, Dimmick, etc.). Will the money really help them because projects haven’t been determined yet? Staff perspective is not to provide assistance to developers but have failing areas where adequate services can’t be provided therefore stopping development from happening. Staff’s goal is to have basic infrastructure in and then developers will have to pay their share. Important to tie other things to a developer’s area in order to sell the project to the public.
- Cheryl Walker had to leave meeting at this point, but she gave a brief update and shared tentative plans for the Dimmick property. Unsure how important including property in urban renewal plan would be to Board of Commissioners.
- Elaine discussed difference between minor amendment (under 1% of total acreage – easy to do) and substantial amendment (over 1% - notifications, open hearings, requires a non-emergency ordinance, required to take it to planning commission, may have to redo all blight findings, etc. – more expensive and time consuming process). Any properties on the fence (if have enough acreage) put them in now and take them out later if necessary.
- City Manager Cubic asked for 1) further consideration of including Hamlin RV property for the overall, farther reaching good and benefit for the whole community, and 2) discuss adding Allen Creek Road Sports Complex as it would

be economic development and would provide an additional funding source for the complex.

- Discussed New Areas to Include –
  - David Reeves went through all these new suggestions and Task Force discussed and informally voted on including them
  - Triangle shaped area (Ken Robert's owned) 8 acre property in the far northern part of town
  - Hawthorne and Washington from Morgan to Midland – use the zoning, just include the business park and industrial
  - Dimmick/Hospital property
  - Foundry connected up to 4<sup>th</sup> (excluding residential)
  - Expanding 6<sup>th</sup>/7<sup>th</sup> Corridor
  - Waste water treatment facility and properties reaching down to river (excluding subdivision)
  - Area along river connecting Hamlin property to Fairgrounds and other City-owned property along river
  - Residential area west of Hamlin property and east of Pedestrian Bridge
  - Area #12 - out Redwood Ave to Dowell and Red Robin property and commercial properties next to shopping center
  - Allen Creek to the potential 4<sup>th</sup> bridge crossing to Lincoln (Area #11)
  - Area #7 – along Redwood Hwy, next to Fairgrounds, up 6<sup>th</sup> including commercial zoned properties (Copeland and Henderson)
  - Area #10 - large area next to Wheeler across from Fairgrounds and Ringuette to Union
  - Area #5 - Allen Creek Road Sports Complex property
- After including these new areas David Reeves suggested cutting some out if total acreage and total assessed value ends up being more than 20%. They don't have to, technically they can go up to 25%, but going above 20% will limit future options.
- Elaine shared about a financial evaluation they can do – the State average appreciation of property rate is 7%, Grants Pass may be a little lower, they would run a high/medium/low appreciation rates and off those can evaluate how long it would take taxing entities to make up money at end of district.
- Next Steps – consulting firm will take new information, make sure it falls within the 25% (hopefully closer to 20%), Dave will give Elaine new boundary, she will give it to EcoNorthwest, will start running different scenarios to bring back and look at/discuss.

### **C. Potential Projects Discussion**

- City to start listing potential projects with price tags
- Elaine will bring financial analysis to next meeting and they can start making decisions.
- Many different types of projects to consider.
- More discussion on projects to take place at next meeting – **Add to Next Meeting Agenda**

## **II. Approve Minutes – from October 5, 2015 meeting – Add to Next Meeting Agenda**

- III. Next Steps**
- See above

**IV. Next Meeting:** TBD

These minutes were prepared by contract minute taker, Becca Quimby.