

**URBAN RENEWAL TASK FORCE**  
**Meeting Minutes – October 5, 2015 at 10:30 am**  
**Courtyard Conference Room**

**Attendance:**

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

**City/Staff/Council Liaisons:**

Aaron Cubic (City Manager)  
David Reeves (Asst. City Manager)  
Lora Glover (PCD Director)  
Jay Meredith (Finance Director)

**Guests:**

Elaine Howard  
Scott \_\_\_?\_\_\_

**I. Business – New**

**A. Urban Renewal Projects and Areas Discussion**

**1. Urban Renewal Video**

- Task Force watched short video about urban renewal
- Put out by Association of Oregon Redevelopment Agencies

**2. Review Consultant Scope of Work**

- Review City's existing plans/studies
- Meet with Council, County Commissioners, Planning Commission, Planning Staff and presenting Urban Renewal 101
- Meet with Task Force
- Assess potential areas to be sure they meet the conditions of blight to ensure qualification
- Determine a tentative boundary that would meet assessed value and acreage limitations
- Return to Task Force in a couple months to look at boundaries and pick one for a feasibility study
- Work with Eco-Northwest to estimate financial capacity from those boundary areas, look at how much tax increment revenue could be generated in those areas over 20, 25, and 30-year timeframe
- Return to Task Force with that info and compare to City's potential project ideas
- Update as necessary
- Evaluate options
- Return with final feasibility study to present to Task Force and City Council
- *How does the Urban Renewal Plan work with the Economic Development Strategic Plan efforts?* – urban renewal is focused on a financing strategy for specific areas, as move through the plan will attempt to gain info from Eco-Northwest on what they see as development potential in urban renewal areas and city-wide and make sure those dove-tail, will also look at some specific boundaries outside of their work and then try to feed their work into what is looked at before final review and presentation.

### 3. Review Potential Areas List

- Vast area – covers North, Central, East, West, and down to Spalding Industrial (compilation of what Task Force members sent to David Reeves)
- Task Force to focus on which ones most important and try to design district that covers most important areas
  
- **Royal Vue Motel** – on Morgan
  - Jim brought up potential new access at Exit 58 would change that whole area
  - Mid-Rogue MPO proposal was not looked at favorably so reconsidering that project, still undecided if it will happen, when, and what it will look like
- **NW Vine area** – from Morgan to Highland
- **Church Property** – Old Police Station on other side of freeway
- **South Y #1** – between 6<sup>th</sup> and 7<sup>th</sup> (between Bi-Mart & GP Rentals)
- **6<sup>th</sup>/7<sup>th</sup> Street Corridor #1** – from I-5 down to A St.
- **6<sup>th</sup>/7<sup>th</sup> Street Corridor #2** – J St. through Y intersection with Redwood Ave.
- **Downtown Saturday Market area** –
- **SE M St.** – from the Parkway to Agness
- **South Y #2** – from Caveman Bridge to Union Ave.
- **Highway & the Parkway** –
- **Spalding Industrial Park** –
- **Allen Creek to New Hope** –
- **South Y #3** – at 238 and 199
- **Corner Property across from Water Filtration Plant** – 199 and M ST.
- **Fairgrounds** –
- **Area near RCC** –
- **Dimmick Property Area** –

### 4. Review Potential Projects List (add/subtract from that)

- **North Area** (Royal Vue, Vine, and Church Property)
  - New commercial development
  - Infrastructure to serve area
  - Provide better entrance to City (Council goal)
  - Landscaping/freeway buffer
  
- **6<sup>th</sup>/7<sup>th</sup> Street Corridor & Downtown**
  - Parking garage
  - Regional wine tasting center
  - Year-round Saturday Market
  - Downtown visitor improvements
  - (Storefront improvements)
  - (Signage/way-finding)
  - (Street-scape improvements)
  - (Pocket parks)
  
- **Industrial Areas** (North Grants Pass area, Vine, and Spalding)
  - Infrastructure & utilities to serve area
  - Street system linked for access from east end to both sides

- Discussion about the Spalding Industrial Park - future use, development, keeping commercial/retail out, incubators, etc.

Jon Bowen encouraged group if they keep goals in mind: protect industrial, economic development, blight, tourism/image of city, etc. it may be easier as they look at potential sites.

David Reeves will give Elaine copy of Council's 8 goals for the city. City Manager Cubic stated Task Force doesn't need to debate merit of locations at this time, Council would agree they meet blight.

Discussion about doing more than 1 area – urban renewal areas have to be contiguous, linked by right-of-way, but roads don't increase in value, also have to look at acreage, look at financial aspects, etc.

- **Water Filtration Plant Area**
  - City has a big need to upgrade water plant
  - Urban renewal could maybe help fund a portion of that
  - There are rules for urban renewal and these types of facilities
- **RCC**
  - Some water and sewer out in that area
  - Unsure if it is enough to provide incremental growth
  - College has asked about coming in several times, but they won't bring any increment in, will provide benefit but no cash
  - The city can include county land in urban renewal plan but County has to approve of it – typically easier to wait until annexation has occurred
- **Dimmick Property**
  - Neighborhood commercial center
  - Pocket park
  - Housing depending on zoning (elderly, workforce, etc.)
  - Assessed value now is 0 so if it acquires ownership there will be instant increment, however, there will be community kickback from putting anything there that will increase traffic which could hurt project support results.

Spalding – would be nice to know cost per square foot, how many streets needed, how much sewer line needed, etc. Perhaps we're close to competitors. If prices are too high no one will want in and then have to semi-give it away. Potential for incentive program? There are accessory uses built into industrial zoning to serve employers.

Redevelopment Agency – owners can exercise the benefits or not. Elaine gave some insight on different scenarios regarding redevelopment agencies and how they operate. Elaine suggested to do the infrastructure. Then, if development doesn't happen continue to let the private market own the property, but create an incentive program to get people in to do the developing.

When thinking of boundaries of where to do an urban renewal area – will get 3% growth in property taxes (slow, takes a long time, not a lot of money). Also, will get any new development that occurs in the area which is what makes urban renewal work.

Discussion about tax rolls, assessment, and State owned buildings

Can properties be included in urban renewal areas that don't need infrastructure to make them developable and use them to fund public projects (Winco properties, Charlie Morrison properties, etc.) – Yes, would need to have district established before October 2016

Question about looking at general boundaries or individual properties – Elaine explained it is a little of both – look at boundaries first and then look at what properties could be potentially included if it is a benefit

Parking Structure – every city says they need parking, when looking at parking lots today none of them were full, need to do a parking study first, structured parking is very expensive and estimates it would take ¼ of total money. Improved parking signage is underway for city.

- **Fairgrounds**

- Used once a year, is there a better use for area? Year-round Grower's market, convention center, etc.
- Urban renewal agency would provide incentives, infrastructure, and improvements so as to attract developers
- Would spark private investment as well
- Discussion of whether there is enough year-round interest to attract developers for a project of that size.
- County would be involved in this

South Y – the area in middle would be a prime place for someone to invest, wouldn't take much money to improve that as a gateway to city, whatever the main focus of the project ends up being South Y should be looked at as at least a minor project. Also improve both sides of 6<sup>th</sup> and 7<sup>th</sup> at South Y, not just the middle section. Unfortunately, ODOT will be involved in any improvements in that area.

Indoor Market – how to populate it? Current Saturday Market vendors wouldn't be interested. What Elaine has seen is permanent vendors inside and Saturday Market vendors set up outside. Robert expressed concern of losing current Saturday Market vendors. Jon share an Indoor Market is more like a small vendor space for current brick and mortar businesses to come to. Colene shared it is also often a different customer base. Perhaps help educate Saturday Market vendors how the Indoor Markets operate and how other Saturday Market vendors participate in them. Very far down the road.

- **Other potential projects**

- 4<sup>th</sup> Street bridge
- Screening Vine St. from I-5 on north entry
- Utilities in Vine St. area
- Additional attractions along river
- Parks improvements
- Trails and connectivity
- Saturday Market at site of Raptor Creek Farms – too far out
- Transportation improvements
- Storm drainage projects
- Phase 2 permit issues
- Beautification
- Indoor market (could go in Fairgrounds, but better in Downtown area)

**5. Input on a Potential Boundary**

- Next Steps: give Elaine feedback on potential areas, will collect GIS data, find assessed values, and total acreages for areas worth looking, determine how to tie them together, and then will return to Task Force with statistical data for the areas and determine which ones to look at for financial feasibility.
- David Reeves suggested he take the list, compile it, distribute it to Task Force, allocate points for each one, he will compile scores
- Discussion about size/acreage and what 25% looks like. GIS group could quickly analyze size of each area. They could also look at what acreage would be if they were tied together. Then it could be determined if any other areas could be added in.

**II. Approve Minutes** (from May 14<sup>th</sup> meeting) – did not do

**III. Next Meeting Date**

- At least 1 month out – December 8<sup>th</sup> @ 2pm

**IV. Adjourn** - Chair Bowen adjourned the meeting

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