

City of Brookings

MEETING AGENDA

URBAN RENEWAL ADVISORY COMMISSION

Thursday, April 8, 2010, 3:00pm

City Hall Council Chambers, 898 Elk Drive, Brookings, OR 97415

A. Call to Order

B. Roll Call

C. Acceptance of Minutes for:

1. March 11, 2010.

D. Discussion/Action Items

1. Discuss strategies for implementing top-priority projects.

E. Public Comments – Limit 5 minutes

F. Committee Member Comments

G. Items for Next Meeting

H. Adjourn

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with advance notification. Please contact 469-1102 if you have any questions regarding this notice.

Minutes

Urban Renewal Advisory Commission

Council Chambers, 898 Elk Drive
Thursday, March 11, 2010

Call to Order: Chair Chasar called the meeting to order at 3:02 p.m.

Present: Commission members: Pete Chasar, Donna Cramer, Joyce Tromblee, Rick Bishop, Dan Nachel, Kim Banfield and Don Nuss. Staff members: Executive Director Gary Milliman and Building Official LauraLee Gray. Also attending were Judi Krebs and Council Liaison Jake Pieper.

Minutes/Last Meeting: February 11, 2010 minutes accepted.

Regular Agenda:

- *Discussion of request for financial assistance from Curry General Hospital Health District:* Consensus was that this project does not benefit the Urban Renewal Agency as it will remove taxable property from the Urban Renewal area inventory, and therefore should not be financially supported. **Joyce Tromblee moved, the motion was seconded, and the vote was unanimous to deny the request.**
- *Discussion of URAC Needs/Potential Projects list:* Top priorities were: (1) installation of a picnic table at the City parking lot across from the theater; (2) signage from the Port to Brookings proper; contact has been made with ODOT to facilitate this project; (3) downtown parking; and (4) visitors center/kiosk: discussion included the possibility of exchanging the Alder Street property for more centrally located property and the slightly lower priority of developing a visitors center or kiosk at the location along with RV parking; (5) development of the Hillside Avenue triangle park; it was suggested that Judy Lopez be contacted about obtaining a piece by Manual Lopez to be used as a centerpiece; the Commission determined that the Parks and Recreation Committee should be involved in the development of this property. Additional top priorities were determined to be out of the realm of the URA at this time, including the addition of a mural at the Natural Foods Store, painting of 603 Chetco, which would be better pursued under a façade improvement program, and window displays in vacant buildings, which should be organized by the downtown merchants. Other items discussed were creating new welcome signs and a pocket park at the property formerly owned by Gleason, and now the Stubbs.

Executive Director's Report: Work continues on the downtown project; complications continue to slow progress at times.

Commission/Staff Comments:

- Commissioner Nuss voiced concerns regarding lack of bike path progress and possible missed funding opportunities. Executive Director Milliman reported that work is progressing on a comprehensive bike plan, an ODOT requirement to secure funding; the plan will provide connectivity throughout the City. Nuss stated he was disappointed in City management for not implementing improvements on Railroad Street as called for in the downtown plan. Milliman stated that he takes direction from the URAC and URA on which projects to implement.
- Some Commissioners voiced complaints about conditions surrounding their businesses due to the downtown project. Complaints were that the project is not moving forward in a timely manner, that work is disrupting access at various locations and is creating unsafe conditions for the general public. Milliman stated he will look into these allegations.

Next months meeting: April 08, 2010

Adjournment: adjourned at 4:35

Respectfully submitted,

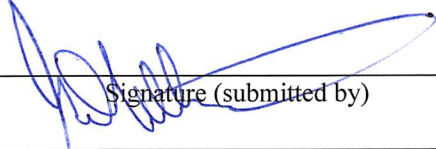
Approved by _____ on _____
(Signature- Chair or Vice Chair) (Print Name/Title). (Date approved)

CITY OF BROOKINGS

URBAN RENEWAL ADVISORY COMMISSION AGENDA REPORT

Meeting Date: April 8, 2010

Originating Dept: Executive Director


Signature (submitted by)

Executive Director Approval

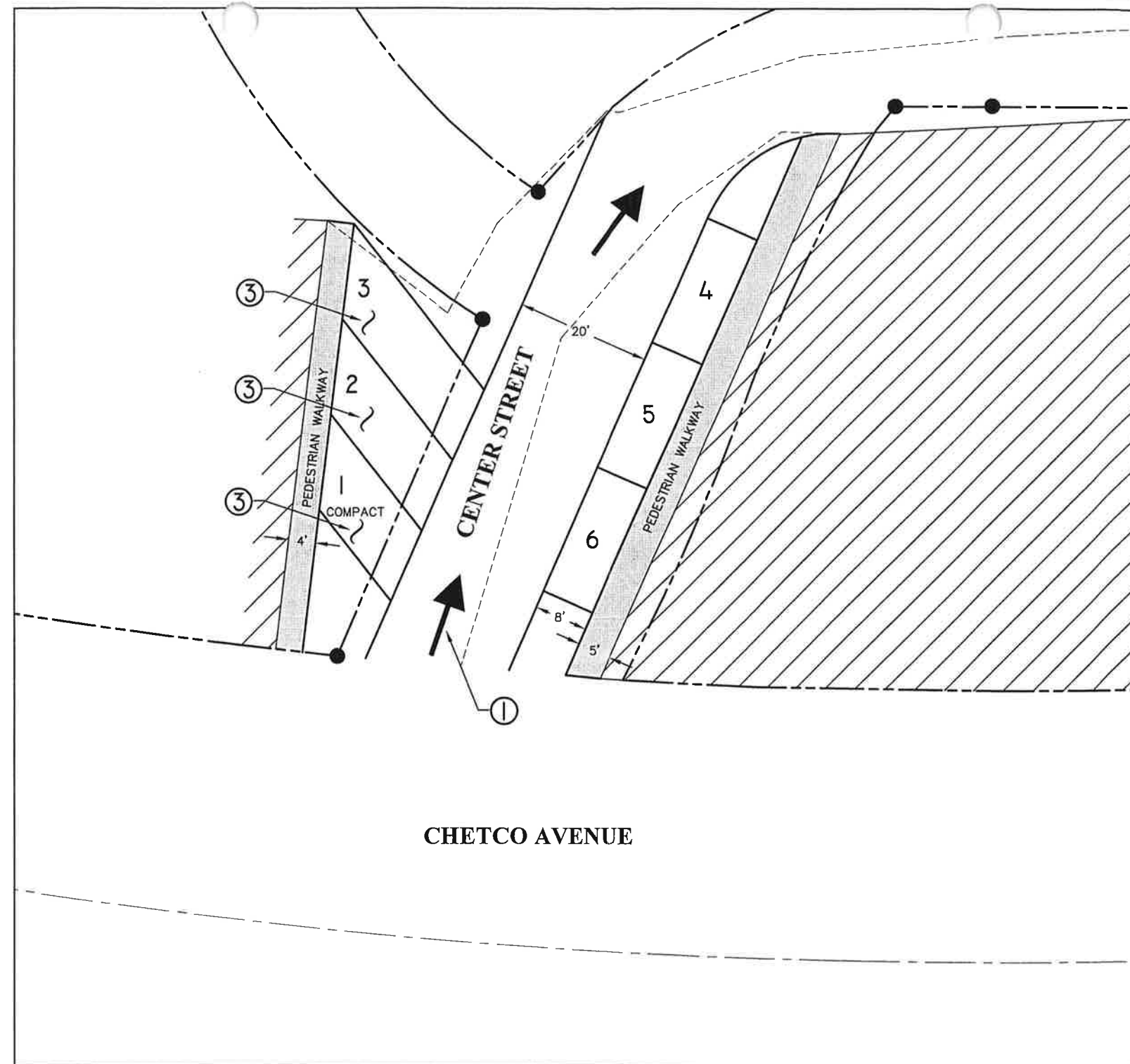
Subject: Project Priority List

Background/Discussion:

At its March meeting, the Commission discussed a list of potential future projects. A revised list was developed based upon the discussion at that meeting and is attached.

Staff suggests the consideration of the following additional short term projects:

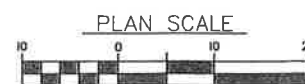
- Reconstructing/Paving the Center Street parking lot. The City owns approximately three-quarters of the parking lot located on the north side of the intersection of Chetco Avenue and Center Street. This parking lot is not well maintained or organized, and is not clearly recognizable as a public parking lot. Staff suggests leasing the portion of the parking lot not currently owned (south quarter) at nominal cost from the property owner, repaving and marking the lot as public parking.
- Purchase and resale of City-owned industrial property. The City owns a 1.9 acre parcel on Wharf Street that is zoned for industrial use. It is one of only a very few vacant, industrially-zoned properties in the City. The City currently uses the parcel for storage and had intended to develop a public works maintenance shop and offices at this site. The City is now in discussion with Curry County on the possible development of a joint City/County public works facility adjacent to the Brookings airport. Conceptually, the Urban Renewal Agency could enter into a purchase/sale agreement with the City to acquire the 1.9 acres, and resell the property to a private party who would agree to create a minimum number of industrial jobs through a request for proposals process.



COMMENTS

1. PARKING BASED ON ROAD BEING CONVERTED TO ONE-WAY.
2. TRAFFIC SIGNAL LOOPS WILL NEED TO BE DEACTIVATED ON NORTH SIDE OF CHETCO AVENUE.
3. EASEMENTS ARE NEEDED FOR PARKING SPACES 1, 2, & 3.

CHETCO AVENUE



PLAN VIEW

1
P1



REVISIONS				
REVISED	DESCRIPTION	SUBMIT	APPR'D.	DATE

DESIGNED:
DRAWN:
CHECKED:
APPROVED:

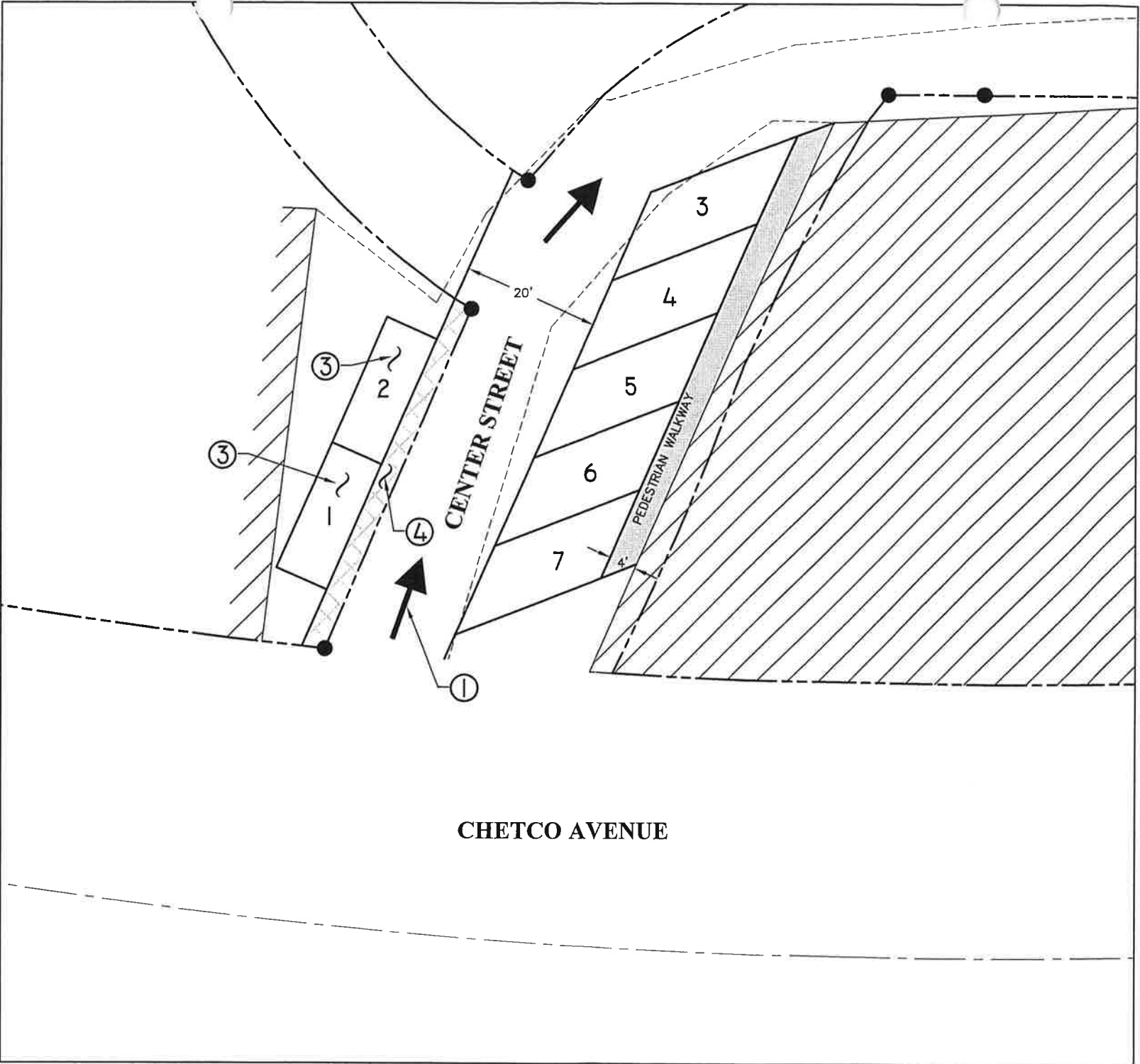


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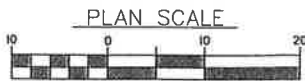
**CENTER STREET
CITY OF BROOKINGS
PARKING OPTION A**

PROJECT NO. 145.00A	DRAWING NO. P1
DATE DEC, 2009	SHEET NO. 1 OF ?



COMMENTS

- 1. PARKING BASED ON ROAD BEING CONVERTED TO ONE-WAY.
- 2. TRAFFIC SIGNAL LOOPS WILL NEED TO BE DEACTIVATED ON NORTH SIDE OF CHETCO AVENUE.
- 3. EASEMENTS ARE NEEDED FOR PARKING SPACES 1 & 2.
- 4. NEED TO ACQUIRE 3' ROADWAY EASEMENT.



PLAN VIEW 1 P2



REVISIONS				
REVISED	DESCRIPTION	SUBMIT.	APPR'D.	DATE

DESIGNED:
DRAWN:
CHECKED:
APPROVED:

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**CENTER STREET
CITY OF BROOKINGS
PARKING OPTION B**

PROJECT NO. 145.00A	DRAWING NO. P2
DATE DEC, 2009	SHEET NO. 1 OF ?

2010 URAC Needs/Potential Projects						
Priority 0-10	SHORT-TERM GOALS AND PROJECTS	Downtown Plan	URA Plan	Lead Agency	URA Role	Notes
10	Harbor-to-Downtown Directional Signs			City/ODOT	Funding	CM contacted ODOT to request
10	Hillside Triangle Park Improvements - Lopez Sculpture?/Parks & Rec Design			City	Funding/Lease	CM to contact Judy Lopez/Request Parks & Rec Commision to design.
5	Stubb's Property Park			City	Funding	New owner
10	Partner w/Downtown Merchants-sign/marketing/window displays			City/BMA	Funding	
10	Façade Improvement 603 Chetco			City	Funding	
10	Picnic Table at Downtown Parking Lot			City	Funding	CM to get price
5	Mural at Natural Foods			City	Funding	
10	Downtown Parking/Plan Use for Alder Properties - RV/visitor kiosk			City	Funding	
8	City Entrance/Welcome Signs			City	Funding	
	LONGER TERM GOALS AND PROJECTS					
	Add Public Art Attractions					
	Improve access to Chetco Point, Mill Beach, Tanbark					
	Improve Parking and Signs to Parking					
	Create New Welcome Sign					
	Make Better Use of City's Alder Properties					
	Establish Visitor Center					
	Create Wastewater Plant Camouflage Plan					
	Consider Full-time Coordinator					
	Install Information Kiosks					
	Consider Carousel or other attraction					
	Create Indoor and Outdoor Space for Public Events					
	Develop South Coast Lumber Visitor Center					
	Create Narrow-gauge Rail or Street Car					
	Develop a "Retail Nursery Row"					
	Establish Alley Walkway from Alder to Tanbark, Chetco Point					
	Improve Railroad Street					
	Improve Hemlock Street					
	Public Restrooms Downtown					
	Reinstate Façade Grant Program					
	Electronic Visitor Center					

Published: Monday, March 22, 2010 3:25 PM PDT

Serving the South Coast of Oregon

Coos Bay, Oregon

The World

Print Page

Coos Bay questions incubator spending

By Alexander Rich, Staff Writer

Monday, March 22, 2010 3:25 PM PDT

Coos Bay officials are reviewing a popular grant program after a consultant questioned using urban renewal money on advertising.

The city may shutter the Virtual Business Incubator program as a result of the consultant's advice, City Manager Rodger Craddock said. He hasn't made a recommendation regarding the program's future.

The City Council, acting as the Urban Renewal Agency, has approved 41 projects totaling \$279,523 since the program started in December 2008. The projects have included \$116,489 earmarked for advertising or marketing.

The city can't do anything about the money it already has doled out, but it can address future requests, Craddock said.

"The concept has to be revisited," he said.

The city hired urban renewal agency consultant Jeff Tashman in 2009, and he recently reviewed the program, said Joyce Jansen, the city's economic and community development manager. She said Tashman told her it's fine for the city to give money to businesses to upgrade their buildings and for other capital expenses, but not advertising.

"When you think of urban renewal, you need to think bricks and mortar," she said.

At its last meeting, the Urban Renewal Agency postponed discussing two grant requests because each business owner planned to use some money for advertising.

Any business within one of the city's two urban renewal districts could apply for a grant of up to \$7,500. Money has been used to tidy up storefronts, buy equipment and add lighting. According to Jansen, 31 of the 41 grant recipients used some of their money on advertising, primarily in local media, including The World.

Three council members were among the merchants who applied for and received funding through the program. Mark Daily of Outdoor-In, Stephanie Kramer of Old Tower House and John Pundt of ORCoast Music all indicated at the time they would use some of their grant funds on advertising.

Mayor Jeff McKeown said the program was designed as a short-term way to help businesses weather the economic downturn. He suggested the city may want to re-emphasize its facade improvement program, which provides up to \$25,000 in matching funds to businesses. McKeown is waiting to hear from Tashman before taking a position on the program's fate.

"It probably shouldn't go on forever, but we still have a difficult economic environment," he said.

-- CLOSE WINDOW --