



CITY OF DALLAS
Urban Renewal Advisory Committee
Dallas City Hall
187 SE Court Street, Dallas, Oregon 97338
Tuesday, July 5, 2016 – 5:30 p.m.

1 **MINUTES**

2 Members Present: Chair Rich Rohde, Bob Brixius, Brian Dalton, Joe Koubek, LaVonne Wilson, David
3 Shein, Nancy Adams, and Ken Jacroux

4 Absent: Jim Fairchild

5 Staff: Community Development Director Jason Locke, Planner Suzanne Dufner

6 Visitors: Sue Rohde, Paul Trahan

7 **CALL TO ORDER**

8 Chair Rich Rohde called the meeting to order at 5:30 p.m. Jason Locke commented that several
9 committee members' terms expired on June 7, 2016. The Urban Renewal Agency will reappoint
10 committee members interested in serving again at their July 18th meeting. A quorum was established of
11 the remaining committee members. Committee members whose terms had expired were welcome to
12 participate in the discussion but could not make any motions or vote on any of the meeting agenda
13 items.

14 **APPROVAL OF MINUTES**

15 The minutes of the June 7, 2016 meeting were presented and approved.

16 **PUBLIC COMMENTS**

17 There were none.

18 **OLD BUSINESS**

19 Jason Locke provided an update on current URA projects. The sidewalk replacement projects on
20 Jefferson Street are nearly complete. They still need to work on irrigation and possibly installing a bench.
21 The projects came in a lot less than originally budgeted which will free up some budget for the next
22 sidewalk section in front of the Courthouse. The 600 Block of Main Street next to the old Cooley Building
23 is badly in need of an immediate sidewalk replacement. Jason met with Joe Koubek regarding an
24 information sign. Joe will provide some photos of the sign renderings at next month's meeting. Richard
25 Rohde asked whether staff considered placing any additional garbage cans on Jefferson Street. Jason
26 said yes, across from City Hall but that they are out of garbage cans right now.

27 Suzanne Dufner indicated Pressed's grant award that was approved last July was about ready to expire
28 and staff would be sending them a letter to see if they needed an extension.

29 Brian Dalton reported the contractor for the DDA mural on the side of the Polk-a-Dots building would be
30 starting work this month.

31 The committee continued discussion on the Armory site acquisition. David Shein made a motion
32 recommending the armory site purchase be removed from the budgeted list of URA projects and the
33 funds be made available for other projects. Joe Koubek seconded the motion. David Shein indicated he
34 had a letter to provide the Urban Renewal Board explaining why they do not support the project in the

35 event the motion passes. Brian Dalton read an email from Ken Jacroux from earlier that day. Ken
36 commented that he is not in favor of approving funds to purchase the old Armory site and he
37 recommends the funding be made available for use on more immediate projects. A copy of Ken's email
38 was provided to staff. Jason Locke pointed out there are risks associated with both sides of the issue,
39 purchasing or not purchasing the site. David Shein commented the district will most likely sunset in 5
40 years. If the funds are released now they can be used now. Brian Dalton commented the funds can be
41 used for leverage and he recommended creating a development plan for Church Street. Nancy Adams
42 commented she was okay with releasing the funds. LaVonne Wilson commented that she sees the risk
43 factors associated with the liability of the property as a big issue. Rich Rohde asked for a roll call for
44 committee members to vote on the motion. All 4 active committee members (Koubek, Shein, Wilson,
45 and Rohde) voted yes. The motion passed unanimously. Jason Locke indicated he would forward David
46 Shein's letter to the Board as part of the recommendation. The Urban Renewal Board will need to pass a
47 resolution to amend the budget and remove funding for the Armory site.

48 **NEW BUSINESS**

49 New business was already covered under project updates. The next project is replacing the sidewalk on
50 Jefferson Street in front of the Courthouse.

51 **MEMBER COMMENTS**

52 Joe Koubek asked about the status of the banner poles. Jason Locke commented staff is working on a
53 mechanism for rigging up banners.

54 LaVonne Wilson commented that she hoped the 4 committee members would seriously consider being
55 reappointed.

56 **STAFF COMMENTS**

57 None.

58 **OTHER BUSINESS**

59 The meeting adjourned from City Hall at 6:10 p.m.