



Board of Directors

- Brian Dalton
- Jim Brown
- Jim Fairchild
- Beth Jones
- Jackie Lawson
- Kevin Marshall
- Wes Scroggin
- Murray Stewart
- LaVonne Wilson
- Ken Woods, Jr.

Staff

- City Manager
Jerry Wyatt
- City Attorney
Lane Shetterly

Community Development
Director
Jason Locke

Finance Director
Cecilia Ward

City Recorder
Emily Gagner

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Dallas Urban Renewal Agency Board of Directors Agenda

Monday, May 7, 2012, 7:00 p.m. (following the City Council meeting)

Brian Dalton, Presiding
Dallas City Hall
187 SE Court Street
Dallas, Oregon 97338

All persons addressing the Board of Directors will please use the table at the front of the Board. All testimony is electronically recorded. If you wish to speak on any agenda item, please sign in on the provided card.

<u>ITEM</u>	<u>RECOMMENDED ACTION</u>
1. Roll Call	
2. Review and approval of minutes of December 19, 2011, meeting	Approval
3. OTHER BUSINESS	
4. ADJOURNMENT	

Note: The Urban Renewal Agency Board of Directors will meeting in Executive Session to deliberate with persons designated by the governing body to negotiate real property transactions as authorized in ORS 192.660(2)(e).

**DALLAS DEVELOPMENT COMMISSION
URBAN RENEWAL AGENCY
Monday, December 19, 2011
Council Chambers**

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5 The Dallas Development Commission Urban Renewal Agency Board of Directors met in regular session
6 on December 19, 2011, at 7:19 p.m. in the Council Chambers of City Hall with Brian Dalton presiding.

7 **ROLL CALL**

8 Directors present: Jim Fairchild, Beth Jones, Jackie Lawson, Kevin Marshall, Mark McDonald, Wes
9 Scroggin, Murray Stewart, LaVonne Wilson, and Ken Woods, Jr.

10 Also present: City Manager Jerry Wyatt, City Attorney Lane Shetterly, Community Development Direc-
11 tor Jason Locke, Finance Director Cecilia Ward, Administrative Services Manager Robert Spivey, Chief
12 of Police John Teague, Fire Chief Bill Hahn, and Recording Secretary Emily Gagner.

13 **REVIEW AND APPROVAL OF MINUTES OF AUGUST 15, 2011, MEETING**

14 Chair Dalton declared the minutes approved as presented.

15 **UPDATE ON MAIN STREET STREETScape PROJECT**

16 Ms. Lawson declared a potential conflict of interest, noting the class exception may apply. She noted she
17 would participate in the discussion, but wanted to make the declaration in the interest of full disclosure.

18 Mr. Locke reviewed the staff report. He noted once the final design was settled on, staff would go out
19 and solicit significant public input with different stakeholder groups, business and property owners, and
20 the public in general. He advised it would have a significant impact going in to the future so it was not
21 something he wanted to rush into.

22 Mr. Locke reported the estimated cost for the project would be between \$600,000 and \$700,000. He not-
23 ed staff submitted a letter of interest to the State Revolving Loan Fund, adding he was still talking with
24 local financial institutions regarding a line of credit as well.

25 Director McDonald stated it seemed like a lot of money and asked what the challenges were to make it so
26 expensive. Mr. Locke indicated it involved widening the sidewalk, so a major expense was the signifi-
27 cant demolition and traffic control costs. He noted it also involved some utility relocations, lighting, and
28 furniture, adding the bumped out curb areas were more complex. He advised the cost he provided was
29 just an estimate.

30 Director Marshall asked if the project resulted in an increase or decrease in parking spaces. Mr. Locke
31 indicated it would result in a net one parking space lost on each side of each block. He explained that was
32 due to the fact that to make the project more financeable, they included rain gardens to intake and treat
33 stormwater.

34 Director Woods asked if, while the sidewalks were open, they could underground the overhead utility
35 wires. Mr. Locke stated they would look into that as part of the project.

36 Director McDonald asked if the Urban Renewal District had set aside funds for the project and if there
37 was any long-range planning. Mr. Locke explained the District had been building up the debt service
38 fund to set aside that money and not deplete the entire revenue in one fell swoop. He noted the Urban
39 Renewal revenue had increased more than expected. In response to a question, Mr. Locke responded that
40 there was about \$10,000 or \$12,000 in the special projects fund and about \$100,000 in the debt service
41 line item.

42 **OTHER BUSINESS**

43 **ADJOURNMENT**

1 There being no further business, the meeting was adjourned at 7:34 p.m.

2 Read and approved this _____ day of _____ 2011.

3 _____
4 Mayor

5 ATTEST:

6 _____
7 City Manager

DRAFT