



**CITY OF DALLAS**  
**Urban Renewal Advisory Committee**  
**Dallas City Hall**  
**187 SE Court Street, Dallas, Oregon 97338**  
**Tuesday, July 10, 2012 - 5:30 p.m.**

## **MINUTES**

Members Present: Chair David Shein, Mayor Brian Dalton, Jim Fairchild, Nancy Adams, Randy Hunter, Ken Jacroux, Chelsea Pope, Rich Rohde, Joe Koubek, Bob Brixius, and Rich Long.

Absent: Chelsea Pope, LaVonne Wilson, Craig Pope, and Wes Scroggin.

Staff: Community Development/Operations Director Jason Locke, and Recording Secretary Patti Senger.

### **CALL TO ORDER**

Chair David Shein called the meeting to order at 5:30 p.m.

### **APPROVAL OF MINUTES**

Dave Shein declared the minutes of the June 5, 2012, meeting approved as presented.

### **PUBLIC COMMENTS**

David Shein called for public comments. Rich Rohde announced that Sue Rohde's book went to the publisher last week and should be out before the holidays.

### **OLD BUSINESS**

#### **800 and 900 Block of Main Street**

Mr. Locke stated the purpose of the next phase of the process for the 800 and 900 Block of Main Street was to engage the public in a meaningful way to solicit and gather feedback that this committee could use as it prepares to make a recommendation to the Urban Renewal Board. This process should go through the end of September or October, allowing time to ensure the committee is pleased with the amount of information received.

He reported that a booth for Summerfest had been reserved to begin this portion of the process. It provided an opportunity to present various options of the project and receive feedback. He distributed a questionnaire that would be used at the Summerfest event and other times throughout the public process. He asked the board to volunteer to work the booth and passed around a sign-up sheet.

In response to questions, Mr. Locke clarified that it was an Urban Renewal District Advisory Committee booth and the goal was to talk about improvements and solicit public feedback by encouraging them to fill out a survey. He mentioned he would provide a FAQ sheet with talking points in the booth, before and after pictures of Court and Mill Streets, nametags for the volunteers, and a sign to identify the booth. Jim Fairchild noted that the differences between the designs were subtle and suggested identifying differences between the options when talking to the public.

There was discussion about various aspects of the survey. It was suggested that the survey line up with the display boards, differentiate between the east and west sides of the Courthouse, and that it should include the Courthouse options.

Mr. Locke explained that another portion of the process was to work with the business and property owners. A **“Streetscape Design Open House & Discussion”** meeting was scheduled for Thursday, July 19, at 5:30 p.m. at the Chamber of Commerce and everyone was invited to attend. The purpose was to get feedback of the stakeholders and those impacted by the project. Printed invitations were mailed and hand delivered to everyone along those blocks. Staff would be present to take notes and document the event. This would give us a sense of what types of questions would be asked and to better prepare for Summerfest.

## **NEW BUSINESS**

Mr. Locke announced an opportunity for a straightforward project this fiscal year. He explained that the block directly north of Court Street on SE Church Street was in dismal shape. He suggested it would be a good, quick, project that would cost less than \$15,000. Mr. Koubek asked about the long term plans for the old Safeway building and Mr. Locke answered that he hoped it would be redeveloped and the upgrade may improve the likelihood of that happening. In response to a question, Mr. Locke explained this was not a proposal yet, but the project would be brought back with drawings and associated costs.

Jim Fairchild asked for an update on the old Armory building. Mr. Locke reported that it was completely gone and the directional signs were covered. He discussed the informal agreement to enter into an agreement between the Urban Renewal Board and the Oregon Military to purchase the land. He explained that with the unexpected presence of an underground tank that was found during demolition, they were waiting for a DEQ signoff so the contractor could close out the demo permit. Mr. Locke clarified that the City had not entered into an agreement yet, but once we heard from the state then our attorney would review the agreement before moving forward.

Mr. Locke stated that with ownership of this land, we would have leverage for projects that we wanted to see happen. Brian Dalton stated that in other communities it is quite

common to purchase property and even give the property away if it helped the community. Jim Fairchild stated that the City Council would like to get taxable dollars there, which does not occur with nonprofits. In response to questions, Mr. Locke stated that the funds to purchase would come out of the Urban Renewal budget, that it would cost \$120,000 with \$60,000 coming out of the budget for two years (already included in **next year's budget**), and that it appraised \$10 per square foot. Mr. Fairchild reiterated that City Council would not buy the land to flip it and make money, but to make sure it gets to private hands to enhance the Urban Renewal District.

Ken Jacroux asked about other projects and Mr. Locke said they would be minor since the workload with the public process requires a lot of staff time ensuring that we do everything correctly. He mentioned a minor project would to replace the banner poles and that they were working with Pacific Power. Mr. Jacroux asked about the design and availability and Mr. Koubek suggested taking photos of the ones they use in Salem. Mr. Hunter asked if we could have it designed and built locally by Bob Evans at Evcor. Mr. Locke answered that having it done by Evcor was a possibility and explained the hurdle of meeting state highway requirements with engineering, anchoring, wind-load calculations, height above roadway, and other aspects.

## **OTHER BUSINESS**

Joe Koubek stated that on Court Street he observed that it was tight for larger pick-up trucks. Bob Brixius mentioned had heard the new street was too narrow.

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