



CITY OF DALLAS
Urban Renewal Advisory Committee
Dallas City Hall
187 SE Court Street, Dallas, Oregon 97338
Tuesday, Feb. 5, 2013 – 5:30 p.m.

1 **MINUTES**

2 Members Present: Chair David Shein, Jim Fairchild, Nancy Adams, LaVonne Wilson, Randy Hunter,
3 Chelsea Pope, Rich Rohde, Wes Scroggin, Joe Koubek and Rich Long.

4 Absent: Craig Pope and Ken Jacroux.

5 Staff: City Manager Ron Foggin and Planner John Swanson.

6 **CALL TO ORDER**

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

8 **APPROVAL OF MINUTES**

9 The minutes of the January 8, 2013, meeting were presented and approved.

10 **PUBLIC COMMENTS**

11 There were none.

12 **OLD BUSINESS**

13 The committee reviewed a series of photographs of downtown properties as part of the ongoing façade
14 improvement strategy discussion carried over from the last meeting. Comments regarding potential for
15 façade improvements were discussed building by building on the 800 and 900 block of Main Street.
16 John Swanson pointed out key architectural features of significance that ought to be preserved such as
17 parapets, transom lighting, upper floor windows, and historic details such as building names, Odd
18 Fellows insignia, etc.

19 Joe Koubek remarked that we must get property owner buy in before we move forward with funding of
20 façade improvements. He asked what was planned for the other blocks on Main St. David Shein
21 assured the committee that staff was looking ahead to future phases and that our recent approval to
22 apply for the Oregon Main Street Program should help motivate and encourage upgrades.

23 City Manager Ron Foggin remarked that when a business or property owner doesn't want to cooperate,
24 we end up with "missing teeth," meaning vacant or drastically underutilized properties downtown. Mr.
25 Foggin explained that the current industry standard in downtown revitalization is moving towards cities,
26 or Urban Renewal Districts, procuring easements to gain control of the façade of downtown buildings. It
27 was suggested that staff develop a priority list of downtown buildings and talk to building owners about
28 potential easements. Our goal is to create an atmosphere that encourages redevelopment and use of
29 downtown buildings and not to merely "sit" on vacant real estate.

30 **NEW BUSINESS**

31 None

32 **MEMBER COMMENTS**

33 None

34 **STAFF COMMENTS**

35 John Swanson addressed Dallas' application to the Oregon Main Street Program and that we were the
36 first city to apply in 2013 and is fast tracking towards approval by the state. We can expect a
37 presentation from Oregon Main Street at an upcoming meeting.

38 **OTHER BUSINESS**

39 None

40 The meeting adjourned from City Hall at 6:30 p.m.