

**CANBY URBAN RENEWAL AGENCY
WORK SESSION MINUTES
January 13, 2010**

Presiding: Chair Melody Thompson.

Commissioners Present: Richard Ares, Jason Padden, Walt Daniels, Robert Bitter, John Henri, and Brian Hodson.

Staff Present: Amanda Klock, Human Resources Director/Interim City Administrator, Catherine Comer, Economic Development Manager; Bryan Brown, Planning Director; Matilda Deas, Project Planner; Beth Saul, Special Projects Manager; Penny Hummel, Library Director; and Melissa York, Deputy City Recorder.

Others Present: Brooks Cutsforth, Bev Doolittle, Buzz Weygandt, Ronald Palmer II, Paula Palmer, Linda Benjamin, Greg Mitchell, Randy Carson, Matt Michel, and Jennifer Sears.

Vice Chair John Henri called the Work Session to order at 4:35 p.m. in the City Hall Conference Room. The Urban Renewal Agency met in a Work Session to discuss economic development.

Catherine Comer, Economic Development Manager, gave an overview of the downtown economic development, the goals of the downtown revitalization in the City, accomplishments in the last several years, and the direction of current development. The focus that night was turning around the commercial industry in Canby.

Greg Mitchell, LRS Architects, assisted with a PowerPoint presentation that displayed conceptual drawings of Canby economic development specifically in the downtown core. Some ideas were adding high density housing projects in downtown, First Avenue redevelopment, creating a Civic Center, and constructing a parking structure.

Ms. Comer said it was important to invest in downtown and to keep in mind the Urban Renewal guidelines of funding.

Chair Melody Thompson arrived at 4:45 p.m.

Ms. Comer suggested making the Facade Improvement Program a \$20,000 matching grant program.

There was discussion about the relocation of the Transit Center which would be part of the Transportation System Plan update.

Ms. Comer said to continue with the Downtown Plan, now was the time to look at land values and how they would assemble the properties and where. The short term beautification and marketing projects could be funded in this fiscal year. There was discussion about property acquisitions and the feasibility study for siting for a new library.

Chair Thompson was hesitant to spend money on other property acquisitions when they would possibly need to spend it on police and library facilities.

Commissioner Henri thought they should find out what facilities should be next to each other in a Civic Center.

Commissioner Bitter said there were short term improvements they could do to attract businesses now. He thought they should revisit the Downtown Plan and see if it still made sense.

Commissioner Ares said to make downtown a destination was important. He supported keeping the library downtown.

Commissioner Daniels said his concern was making sure they had enough square footage and parking.

Commissioner Padden said acquiring property in the downtown core made sense and should be priority over property on the periphery of downtown. The theater was the catalyst for what they wanted to see downtown become. He suggested strategically planning the facilities and making a master plan with contingencies.

Ms. Comer said in the short term, the majority of the beautification marketing projects could be brought back to the next meeting for immediate changes. For the long term, they could update the Downtown Master Plan to include what had been accomplished, what was left to be done, and new ideas.

Chair Thompson said they also needed to discuss the City's facilities plan.

There was consensus to keep the library downtown and to look at high density housing projects downtown.

Mr. Mitchell suggested forming a task force to hire a company to put together a plan for the facilities site analysis. There was consensus to do an assessment of what facilities plans had been done and what might need to be done.

Ms. Comer would bring back the Facade Improvement and Mural programs in a project proposal format and an RFP for a Civic Development Plan that would look at how all the projects would go together.

Chair Thompson adjourned the Work Session at 6:30 p.m.

Melissa York
Deputy City Recorder

Melody Thompson
Chair

Assisted with Preparation of Minutes – Susan Wood