

**CITY OF SILVERTON
URBAN RENEWAL AGENCY MINUTES**

Silverton Community Center – Council Chambers – 421 South Water St.

March 2, 2020 at 6:00 p.m.

I. OPENING CEREMONIES – Call to Order, Pledge of Allegiance & Roll Call

Chairman Palmer called the meeting to order at 6:00 p.m.

Present	Absent	
X	_____	Chairman Kyle Palmer
X	_____	Jason Freilinger
X	_____	Laurie Carter
X	_____	Jim Sears
_____	Excused	Dana Smith
X	_____	Matt Plummer
_____	Excused	Crystal Neideigh

Staff Present:

Agency Director, Christy Wurster; Community Development Director, Jason Gottgetreu; Assistant Finance Director, Sheena Kroker; Assistant to the City Manager/HR Coordinator, Elizabeth Gray; and Assistant to the City Manager/City Clerk, Angela Speier

II. APPROVAL OF MINUTES

Member Freilinger made a motion to approve the minutes from the meeting held on September 9, 2019. Member Plummer seconded the motion. There was no discussion and the motion passed unanimously (5-0).

III. PUBLIC COMMENT

Molly Ainsley, 1115 Mill Street. Ms. Ainsley representing the Silverton Affordable Housing Action Group explained the committee is made up of residents concerned with affordable housing in Silverton. They have about 15 active members and about 118 followers on their Facebook page. They advocate for low rent/low mortgage housing for seniors, low wage earners, and people that are unsheltered. The Group would like to see the Urban Renewal Agency (URA), City Council and the Planning Commission move forward as quickly as possible to facilitate the development of low cost housing in Silverton to include allowing higher density construction. She distributed a site plan of a neighborhood development that already exists in the community. This development is a higher density than most neighborhoods in Silverton and includes 46 single story units located on 5.5 acres. Each unit is approximately 800 square feet, the driveway and parking area is located on the peripheral of the development allowing for green space between the units. Additional development with potentially two story units is desperately needed in Silverton; it is attractive, livable and offers space to relax and meet neighbors. The Affordable Housing Action Group requests the URA move forward to make it possible to create more of these types of housing developments in Silverton. Member Freilinger thanked Ms. Ainsley and the committee for their efforts and passion to bring more affordable housing to Silverton.

IV. DISCUSSION/ACTION

4.1 806 N 1st Street Building Improvement Grant Request

Community Development Director Jason Gottgetreu provided an overview of the application submitted for a building improvement grant at 806 N. 1st Street. The proposed project is to develop the vacant site with a new 2,200 square foot building with a drive-thru for retail service. The Planning Commission reviewed the project as a conditional use at their February 11 meeting and approved the application subject to conditions of approval. The proposed access is off D Street and through Roth's parking lot. The proposed building is a Starbucks Coffee and will include two outdoor seating areas. The construction estimate is \$1.1 million and the applicant is requesting a \$100,000 building improvement grant. Director Gottgetreu explained the grant would be reimbursed at the 4:1 match rate. He reviewed the current property taxes collected on the vacant site and what those will be after the building is constructed. The Urban Renewal Advisory Committee (URAC) is recommending the URA approve the application as requested.

Member Carter said she loves Starbucks, but has heard concerns from downtown business owners that it could hurt their business. She is also concerned with the lack of street trees located on the site. Director Gottgetreu reviewed the location of the proposed trees, but explained existing franchised utilities are impeding some of the frontage where trees would typically be located. There will be eight trees located in the parking lot which exceeds the minimum standard.

Member Sears asked how much money is available for these types of projects. Director Gottgetreu said there is approximately \$400,000 remaining for private development.

Applicant: Michael Roth, 918 1st Street

Mr. Roth explained how Roth's will be paying for the building construction and how Starbucks will pay rent for occupying the building. The System Development Charges to build this building will be \$338,700. He borrowed \$800,000 which was based on the construction cost from a recently built Starbucks in Salem. The bids for this project were about \$1,000,000. He said the landscaping was increased to 26 percent of the lot instead of the required ten percent. The landscaping will include two large wetland gardens for outdoor water retention. He committed to extending the street trees used in this development to Bow Tie Lane. In addition to the increase in property taxes, Silverton will also get 7-12 new jobs and will receive every grant dollar back.

Member Sears thanked Mr. Roth for sharing the budget information and asked him to expand on some of the unexpected costs and if this project would still be viable if the URA did not award a grant for the project. Mr. Roth explained some of the funding challenges and said the \$100,000 will be a big boost to the project.

Chairman Palmer thanked Mr. Roth for his contributions to the community and thinks this will be a popular addition to the area.

Member Plummer said this is not about whether it is a Starbucks or a different company, but the significant upgrade to the vacant property. This development will be visually appealing, a popular option and financially offset in ten years.

Member Freilinger said it offers a great return on investment and develops a vacant lot. It is also nice to see an investment in the North end of town where there has not been a lot of development. The additional jobs it will bring to the community are also a win.

Member Freilinger made a motion to approve the \$100,000 grant request to Roth's Fresh Markets for this project. Member Plummer seconded the motion. There was no further discussion and the motion passed unanimously (5-0).

4.2 301 E Main Street Façade Improvement Grant Request

Director Gottgetreu explained this grant request is to restore the second floor historic windows of the building located at 301 E Main Street. The second floor is currently being used as office space. The façade improvement grant request is to help pay to remove the windows to have the paint and old glazing removed and prime and repaint the exterior sash. The interior sash is to be sanded and finished to match

the original color. The project will also include the installation of weather stripping, new sash cords, and hardware. He reviewed the bids located in the packet and explained only 13 of the 16 windows would be eligible to receive the grant funding. Repairing the 13 windows has a cost of \$19,500 and would be eligible for a \$9,750 grant. He said this application was reviewed by the URAC and they recommend approving the request.

The Agency discussed the timeline of the project. They discussed the impact to the tenants and adding life to a historic building. Member Freilinger said the URAC was in favor of the project due to the energy efficiency upgrades, repurposing of the historic windows, and the benefit to the tenants. It is important to protect the investment of the downtown and keep the historic buildings in good condition.

Member Carter made a motion to approve a grant in the amount of \$9,750 for the project. Member Freilinger seconded the motion. There was no further discussion and the motion passed unanimously (5-0).

4.3 Ratify appointment of Eric Druliner to the Silverton Urban Renewal Advisory Committee

Member Freilinger made a motion to ratify the City Council's appointment of Eric Druliner to the Silverton Urban Renewal Advisory Committee (URAC). Member Carter seconded the motion. There was no discussion and the motion passed unanimously (5-0).

V. ADJOURNMENT

Member Freilinger made a motion to adjourn and Chairman Palmer adjourned the meeting at 6:49 p.m.

Respectfully submitted by:

/s/Angela Speier, Assistant to the City Manager/City Clerk