

**CITY OF SILVERTON
URBAN RENEWAL ADVISORY COMMITTEE MEETING MINUTES**

7:00 P.M.

FEBRUARY 12, 2020

The City of Silverton Urban Renewal Advisory Committee met at the Silverton Community Center on February 12, 2020 at 7:00 p.m. with Chairman Freilinger presiding.

I. Roll Call

Present	Absent	
X		Chairman Jason Freilinger
	Excused	Milla Eubank
X		Greg Gossack
	Excused	Sheldon Lesire
X		Aaron Huddart
X		Steve Kay
X		Eric Druliner
X		Stacy Palmer
X		Bill Miles

Staff present:

Community Development Director, Jason Gottgetreu and Planning and Permit Assistant, Kate Schlee

II. APPROVAL OF MINUTES

Member Palmer commented the statement she made about the concerns for schools and traffic, which were brought up during the discussion on the apartments behind Wilco, were not meant to be negative. Director Gottgetreu stated the minutes can be changed to reflect those concerns were not realized. Member Palmer moved to approve the minutes from the meeting held on January 21, 2020, as amended. Member Huddart seconded the motion and the motion passed unanimously.

Amendment to Minutes:

Member Palmer brought up that the concerns of traffic and increased burden on schools that were brought up during the discussion about the apartments behind Wilco were not realized.

III. BUSINESS FROM THE FLOOR

There were no comments.

IV. DISCUSSION/ACTION

**4.1 Building Improvement Request – 806 N 1st Street
Applicant: Michael Roth of Roth’s Fresh Market**

Community Development Director Jason Gottgetreu presented the request for a building improvement grant for 806 N 1st Street to develop the vacant site with a new 2,200 square foot building with a drive-thru for retail sales and service. The grant request is for building improvements in the amount of \$100,000 with a four-to-one match.

Director Gottgetreu outlined traffic flow and estimated tax revenues associated with the development of this lot.

Member Kay asked for the conditions added as part of the Planning Commission's approval. Director Gottgetreu responded that the drive-thru kiosk was moved to the fourth car position.

Member Gossack asked about storm drain retention. Director Gottgetreu responded that there are rain gardens along the D Street frontage and the westerly corner lot.

Member Kay asked if it is the intent of the applicant to retain ownership of the building and land. Director Gottgetreu responded that is his understanding, but that the question would be better answered by the applicant.

Applicant Testimony:

Michael Roth, Property Owner, 918 First St., Silverton, OR 97381

Curt Fisher Representative, AKS Engineering & Forestry, 3700 River Rd. N, Keizer, OR 97303

Mr. Roth started by outlining the types of employment benefits that Starbucks will provide to the area.

Mr. Roth outlined the background of the project and costs associated with building a Starbucks to include fees paid to the city and taxes and the length of time that it will take to recover the project costs.

Member Kay asked about the length of the lease. Mr. Roth responded that the initial lease is for 10 years with options to extend.

Mr. Fisher briefly outlined the project in relation to the application review criteria.

Member Palmer asked if the applicant intends to pave the entire site up to the spot where the second building will be placed. Mr. Roth responded that they will be paving up to the sidewalk around the pad for the future building.

Member Druliner asked for more details about a statement in the applicant's narrative as to how this project would benefit local citizens and local businesses. Mr. Roth responded that this would be a nice area for people to walk to and Starbucks will generate more traffic in the area. It will also make the area more desirable in appearance.

Member Palmer added that the Chamber of Commerce gets asked about the location of Starbucks all the time and that people want a location with a drive-thru.

Chairman Freilinger asked Director Gottgetreu to present the scoring criteria to the members and asked for input from the members.

Member Druliner scored the application at 75. He emphasized criteria number six because the company going into the space will provide jobs with good benefits.

Member Palmer scored the application at 68. She is in favor of the project and scored criteria four and five high for the returns to tax revenue and positive impact for the streetscape area.

Member Gossack scored the application at 75. He agrees with Member Palmer in regards to the positive impact to the streetscape.

Member Huddart scored the application at 75 for the same reasons as previously stated.

Member Kay scored the application at 76. He added that this will be a nice service and supportive amenity for the neighborhood.

Member Miles scored the application at 85. He stated that he sees this as very positive for Silverton.

Chairman Freilinger scored the application at 80. He reiterated Member Kay's statements about how the amenity will be good for the neighborhood.

The application average score is 76.2.

Member Druliner pointed out there is some resistance by the public about having a Starbucks coming into town and he thinks that Silverton is big enough now that it will not negatively impact other businesses.

Member Gossack made a motion to recommend that the Urban Renewal Agency grant \$100,000 to Roth's Foodliner, as requested. Member Huddart seconded the motion and it passed unanimously.

The application will be in front of the Urban Renewal Agency on February 24, 2020.

Before leaving, Mr. Roth thanked the group for giving up their time for their community.

4.2 Façade Improvement Request – 300 Lewis Street Applicant: TDO, LLC – Tom O'Connor

Community Development Director Jason Gottgetreu informed the committee that the applicant sent an email today withdrawing the grant application.

4.3 Façade Improvement Request – 301 E Main Street Applicant: Esther Kirk, Property Owner

Community Development Director Jason Gottgetreu presented the request for a façade improvement grant of \$12,000, with a one-to-one match, to rehabilitate the upstairs windows at 301 E Main Street. The building has been a recipient of urban renewal funds in the past, with a different owner. The grant request is for funds to remove the upstairs windows; have the paint and old glazing removed; have the exterior sash primed and repainted. The interior sash is also to be sanded and finished to match the original color and weather stripping will be installed with new sash cords and hardware. Reusing the windows will maintain some of the architectural integrity of the building.

Chairman Freilinger asked if how the windows would compare to a new window. Director Gottgetreu responded that once refinished, the windows will have an equivalent R value to new windows.

Member Miles scored the application at 70.

Member Kay scored the application at 75. The project will not be a huge impact to the streetscape, but it protects the buildings long-time viability and will pay back the community.

Member Huddart scored the application at 57 because he had a harder time of seeing the benefit from the street, but he does see the benefits to inside tenants.

Member Gossack scored the application at 74 because if maintenance of the building is not performed, the building will fall down.

Member Palmer scored the application at 60. She stated that though this is maintaining the building it does not add wow-factor, tax revenue or jobs.

Member Druliner scored the application at 60 because the window repairs are important for the building, but there are very few people who will notice the difference.

Chairman Freilinger scored the application at 65 because it will not add taxes and he thinks that maintenance of the building should fall on the building owner.

The average score is 65.9.

Member Gossack suggested that a lower amount be approved, possibly \$6,000 to \$8,000.

Member Kay stated this is not a great project, but he thinks it is worth investing in because it maintains the integrity of downtown.

Member Palmer stated it is worth the investment due to the low dollar amount and because it is a key building in downtown.

Member Huddart reiterated Member Palmer's sentiments.

Member Palmer made a motion to recommend the Urban Renewal Agency grant \$12,000 for the façade improvement at 301 E Main Street. Member Kay seconded the motion and it passed unanimously.

V. REPORTS AND COMMUNICATION

The Urban Renewal Agency will meet on February 24, 2020 to review the grant recommendations and the Westfield proposals.

The next grant cycle will end on July 15, 2020. The Committee members discussed ways to get more grant applications for the next grant cycle.

VI. ADJOURNMENT

Member Gossack made a motion to adjourn and Chairman Freilinger adjourned the meeting at 8:45 p.m.

Respectfully submitted,

/s/Kate Schlee,
Planning and Permit Assistant