

Milwaukie Urban Renewal Advisory Group
March 30, 2016
Meeting #2 Notes

Group Attendees: Chair Lisa Batey, Casey Camors, Sine Adams, Ray Bryan, Kim Travis, Zac Perry, Kathy Lyle, Neil Hankerson, Troy Reichlein, Dave Knight, DJ Heffernan, Kim Maguire, Tory McVay, Susan Geiger

Other Attendees: Mayor Mark Gamba

Consultant Team: Elaine Howard, Nick Popenuk

Chair Lisa Batey convened the meeting.

Elaine Howard and Nick Popenuk, Consultants, facilitated the remainder of the meeting and covered the following points:

- **Boundary**

- Ms. Howard reported that the boundary was updated and included the following changes: inclusion of the Waldorf School, commercial properties along Washington St, a cherry stem to 27th Ave, and a parcel of land near 34th Ave. The group had no additional revisions to the boundary.
- During discussion, consideration was given to adding a portion of the Monroe St right-of-way to the east to allow for possible improvements for the Monroe Street Greenway. It was decided to not include additional right-of-way given that any urban renewal expenditures for Monroe St within the renewal area boundary could be used as a match for grants to improve areas outside of the boundary.

- **Goals and Objectives**

- Ms. Howard noted that Goals and Objectives were interrelated with the Projects; both lists would be revised accordingly if changes were made to either. The source documents for the specific goals and objectives were noted in the Goals and Objectives document.
- Areas of discussion on goals and objectives:
 - Public Involvement* – The group recommended there be an advisory group to the urban renewal agency. The decision on whether it should be an ad hoc or ongoing group was deferred until the last advisory group meeting.
 - Economic Development/Development* – There was discussion on whether there were too many goals and objectives. The majority of the goals and objectives came from existing plans that had been reviewed by City Council. This issue was also discussed with regard to the Infrastructure section. It was decided to remove some of the specificity from the Goals and Objectives and defer to the Project list. A revised draft of Goals and Objectives would be distributed for group review. It was also recommended that the Introduction emphasize the flexibility in responding to the goals and objectives and that they may not all be met.
- Relocation of existing utilities was discussed as an eligible project, and added under the types of developer assistance that could be granted. However, it did not guarantee relocation of utilities, but allowed it as an eligible activity.

- What projects had the most potential to raise property values was discussed. A handout was distributed on the issues of parks and their impact on economic vitality. All cities were different, but some types of projects directly impacted property values, such as new development and redevelopment/economic assistance like storefront loans or redevelopment loans. Other projects indirectly impacted property values by creating the type of environment where people want to invest their money. Some example projects were displayed. Decisions on which projects to pursue and the timing of those projects would be made during the annual budgeting process.
- Infrastructure:
 - Public Spaces and Transportation* – It was determined not to change the proposed boundary to address the Monroe Street Greenway.
 - Sense of Place* – Regarding parking management, urban renewal funds could be used for initial studies to determine need and potential capital projects, but could not be used for ongoing maintenance or parking management staffing.
- Staffing for urban renewal program administration would count against maximum indebtedness.
- *Fiscal Stewardship* – This section was not required by statute, but was good practice. The advisory group agreed to keep the section.
- **Projects**
 - The group discussed parking garages and types of parking projects, including stand-alone garages and parking as a component of new development.
 - It was reiterated that the projects may change over time depending on changes to or reallocation of funding, or other future projects added through amendments. Urban renewal was a long process which required flexibility for the projects.
 - The group discussed the Kellogg Dam removal project and the cost of that project. It was decided to leave the project on the list, but to acknowledge that other funding sources would need to be identified to allow the project to proceed.
 - No projects were removed from the list.
- **Schedule of the Advisory Group Meetings/Public Participation**
 - April 20: 3rd meeting, Open House
 - May 18: 4th Meeting – Review draft plan
 - May 31: 5th Meeting – Reserved
 - April 23: Earth Day Event – Information Booth
 - May 6 & June 3: First Friday
 - May 22 & June 26: Farmers' Market
 - One additional event?
 - Online Survey

Revised Goals and Objectives and a revised Projects List would be included in the materials for the next meeting.