

MINUTES

November 13, 2024
McMinnville Economic Vitality Leadership Council
Regular Meeting

3:00 pm
Zoom Meeting
McMinnville, Oregon

Members Present: Mike Morris, John Dietz, Diana Riggs, Heather Miller, and Trena McManus.

Members Absent: Steve Patterson, Deven Paolo, Walt Gowell, Gerardo Ochoa, Erin Stephenson, John Dietz, Kelly McDonald, Chris Chenoweth, and Dani Chisholm.

Staff Present: Heather Richards – Community Development Director, Matthew Deppe – Associate Planner, and Dan Gibson – Visit McMinnville.

Others Present: Carson Benner

1. Call to Order

Vice Chair Morris called the meeting to order at 3:00 p.m.

2. Discussion Items

- Committee Membership

Vice Chair Morris said they were down a number of committee members, one of which was an at-large position. He suggested Carson Benner fill that position.

Councilor Dietz moved to recommend to the City Council Carson Benner for the at-large position. The motion was seconded by Councilor Riggs and passed unanimously.

The other at-large position had historically been a representative from the Willamette Valley Medical Center. There was discussion regarding reaching out to Chris Brooker, CFO, to be the replacement. Staff would reach out to the other organizations who needed to appoint members as well.

Councilor Dietz moved to direct Vice Chair Morris to reach out to Chris Brooker for the at-large Medical Center position. The motion was seconded by Councilor Miller and passed unanimously.

Community Development Director Richards noted that the Council could have three at-large positions. There was discussion regarding specific organizations to reach out to for the third position.

There was consensus for Vice Chair Morris and staff to reach out to Chemeketa and Linfield for participation.

Carson Benner would reach out to the School District for that position.

3. Updates

- Innovation Campus

Community Development Director Richards said they had started the process for master planning the Innovation Campus. This would be a high-density employment district with great jobs. She explained the Project Advisory Committee's work, partnerships, and future funding.

- NW Rubber Site Redevelopment

Community Development Director Richards said the City had purchased the property for a mixed-use commercial/housing development that would be transformative for the area. They went out for an RFQ for a development team to sell the property to for them to develop. She explained the process to assess the three semi-finalists and how a decision would be made in February. She also discussed the timeline for the development and needed wastewater improvements due to the high density.

There was discussion regarding the timeline and other challenges to development.

- Third Street Improvement Project

Community Development Director Richards said City ARPA funds were used for the construction documents for the Third Street project. They had heard from businesses that the design needed to be flexible and they were moving forward with a curbless environment. It would be built into the next document. They had also lobbied for federal funds to get to 100% construction documents and they had been successful. ODOT would be the project manager for that effort. The funding for the project would exceed local resources and they would be looking into a federal grant to help. There had also been discussion on business resiliency to support the businesses during the construction.

There was discussion regarding the need for sidewalk improvements, putting together an ADA Transition Plan, and new and improved recreation facilities. It was suggested the Parks and Recreation Director give the EVLC an update on that work.

4. Rumor Mill

There was discussion regarding the Third Street Pizza future potential, tenant for the Chaos building, and reopening of the Old Oak as Humble Pub.

5. Citizen Comments

None.

6. Committee Member Comments

None.

7. Staff Comments

Associate Planner Deppe discussed the comments staff heard about parking concerns downtown.

8. Adjournment

Vice Chair Morris adjourned the meeting at 4:02 p.m.