



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

MINUTES

October 5, 2016
McMinnville Urban Renewal Advisory Committee
Regular Meeting

4:00 p.m.
Community Development Center
McMinnville, Oregon

Members Present: Chair Walt Gowell, Kyle Faulk, Kelly McDonald, and Wendy Stassens
Members Absent: Ed Gormley, Cassie Sollars, and Marilyn Worrix
Ex-Officios Present: Kem Carr and Rebecca Quandt
Staff Present: Heather Richards
Guests Present: Jeff Knapp and Jared Miller

1. Call to Order/Introductions

Chair Gowell called the meeting to order at 4:00 p.m.

2. Approval of Minutes: September 7, 2016

Kelly McDonald MOVED for approval of the September 7, 2016 minutes as submitted. The motion was SECONDED Wendy Stassens, and passed unanimously.

3. Discussion Item(s)

Five Year Strategic Plan

Planning Director Heather Richards provided some maps which showed property ownership in the Urban Renewal District and discussed the properties which offered opportunities for private/public partnerships. Staff added another layer of improvement values vs. land values as well as the assessor's values on the properties. She wanted to start lining up the next five years of where resources should be used and the next steps to prepare projects.

Chair Gowell thought if they wanted to add amenities to 5th Street, such as benches or lighting, it should be done as the City was upgrading the street. Some key intersections for embellishments were 5th and Irvine and 5th and Galloway. He also thought they should focus on increasing the grant and loan programs. He asked if they wanted to have a category for public/private partnerships.

Planning Director Richards said the public/private partnerships could be added to the grant and loan programs.

Chair Gowell said there were some possible strategies for 3rd Street. They could do all the improvements at once or do them in phases.

There was discussion regarding prioritizing the projects. The past two priority projects were Alpine and 3rd Street.

There was further discussion regarding deciding whether projects needed public money to make the project occur or if it was a private developer wanting to be subsidized by public money. They also needed to consider the public benefit of the projects. There was discussion regarding what was included in streetscape improvement projects such as undergrounding utilities, replacing trees, and decorative street lights.

Chair Gowell thought 1st and 2nd streets were not realistic to include in the five year plan.

There was discussion regarding the parking project, whether it would be a City acquisition of land and building a parking structure or if it would be creation of satellite parking.

Planning Director Richards thought it would make sense to start with bringing in Rick Williams, a consultant, to look at current capacity issues and future development and what kind of parking would be needed. The Committee agreed that was a good first step.

Visit McMinnville Executive Director Jeff Knapp stated wayfinding was the lowest hanging fruit to help get people to downtown, the granary district, and Alpine. It could also help people know where to park. The Wayfinding Committee was working on grant funding that could be used to help with this project and a consultant would be hired soon.

Planning Director Richards explained the process for the wayfinding project. She thought the design scope should be a first step to take advantage of future opportunities and partnerships. There was discussion regarding what part Urban Renewal would pay for and what the grant would be used for. Some of the work would include locating the entry points off the highway to get people to come to McMinnville, paths to get to the destination points, and what the wayfinding projects would look like.

The Committee wanted to look at the big picture to make sure everything they wanted was included. They wanted Urban Renewal to participate in design and in infrastructure, which would qualify under the streetscape projects budget.

Chair Gowell discussed issues with timing of the projects and phasing.

Planning Director Richards said they also wanted to take into account the impact of construction on businesses and if there was construction for a long time in one area, consumers would avoid the area. She would bring back a map with construction projects and timelines to the next meeting as well as hold a discussion on opportunities for 5th and Irvine and 5th and Galloway, a plan for 3rd Street, and a scope for a public parking plan.

4. Citizen Comments

Jared Miller, McMinnville resident, asked how the businesses that rented their space participated as opposed to the owners of the buildings. Chair Gowell said they were in a different category, but they could be involved in this process. The property owners were the ones paying the Urban Renewal assessment.

Mr. Miller asked if there was a committee that looked at signs, such as replacing or moving signs. Chair Gowell said the City had a sign committee that worked to adopt a sign ordinance, however that committee was no longer active.

5. Committee Member Comments

None.

6. Staff Comments

Planning Director Richards said Alpine Avenue would be featured at the Made in McMinnville Expo. At the last Council meeting, the Council approved moving forward with the financing for the project. Chair Gowell stated the financing rate was 2.04% for \$2 million for a 15 year loan with a 5 year lock.

7. Adjournment

Chair Gowell adjourned the meeting at 5:08 p.m.