

CITY OF CENTRAL POINT

Oregon

Community Development Commission

Regular Meeting Minutes
Thursday, November 14, 2019

I. MEETING CALLED TO ORDER

II. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Neil Olsen	Ward I	Present	
Kelley Johnson	Ward II	Present	
Taneea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff in attendance: City Manager Chris Clayton; City Recorder Deanna Casey; Community Development Director Tom Humphrey; Finance Director Steven Weber; and Police Lt. Greg Bruce.

III. APPROVAL OF MINUTES

- A. Community Development Commission - Regular Meeting - Jun 13, 2019 6:30 PM

Michael Parsons moved to approve the June 13, 2019 Development Commission minutes.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Rob Hernandez, At Large
SECONDER: Taneea Browning, Ward IV
AYES: Williams, Olsen, Johnson, Browning, Hernandez, Parsons

IV. DISCUSSION ITEMS

- A. Building Facade Grant Program Update(Presented by Humphrey)

Community Development Director Tom Humphrey presented a report on the building façade improvement program. He highlighted the amount of money that has been reimbursed for each application that was submitted. This is a grant only program as per the Community Development Commission request in 2017.

Projects approved in 2017 were Converse Carpet, Table Rock Dentistry, and

Mellelo Coffee. Projects in 2018 were Fidelity Quick Print, Crater Café and Betty Bars on Front Street. In 2019 the city processed applications from Fidelity Quick Print, Ravassipour Orthodontics, Ryan Kantor (Pfaff Building), Brodiart, LLC., and the Knight Building.

There has been a positive response and consistent number of applications for grant assistance. It is recommended that the Development Commission continue to set aside Urban Renewal money to promote the Façade Grant Program. Staff has been approached by Grange Co-op for fence improvements along Hwy 99. Several businesses are interested in the ability to improve their property and have a little of the funds reimbursed.

The Development Commission budgets \$35,000 per year for the grant program and there has been discussion about expanding the boundaries to include Manzanita and Oak Streets. The Commission members indicated that they are in favor of expanding and would like to see how many buildings could be considered for the program.

RESULT: FOR DISCUSSION ONLY

B. Urban Renewal Funding - Highway 99 Corridor Discussion(Presented by Clayton)

City Manager Chris Clayton stated that staff would like to recommend creating a Highway 99 Commercial Corridor/Artisian Corridor master plan. The Commission approved \$100,000 for an economic incentive for housing and those funds are programmed in the 2019/2020 Development Commission Budget. There have been several projects geared towards affordable housing in the area, but no one has taken advantage of the program.

Staff is interested in creating a vision for the Highway 99 Corridor and create an Urban Renewal economic incentive to help spur private property redevelopment and attract unique businesses that fit the vision. We would like to use some of the funds to hire a consultant to master plan the area and the possibility of altering existing zoning and development requirements and allow flexibility for potential developers. The ultimate goal of the master planning initiative would be to generate economic market forces that attract and retain the business type that the Development Commission desires throughout the Highway 99 Corridor. We would like to focus our attention between the Twin Creeks Rail Crossing and Cup Drive.

If we can master plan the area it could give current and future property owners a vision with what could happen with their properties. By encouraging new businesses and redevelopment it will improve the blighted areas along Hwy 99. We would encourage sidewalks and street trees to match the already improved area.

Mr. Clayton updated the Commission on the old Walmart property; developers are considering rezoning part of the property to include affordable housing and businesses towards Pine Street. We have met with developers interested in doing this, but they have to get approval from the current property owners. Staff is recommending to master plan this site to encourage developers. Walmart would have to be onboard with the Masterplan idea.

Michael Parsons moved to direct staff to prepare a request for proposal for master planning the Highway 99 Corridor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Browning, Hernandez, Parsons

V. ADJOURNMENT

Michael Parsons moved to adjourn. Neil Olsen seconded and the meeting was adjourned at 6:45 p.m.

The foregoing minutes of the November 14, 2019, Development Commission meeting were approved by the Development Commission at its meeting of January 9, 2020.

Dated: 1/9/2020


Chair Hank Williams

ATTEST:


City Recorder