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REGULAR GARIBALDI URBAN RENEWAL BOARD MEETING

Tuesday, February 22, 2011
Council Chambers, 6:30 P.M.

I. CALL TO ORDER

GURA Vice Chair/Mayor Suzanne McCarthy called the meeting to order at 6:30 p.m. Present were GURA members Doris Mengel, Val Folkema, Bill Fouste, Council President Terry Kandle, Council members Jerry Bartolomucci, John Foulk and Betty Thomas, City Manager John O'Leary, Public Works Director Wayne Schultz, Patty Swain Proprietor of the Garibaldi Pub and Eatery, *[arrived at 6:45 p.m.]*, Eugene Tish - Proprietor of the Garibaldi House Inn and Suites *[arrived at 6:45 p.m.]*, Joe Happ - NW Media Consultants *[arrived at 6:50 p.m.]*, Deputy Bob Pippenger *[arrived at 6:45 p.m.]*, Rob Trost and Maureen Shore *[arrived at 6:50 p.m.]*, Chair Everett Brown was excused.

II. APPROVAL OF NOVEMBER 15, 2010 REGULAR MEETING MINUTES

III. APPROVAL OF DECEMBER 20, 2010 SPECIAL MEETING MINUTES

MOTION made by Doris Mengel to approve the minutes of the November 15, and December 20, GURA meeting minutes as presented. Seconded by Val Folkema. AYES - Folkema, Mengel, McCarthy, Kandle, Bartolomucci, Thomas, Foulk, Fouste. NAYS - None. MOTION PASSED.

IV. APPROVAL OF FINANCIAL DOCUMENTS

MOTION made by Terry Kandle to accepts the financial documents for GURA from November 2010 to January 2011 as presented. Seconded by Betty Thomas. AYES - Folkema, Mengel, McCarthy, Kandle, Bartolomucci, Thomas, Foulk, Fouste. NAYS - None. MOTION PASSED.

V. OLD BUSINESS

[None scheduled on the agenda. The following item was brought up at the end of the meeting]
Expense to install hedge along the Port of Tillamook Bay right of way and the property formally known as Merrill's Wrecking Yard authorized by GURA: Terry Kandle noted concerns about GURA and the City installing a hedge along the Merrill's property with the intent of growing it over five feet. Kandle Explained that this would technically violate the City's nuisance code regulating hedges; and that this was especially worrisome considering the City had very recently enforced this regulation to the point of citing a another resident in Garibaldi. O'Leary explained that this section of the code was very general and vague, and the language really didn't fit the practical application of code. O'Leary gave examples of industrial and commercial uses in the City that would create conditions where a hedge would be preferred to shielded noise and view from residential uses O'Leary explained

that the point of limiting the hedge height pertained to solar access and not necessarily view. The board discussed this and O'Leary said that he could present a resolution to the Council next month that addressed this issue. O'Leary noted that the long term solution would be to update the nuisance code, which has been discussed for other reasons as well, and that this process could take too long to address this specific issue.

VI. NEW BUSINESS

A. *Resolution adopting the System Development Charge Subsidy Program:* O'Leary reported on the development of this program, noting that it was a conglomeration of programs from other cities and urban renewal agencies. Mengel and the GURA board discussed the actual affect SDC's have on development with O'Leary. O'Leary noted that this program could conceivably reduce SDC's to \$10,000 to \$30,000 range, depending on the type of development. Folkema asked O'Leary how long it would take for the increase in taxes from the development to equal a possible subsidy. O'Leary noted that it could take anywhere from 5 to 15 years. Kandle noted some incongruities in the text of the program. The board and O'Leary discussed some of the text used, and Folkema suggested some deletions to the text: the second half of the seventh sentence of II. Purpose; and the last sentence of the second, un-bulleted paragraph in III. Program Compliance with GURA Goals. **MOTION made by Betty Thomas to adopt a resolution creating the System Development Charge Subsidy Program as amended. Seconded by Doris Mengel. AYES -Folkema, Mengel, McCarthy, Kandle, Bartolomucci, Thomas, Foulk, Foste. NAYS - None. MOTION PASSED.**

B. *Resolution adopting the Downtown Revitalization and Redevelopment Incentive Program:* O'Leary explained that this program was intended to encourage small and moderate improvements to the existing business structures in the GURA district. O'Leary explained that these grants would be reimbursements for qualifying expenses vs. cash-up-front grants. **MOTION made by Val Folkema to adopt a resolution creating the Downtown Revitalization and Redevelopment Incentive Program as presented. AYES -Folkema, Mengel, McCarthy, Kandle, Bartolomucci, Thomas, Foulk, Foste. NAYS - None. MOTION PASSED.**

C. *Board Membership:* Doris Mengel announced that she and her husband would be moving back to Colorado and that she would be resigning her position on the GURA. The board noted their appreciation for all of Mengel's efforts to further GURA's goals over the years. The Board directed O'Leary to advertise for the position and to schedule the matter for the next regular meeting

D. *Approval of the FY 2011-2012 Budget Calendar:* Hearing no objection to the calendar as presented the Vic Chair asked for a motion. **MOTION made by Val Folkema to approve the FY 2011-2012 Budget Calendar as presented. Seconded by Betty Thomas. AYES -Folkema, Mengel, McCarthy, Kandle, Bartolomucci, Thomas, Foulk, Foste. NAYS - None. MOTION PASSED.**

E. *Request by Val Folkema to include the Port of Garibaldi Wharf Project to the GURA Capital Improvement List:* Folkema asked the Vice Chair if the board could discuss placing this project on the GURA goal list. Folkema explained that as the Port seeks funding to repair the infrastructure under the Commercial Ave. wharf, they would prefer to have consistency in objectives between the City and the Port. The board discussed this and directed O'Leary to add this to the goals [*the board made a quick vote with no motion*].

VII. ADJOURNMENT

Chair Brown adjourned the GURA meeting at 7:08 pm.

Everett Brown, GURA Chair

ATTEST:

John O'Leary, City Manager