



CITY OF LA PINE, OREGON

URBAN RENEWAL AGENCY

Tuesday, September 6, 2022, at 3:00 PM

Virtual Meeting on Zoom: <https://us02web.zoom.us/j/82128482427>

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

MINUTES

1. CALL TO ORDER

Meeting was called to order at 3:00 p.m. by Board Chair Russell.

2. ESTABLISH QUORUM

PRESENT

Vicki Russell, Colleen Scott, Scott Asla, Anne Gawith, Andrea Hine

ABSENT

None

STAFF

City Manager Geoff Wullschlager

SLED Director Patricia Lucas

3. PLEDGE OF ALLEGIANCE

4. ADDED AGENDA ITEMS

Any matters added to the agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the Urban Renewal Agency.

None

5. APPROVAL OF MEETING MINUTES

1. July 5, 2022 Meeting Minutes

Motion made by Scott Asla to approve the July 5, 2022, meeting minutes. Second was made by Andrea Hine.

Voting Yea: Asla, Gawith, Scott, Hine, Russell

Voting Nay: None

6. OLD BUSINESS

1. Gateway Arch (Discussion)

City Manager Wullschlager reported that no new movement has been made as it has been determined that an RFP will need to be issued by way of state and city procurement rules. Mr. Asla stated that he had forwarded information from CORAL construction to the City Manager, who is a contractor that has expressed interest in participating in the RFP process.

7. NEW BUSINESS

1. Dermatology Health Specialists Storefront Improvement Program Application

Tammy Wisco of 16440 3rd St. La Pine OR introduced herself. She explained the design she is proposing as prepared by Pinnacle Architecture. She then handed out the two bids that she had received to date, and as required by the program. She went on to explain the status of the building, the proposed window replacement (included in bids) due to failure, and other esthetic project elements. She further stated that the low bid was much lower and given this circumstance, that she may be able to include a metal roof in addition to the façade improvements.

Ms. Wisco asked the agency board for their feedback on the design elements as submitted and stated that she is asking for the full funding available. She did state that she is ready for the improvement schedule to start but understands that there is a waiting period possibly due to the land use review process as required by the city. When asked which of the two aesthetic pallets submitted Ms. Wisco preferred she did not indicate a selection. Board members were given guidance from CM Wullschlager regarding board discretion in implementing Cascadian design style element requirements. The board did indicate that they preferred the blue and black combination elements as presented.

The board discussed approval of the application and CM Wullschlager noted that there were several elements of the application package that needed to be completed before approval could be finalized. The board agreed to entertain a vote with the following two conditions of approval requiring completion before final approval and contractual execution of the grant.

2 Conditions:

- a. Approval of zoning application required by the La Pine Community Development Department
- b. Review and approval of Operating Agreement by City Attorney

3. Vote:

Motion was made by Scott Asla to approve Dermatology Health Specialists Storefront Application with conditions as presented and established. Second was made by Colleen Scott.

Voting Yea: Asla, Gawith, Scott, Hine, Russell

Voting Nay: None

8. OTHER MATTERS

Only Items that were previously added above in the Added Agenda Items will be discussed.

None at this time.

9. PUBLIC COMMENTS

Adrienne Baumann – Legend Cider - Taking a 19,000 sq. ft. building and dividing it into three (3) spaces. Legend is taking 9,000 sq. ft to expand their business, there may be a gym in another, space, possibly a bison meat company and pottery business in the building as well. Outside of Legend brewery space there will be a tasting room, production space, and growler fill. They plan on utilizing the extra space for attractions to bring people to the area and to accommodate the new housing coming in.

They have already brought in a glass garage door and plan on bringing in new windows with a blue theme. She wants to know how she can utilize and maximize the project at this time but as she is sectioning the building into three it was asked if the building/applicant/owner could exceed the annual maximum, on grant funds, so that each space could utilize an enhancement.

CM Wullschlager explained the current rules within the storefront improvement program, and it was stated that the limitations on the program would be restricted to one total grant of \$20,000 per year per building.

Board members agreed with this interpretation/explanation of the grant program rules and intent. It was discussed with Ms. Baumann that maybe program restrictions could be open to discussion in the future but at the current time the program limits of \$20,000 per year were to apply equally to buildings regardless of number of tenants or size of building.

10. STAFF COMMENTS

None

BOARD MEMBER COMMENTS

Mr. Asla would like permission to get sign proofs from Delinen signs for projects that are benefiting from Urban Renewal. Ms. Gawith would like signs produced by local businesses. The board would like the city to seek pricing. Also, they would like to get designs from both. The board has given CM Wullschlager discretion to employ design ideas and slogans to individual bidders.

Ms. Gawith wanted to state that we should probably consider size of buildings in the future and how that may relate to awarding within the storefront improvement program. Ms. Baumann went on to state she supported this concept and further suggested the city should consider how the program is employed to benefit those who own large pieces of property, in addition to how the city may incentive lessors who want to invest in properties.

ADJOURN MEETING

Pursuant to ORS 192.640: This notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the Urban Renewal Agency - Cancelled to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.