



Harrisburg Redevelopment Agency Minutes for July 27, 2016

The Harrisburg Redevelopment Agency Board met on this date at City Hall, located at 120 Smith St., at the hour of 7:46pm. Presiding was Chairperson Robert Duncan. Also present were as follows:

- Kimberly Downey
- Mike Caughey
- Rob Boese
- Sarah Puls
- John Loshbaugh
- City Administrator Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge
- Public Works Director Chuck Scholz

Absent was Board Member Adam Keaton.

The matter of Approving the Minutes of June 22, 2016

- Downey **motioned to approve the minutes, and was seconded** by Caughey. **The HRA Board then voted unanimously to approve the minutes from June 22, 2016.**

The matter of Authorizing Funds for the Reconstruction of Moore St. for the Blocks Between 1st and 3rd Streets.

Staff Report: Latta told Council that because of negotiations with Pacific Power, that the bid for the reconstruction of Moore Street was released later than we'd prefer. We received only two bids; usually, we receive 5 to 8. The lowest bid was \$120,000 more than the engineer's estimate. We don't believe that this is a good use of the public dollars to complete the project at this time. We talked to our City Engineer, Damien Gilbert, who recommended that we postpone the project, and to send it out in January of 2017, with construction planned in April. That should get us the number of bids we usually receive, and will save the citizens \$120,000 if we were to do it now. We will, however, likely lose the SCA grant of \$50,000 that we had obtained for this project. He will contact ODOT, and find out if they will allow us to extend the SCA Grant, or if we will need to withdraw it. Applications for next year's SCA Grant process are due in Mid-August.

- Mayor Duncan wanted to verify that we'd lose the SCA grant if we postpone the project to a later time.

- Latta said that we don't have a choice. Postponing the project takes it outside the timeframe required in the SCA grant request.
- Caughey asked if we had decided what kind of lights we would be installing for the project.
- Latta told him it would be similar to the lights in the park.
- Puls then **motioned to postpone the Moore Street Rehabilitation Project, reject all the submitted bids, and to resend the project to bid in January, 2017. She was seconded** by Downey, and the **HRA Board voted unanimously to approve the postponement of the Moore Street Rehabilitation Project.**

Others:

Moore St. Utility Work

- Loshbaugh said that NW Natural Gas was working in the street on their lines; are they going to pave over that area?
- Latta told him yes.
- Scholz added that we are working with Pacific Power, and NW Natural Gas. They will continue to do work to prepare for the project later.
- Latta said unfortunately, that will mean the road will be a little bumpier until the rehabilitation project is completed.

Dentist & Doctor Offices

- Latta reported that we are still working with the dentist on getting another building. He was interested in the Hydro-Sol building on 3rd St, and had some competition on it. The person who is also interested in the property wants to have a wine manufacturing business in there, with a tasting room. The dentist was looking at that property, and ours. He will be talking to them both next week.
- Downey said that she had talked with citizens about the fire bond, and they seemed much more relaxed about it. She hopes it works out, because she doesn't want to lose the dentist and doctor.
- Latta said that the dentist reached out to the Junction City Medical Clinic, and the doctors there; they are looking at the possibility of constructing a two story building, with possibly three tenants; two being the dentist and the doctor. He said that he hasn't gotten a super favorable response from the doctor's office so far. We are doing what we can to help them out.
- Caughey asked what was going on with EZ Stop, at the end of the building that's vacant. The inside of that building is vacant, and has a gravel floor. It's a shell. He has seen some contractors working in there. Do we know what they are doing?
- Latta said that he had heard that there is a person who is investigating a location for a brewery. That would be more production related, then retail. If they decide to do

something there, then it will require site plan approval. They might be doing work to get it prepped for lease, since they are also working on the parking there.

- Mayor Duncan said that he thought that they had paved it by now.
- Latta said that he saw it this morning, and it's not quite done.
- Latta said that the dentist project is out there, and we have the other possible buyer looking at wine manufacturing. Either of those might be requesting funding assistance from the HRA. He is working on the Property Improvement Grant program, and hopes to have that to Council sometime in September. We want to know if the way we set it up is what they want.
- Downey offered her services, as well as Eldridge, since they were involved on the previous project.
- Latta said that CWCOG (Cascades West Council of Governments) was looking at more Economic Development projects. We will look at all of that.
- Downey added that she had visited with the new owners of the Catholic Church; they are making it into a house. She's very excited about something being done with that.

With no further business to discuss, the HRA adjourned at the hour of 7:58pm.

Board Chairperson

City Recorder