

**CITY OF SUTHERLIN**  
**Urban Renewal Agency Meeting**  
**Sutherlin Civic Auditorium**  
**Tuesday, March 16, 2021**

**AGENCY MEMBERS:**

Tom Boggs, Joe Groussman, Debbie Hamilton, Todd McKnight, Michelle Sumner, Seth Vincent, Larry Whitaker

**CITY STAFF:** City Manager, Jerry Gillham – Arrived @ 3:35pm  
Finance Director, Tami Trowbridge - Absent  
Urban Renewal Administrator, Pat Lynch  
City Recorder, Diane Harris  
Deputy City Recorder, Melanie Masterfield  
Community Development Director, Brian Elliott  
Community Development Supervisor, Kristi Gilbert  
Public Works Director, Aaron Swan

**Audience:** None

**Via Zoom:** None

Meeting called to order by Agency Chair McKnight at 3:33 p.m.

**Roll Call:** Absent - Seth Vincent & Joe Groussman

**Introduction of Media:** None

**PUBLIC COMMENT**

- None

**AGENCY BUSINESS**

- **Downtown Pilot Project Guideline Approval**
- **Wetland Credit Acquisition Approval**
- **Exit 136 Consultant Approval**

Staff Report – Urban Renewal Administrator, Pat Lynch, stated that all information was in the staff report and was available for questions. Handed out draft copies of Storefront Grant Application and the Storefront Improvement Grant Guidelines.

**MOTION** made by Boggs to approve Agency Business as presented; second by Hamilton.

Discussion:

- Sumner – If a business submits an application for storefront upgrades, do they have to pay it back? **Lynch – No, it's a grant.**
- Whitaker – What happens if a business closes after the improvements are made? ***The intent of Urban Renewal is to improve the overall look of downtown.*** Will all the storefronts be designed the same? ***About 40% of the storefronts have already been designed and most likely not change. There won't be uniformity, but a color palate for which the business owners can choose from will be provided.***

***City Manager, Jerry Gillham – Part of the application process requires business owners to submit a conceptual design/plan and it must fit with the character of the new developments that have already occurred. Sutherlin/Oakland Rotary Club, Gary Fadness (Buglin' Heights Drafting & Design), Terry Brock (The Body Shop), and the Sutherlin Liquor Store have been the driving force behind the downtown theme and design. Fadness submitted a design concept from the liquor store to the athletic club that mimics Mobile Diesel and Buglin' Heights natural facades and character.***

- Boggs asked for clarification and referenced the Central Avenue Storefront Improvement Grant Guidelines draft handout. ***Gillham – In 2019, a survey was sent to community citizens regarding a variety of downtown improvements such as:***
  - More business variety
  - Downtown “look & feel” theme
  - Downtown areas needing improvement
  - Most liked features of downtown
  - Least liked features of downtown
  - Connections to downtown Sutherlin

In favor: Agency Members Sumner, Boggs, Whitaker, Hamilton and McKnight.

Oppose: None

Motion carried unanimously.

### **REPORTS / DISCUSSIONS**

- **Pegasus Project at Heaven’s Gate Ranch, Metz Hill Exit 142**

Gillham – Information will be sent to Council as it becomes available. A letter was written on behalf of the City of Sutherlin, in support of this project for review at the April 12<sup>th</sup> Council meeting. Stressed that the City would not be involved but that we would be supportive. This will be a \$120 million equestrian development.

- Hamilton asked for more information about the Pegasus project. ***Gillham – Dave Conway owns Heavens Gate Ranch located in Oakland, Oregon and the 2,400 acres have been approved for a destination resort. His vision was to create high-end equestrian facilities and condos on the west coast, for people to train and compete. Exit 136 in Sutherlin will have the highest, positive economic impact if this project moves forward.***

Further discussion ensued among agency members.

- **Parking Lot Behind Backside Brewing, Central Plaza Park & Sol De Sutherlin**

Community Development Director, Brian Elliott, stated that Roger Johnson (parking lot owner) wants to move forward with negotiating a purchase price with the City. Johnson provided input stipulating that it was strictly for downtown parking, not to be used for structures.

- Lynch – Submitting a grant with Travel Oregon to help offset either some or all of the cost.

### **ADJOURNMENT**

With no further business, meeting adjourned at 3:54 p.m.

<p>Respectfully submitted by,</p> <p><i>Melanie Masterfield</i></p> <hr/> <p>Melanie Masterfield, Deputy City Recorder</p>	<p style="text-align: right;">Approved: <i>Jerry Gillham</i></p> <hr/> <p style="text-align: right;">Jerry Gillham, City Manager</p>  <p style="text-align: right;"><i>Todd McKnight</i></p> <hr/> <p style="text-align: right;">Todd McKnight, Agency Chair</p>
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**APPROVED BY URBAN RENEWAL AGENCY ON JUNE 14, 2021**