

**CITY OF SUTHERLIN**  
**Urban Renewal Agency Meeting**  
**Sutherlin Civic Auditorium**  
**Monday, September 12, 2022 – 6:45pm**

**AGENCY MEMBERS:**

Tom Boggs, Gary Dagele, Joe Groussman, Debbie Hamilton, Shawn Smalley, Michelle Sumner, Larry Whitaker

**CITY STAFF:**

City Manager, Jerry Gillham  
Finance Director, Tami Trowbridge  
City Recorder, Diane Harris  
Community Development Director, Brian Elliott  
Community Development Supervisor, Kristi Gilbert  
Public Works Director, Aaron Swan  
Police Chief, Troy Mills  
Fire Chief, Mike Lane  
Livability Services Director/Library Director, Pat Lynch  
City Attorney, Chad Jacobs (via Zoom)

**Audience:** Wayne Ellsworth (President of Umpqua Heart), Michael Hogsett, Darb Camin, Dan Urban, Jim & Beth Houseman, Craig Hart, Mike & Cam Maurice, Joe Keady

**Via Zoom:** None

Meeting called to order by Agency Chair Boggs at 6:45 p.m.

**Roll Call:** Smalley - Excused; Whitaker – arrived at 6:49 p.m.

**Introduction of Media:** None

**\*\*Chair Boggs made an announcement for Zoom attendees.**

**PUBLIC COMMENT**

- None

**CONSENT AGENDA**

- **June 13, 2022 Minutes**

**MOTION** made by Hamilton to approve Consent Agenda as presented; second by Dagele.

Discussion: None

In favor: Agency Members Groussman, Hamilton, Sumner, Dagele and Boggs

Opposed: None

Motion carried unanimously.

**AGENCY BUSINESS**

- **Resolution UR-2022.04 – Downtown Land Acquisition**

Staff Report – Community Development Supervisor, Kristi Gilbert – The 0.51 acres of land located at the corner of S. Calapooia and W. Everett is being considered for purchase in the amount of \$279,000. With the location of this property being at an entrance to our downtown redevelopment area, many development opportunities are available. The City’s Real Estate Agent has reviewed the information and feels that proposed price is fair and reasonable within the current market. Property owners have agreed to this purchase price.

**MOTION** made by Sumner to approve Resolution UR 2022.04 – Downtown Land Acquisition in the amount of \$279,000 as presented; second by Hamilton.

Discussion:

- Dagele – Where is the money coming from to purchase the land? *Finance Director, Tami Trowbridge – Urban Renewal funds which are being borrowed from the City’s General Fund. Gilbert added additional information.* What will be done with the land? *Gilbert – One suggestion made from the Urban Renewal Task Force is for food truck vendors.*
- Groussman – Will the current building be demolished? *Community Development Director, Brian Elliott – Staff’s recommendation is to demolish the building due to disrepair.*
- Boggs – Was there a public offering for this property? *Gilbert – The property has been listed for sale for quite some time.* Has a cost evaluation been done for a food truck venue? *No, per the Agency’s previous direction, staff was to research property uses and negotiate a purchase price.*
- *City Manager, Jerry Gillham, added further explanation of property use possibilities.*
- Dagele expressed disagreement for purchasing this property.
- Groussman expressed agreement for purchasing this property.

Further discussion ensued between Agency Members and staff.

In favor: Agency Members Groussman, Hamilton, Sumner, Dagele, Whitaker and Boggs

Opposed: Agency Members Dagele and Boggs

Motion carried.

### **REPORTS/DISCUSSIONS**

- None

### **ADJOURNMENT**

With no further business, meeting adjourned at 7:01 p.m.

Respectfully submitted by,

*Melanie Masterfield*

\_\_\_\_\_  
Melanie Masterfield, Deputy City Recorder

Approved:

*Jerry Gillham*

\_\_\_\_\_  
Jerry Gillham, City Manager

*Tom Boggs*

\_\_\_\_\_  
Tom Boggs, Agency Chair

**APPROVED BY AGENCY ON NOVEMBER 14, 2022**