

MEDFORD URBAN RENEWAL AGENCY ADVISORY COMMITTEE MINUTES



MEDFORD
URBAN RENEWAL

September 8, 2021
5:00 – 6:30 P.M.
Virtual Meeting

10. Roll Call at 5:07 P.M.

Committee members and staff present: Marie Cabler, Daniel O'Connor, Caprice Moran, Bob Shand, Bill Boehning, Councilor Eric Stark, Medford Urban Renewal Agency Executive Director Harry Weiss, Medford Urban Renewal Agency Administrative Assistant Shannon Thorpe.

Committee Member Christian Nelson attended the meeting at approximately 6:09 p.m.

20. Approval or Correction of the Minutes of July 7, 2021

Committee member Bob Shand made a request to revise the July 7th, 2021 minutes to clarify what the consensus was at the committee meeting regarding the Mural Project Proposal. Staff was directed to review the recording of the meeting and prepare a revision for Committee review at its next meeting.

30. Oral Requests and Communications from the Audience

None. Due to the rapid increase of COVID-19 the committee will not be inviting any in-person public comments, however the public may submit written submittals or attend the virtual meeting to have their public comments acknowledged.

40. Continued Committee Business

None.

50. Agenda Items

50.1 Review Council Biennial Goals

The City Manager has requested that the Council Biennial Goals to be shared with all of the City Committees and Commissions to ensure that they are aware of what the goals are and how their particular area of focus relates to the larger strategic objectives and plans that the Council has proposed for this 2 year period.

Councilor Eric Stark stated that he would encourage and appreciate receiving comments and feedback from all committee members and staff regarding these plans to reduce the time it will require to begin the process of implementing these plans as soon as possible.

50.2 Sprinkler Grant 107-113 S Grape Street

Mr. Weiss explained that MURA Board Member Clay Bearnson is an applicant for a Sprinkler Grant in the amount of \$45,422.50 for eligible expenses in the adaptive rehabilitation of 107-113 S Grape Street that will be converted into a music venue and bar. The project will be phased over two periods, the first converting the ground floor and retaining office above, and the second involving the partial demolition of the second floor to create a single assembly space. The project illustrates the flexibility afforded by a sprinkler system in accommodating future modifications to the structure.

Mr. Weiss also asked the committee consider a recommendation to expand the boundary of the area authorized for rehabilitation grants northward to include Liberty Park.

Committee member Bob Shand moved to recommend the sprinkler grant for 103-117 S Grape Street and to recommend expansion of the area authorized for rehabilitation grants to include Liberty Park. Committee member Marie Cabler seconded. The Committee passed the motion by unanimous consent.

**50.3 Central Avenue Corridor Improvements
Potential District Expansion**

Mr. Weiss presented the most recent design for the restriping of Central Avenue from 3 travel lanes to 2 travel lanes with curbside parking and a buffered bike lane from the intersection of Court Street and Edwards Street to Jackson Street. Rogue Valley Transportation District (RVTD) and MURA are exploring options to consolidate bus stops on Central Avenue that are in front of the Salvation Army and Les Schwab Tires into a single location positioned in front of MURA's property at 727 N Central Avenue where new multifamily housing is proposed. They are also considering moving the northern Court Street bus stop down to the Court Street Triangular Park.

The restriping of Central south of the intersection requires some modification to the striping along Court and Central north of the intersection. These segments are currently outside the boundary of the MURA district, and a boundary expansion would be appropriate to incorporate them into the project.

Mr. Weiss also noted the Court Street Triangular Park sits just outside the MURA boundary, and could be included in the district expansion area, making it eligible for future MURA support as a neighborhood amenity.

Committee Members O'Connor, Nelson, Laskin and Shand support the boundary expansion including the park.

60. Committee Reports

None.

70. Committee Member Remarks

Mr. Nelson asked if the committee is reviewing additional future projects. Mr. Weiss explained that the Board concluded its prioritization of funding the primary objectives of the Central Avenue site project, the Holly Street apartment and hotel renovation plan, and the construction of new housing.

Mr. Shand requested an update on the Putnam Street property. Mr. Weiss explained that the house located on the property will be torn down and as soon as negotiations are finished with the property owner, he will present a property line adjustment agreement for the Board's consideration.

Mr. Stark requested an aerial view and identification of the 2.2 acre property west of the triangular park on Central Avenue. Mr. Weiss explained that this location is being used as an auto storage yard and that it is unknown what the property owner aims to accomplish with this site. Mr. Weiss intends to discuss the future plans of the storage yard with the property owner. Mr. Shand indicates that there have been two fires at the property in the last 2 months. Mr. Weiss will speak with the Medford Fire Department to request information regarding these fires.

80. Staff Reports

None.

90. Adjournment at 6:25 p.m.

There being no further business, the meeting was adjourned at 6:25 p.m.



David M. Hernandez
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