

MEDFORD URBAN RENEWAL AGENCY ADVISORY COMMITTEE AGENDA



MEDFORD
URBAN RENEWAL

February 17, 2021

5:00 – 6:00 P.M.

Virtual Meeting

Office of the Governor Executive Orders require that the governing body of a public body hold public meetings and hearings in compliance with social distancing and face covering requirements. This meeting is being conducted by virtual means in compliance with the Governor's Orders. To attend virtually, click [HERE](#).

10. Roll Call

20. Approval or Correction of the Minutes of January 20, 2021

30. Oral Requests and Communications from the Audience

Verbal public comment will not be accepted during the meeting, however written public comment will be accepted via first class mail or email until noon on Wednesday, February 17, 2021. Please email comments pertaining to the agenda items to shannon.thorpe@cityofmedford.org and include your name, address and phone number. These comments will be provided to the Board, Commission or Committee at the meeting.

40. Project Updates

40.1 **Reclassification of Jackson & 4th Streets**

40.2 **Project Turnkey**

50. New Business

50.1 **Sprinkler Grant for Hafer House Rehabilitation**

50.2 **Area-wide Brownfields Planning: Riverside Avenue**

50.2 **Career Technical Education Center Concept**

60. Board Chair Comments

70. Committee Comments

80. Adjournment

Medford Urban Renewal Agency

Grant Assistance for Sprinkler System Installation

MURA provides financial grants, subject to availability of funds, for the installation of sprinkler systems in existing buildings in the City Center undergoing rehabilitation, pursuant to the following criteria:

1. Existing buildings located within the City Center Boundary and undergoing rehabilitation for legally permitted uses shall be eligible for financial assistance. New construction is not eligible. Existing buildings undergoing rehabilitation and enlargement by addition shall be considered on the basis of pro rata cost allocation between the existing building and the new construction.
2. The maximum amount of grant funds for any project shall not exceed \$50,000. The actual amount of grant funds awarded for any project shall be the lesser of 50% of the lowest estimate of sprinkler system installation as provided in the projects application, or 50% of the actual invoiced costs for qualifying expenses of the sprinkler system.
3. Applications shall be reviewed by MURA staff and the MURA Advisory Committee which shall forward a recommendation of grant award to the MURA Board of Directors for approval.
4. Approved grants shall be remitted upon submission of copies of final invoiced amounts for sprinkler system installation with proof of payment, and the issuance of a Certificate of Occupancy from the Building Safety Department of the City of Medford.

Medford Urban Renewal Agency

Application for Sprinkler System Grant Assistance

1. Property Address 426 West 6th Street Medford 97501
2. Owner Irvin and Janice Houston
3. Project Contact Jan Houston
Email mamahouston@hotmail.com
telephone 541-301-9559

4. Describe the Future Use of Property and General Scope of Building Rehabilitation

We are submitting a request for grant assistance for the fire suppression system installed at the Historic Hafer House at the corner of 6th & Oakdale in Downtown Medford. The Hafer House was built in 1905 and, is on the National Historic Registry and considered a contributing asset to the town of Medford. We are keeping her alive by converting the 7000+ square foot colonial revival into seven large, unique apartments. We will have four 2 bedroom, 1 bath apartments renting for \$1200-1300 per month, two 1 bedroom 1 bath apartments renting for \$1100-1200 per month and one studio rented for \$1000 per month. Already three of the apartments are finished and occupied (with a Temporary Certificate of Occupancy from the City of Medford. The remaining four apartments will be completed by May of this year, at the rate of about one each month. A large 2 bedroom, in the painting stage, will be ready this month. So far, all our tenants are fire victims that were located through our church's ministering efforts.

5. General Description of Sprinkler System and Estimate of Cost

Due to the age of the building, the sprinkler system and an integrated fire alarm system were required by the city, as was an increased water flow to reach the 3rd floor. With the help of David Searcy, I was able to propose and receive approval to increase the water line just FROM our meter to the building, avoiding the higher cost of a new larger water tap and vault. Our building is now protected from the top to the bottom, with sprinkler heads in every space, including 3rd floor attic voids, in our below grade basement and everywhere in between. Our integrated fire alarm system is tied to the sprinkler flow switch and monitored by central station. I am submitting the expenses associated with the sprinkler installation, alarm installation and water line installation.

Water line upgrade by Hukill's	\$4,725.00
Fire Sprinklers by Jefferson State	\$38,775.60
Alarm system by Northwest Fire	\$17,779.00
Alarm electrical by Engage Electric	\$2,143.00
Unbilled estimates for final work	\$1,450.40
Valve from Paramount Supply	\$408.45
Total	\$65,281.45

6. Estimated Date of Completion

May 2021. The water flow upgrade is finished. The sprinklers are currently installed and live. The alarm system is already online. We only need to finish installing a couple of pieces to the alarm system as the remaining apartments are completed. The pieces are already wired in and functioning, but need to be attached to a finished ceiling when the drywall is completed.