

**CITY OF CENTRAL POINT
Development Commission Notes
February 23, 2017**

I. REGULAR MEETING CALLED TO ORDER

Chair, Mayor Hank Williams opened the meeting at 6:30 p.m.

II. ROLL CALL:

Chair: Mayor Hank Williams

Commission Members: Bruce Dingler, Rob Hernandez, Brandon Thueson, Tanea Browning and Mike Quilty were present. Allen Broderick was excused.

City Manager Chris Clayton; Community Development Director Tom Humphrey; Finance Director Steven Weber; and City Recorder Deanna Casey were also present.

III. APPROVAL OF JANUARY 26, 2017 DEVELOPMENT COMMISSION MINUTES.

Bruce Dingler moved to approve the minutes as presented. Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Mike Quilty, yes. Motion approved.

III. DISCUSSION ITEMS

A. East Pine Street Financing Update

City Manager explained that the City is moving forward on the Water Reservoir Refunding, from which an approximate \$5,100,000 will be available for funding the East Pine Streetscape Project. The latest scope of work and cost estimates should be finalized for the March 23, 2017 Development Commission Meeting. An Intergovernmental Agreement will also be considered between the Commission and the Council structuring the terms of the loan. We are anticipating cost estimates to be less than the original amounts. This will include improvements from 2nd Street to 6th Street.

The City will be refinancing the Vilas Road water reservoir for 10 million dollars at a lower interest rate than they currently have. The additional funds will be loaned to the Development Commission to help finance the East Pine Streetscape project. Bond Counsel has already prepared the IGA and the City attorney is currently reviewing it for consideration in March.

This was an informational only item, no action was requested.

IV. BUSINESS

A. Consideration of Resolution No. 2017-03 Modifying the Historic Façade Grant Program.

Community Development Director Tom Humphrey stated that due to the low frequency of Historic Façade Grant Program applications the commission directed staff to prepare modifications to the program. In order to broaden appeal to the local businesses it was recommended that we modify the program to:

- Clarify the review process;
- Broaden the scope of projects qualifying for the Grant Program with less emphasis on historic and more on the TOD design standards and guidelines for the Central Point Downtown Revitalization Plan;
- Remove references to compliance with the Secretary of Interior's Standards for Rehabilitation and with the State Historic Preservation Office;
- Rename the Grant Program to the East Pine Street Façade Grant Program.

There was discussion regarding historic verses TOD Design Standards. The Commission would still be the deciding factor when an application is received for reimbursement of funds for improvements. The intention is to encourage more businesses downtown to improve their curb appeal as we proceed with the E. Pine Streetscape project.

Mike Quilty moved to approve Resolution No. 2017-03 modifying the Historic Façade Grant Program. Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Mike Quilty, yes. Motion approved.

B. Consideration of Resolution No. 2017-04 Approving a Historic Façade Grant for the Property at 51 E. Pine Street, James Gough, Applicant

Mr. Humphrey stated that the Commission has received a request for a Historic Façade Improvement Grant for 51 East Pine Street (Corner Club). The applicant is proposing to refurbish the existing neon sign which has been viewed as a Downtown Landmark. Neon signs are permitted and encouraged in the TOD-EC zoning district.

The Building was constructed in 1948 and the Corner Club established that year. It has been in operation for 69 years. The Corner Club neon sign was installed in 1948 which is a post WWII period. The grant program will cover 50% of the \$5,125 it will cost to refurbish the neon sign.

Tanea Browning moved to approve Resolution No. 2017-04 Approving a Historic Façade Grant for the Property at 51 E. Pine Street, James Gough, Applicant. Allen Broderick seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Mike Quilty, yes. Motion approved.

There was discussion if we have a current list of historic buildings for Central Point. Mr. Humphrey explained that there are some buildings listed in the Central Point Comprehensive Plan, and one has been listed with the State Historical Buildings registry. There are challenges listing a building as historical, once on a list the owners are limited to what they can do to the building.

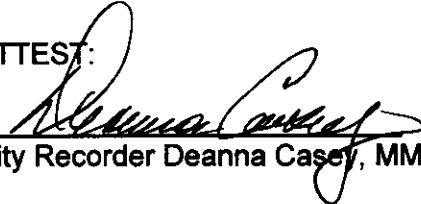
VI. ADJOURNMENT

Brandon Thueson moved to adjourn, Tanea Browning seconded, all said "aye" and the meeting was adjourned at 6:52 pm.

Dated: 3/23/17


Chair Mayor Hank Williams

ATTEST:


City Recorder Deanna Casey, MMC

