

March 3, 2014
5:30 P.M.
Newport, Oregon

The Urban Renewal Agency of the City of Newport met on the above date in the Council Chambers of the Newport City Hall. On roll call, Roumagoux, Saelens, Allen, Busby, Sawyer and Swanson were present. Beemer was excused.

Staff present was City Manager Nebel, City Recorder Hawker, Community Development Director Tokos, and Police Lieutenant Malloy.

Allen noted that, as Vice Chair, he is chairing this meeting as Beemer has been excused from this meeting and the subsequent Council meeting.

CONSENT CALENDAR

The consent calendar consisted of the following item:

1. Approval of minutes from the Urban Renewal Agency meeting of February 18, 2014.

MOTION was made by Roumagoux, seconded by Swanson, to approve the minutes from the Urban Renewal Agency meeting of February 18, 2014, as presented. The motion carried unanimously in a voice vote.

EXECUTIVE DIRECTOR REPORT

Second Request for Urban Renewal Funds by the Oregon Coast Aquatic Park. Nebel asked Tokos to explain the request. Tokos reported that the packet contains a letter submitted by Jeff Bertuleit, on behalf of the Oregon Coast Aquatic Park, addressing feedback provided by the Agency at its January 21, 2014 meeting. He added that the packet contains a copy of the minutes from that meeting along with the January 17, 2014 staff memo outlining issues the Agency should consider in evaluating this funding request.

Tokos asked whether there were questions, and Roumagoux asked why this matter is back. Tokos noted that the Agency had questions for Bertuleit at the January 21, 2014 meeting, and this is the response to those questions.

Allen noted that the item was last considered on January 21, 2014, and that there had been no decision on the request pending response to the questions raised at the meeting January 21 meeting.

Katherine Pederson, representing the Oregon Coast Aquatic Park, read a brief statement. She noted that this project began in 2005 when the existing pool began having mechanical problems, and that a feasibility study was subsequently presented to the city in 2006. She requested financial assistance to review and update the business plan. She stated that the Lincoln County Commissioners have offered a challenge grant, and the Oregon Coast Aquatic Park is asking the city to meet this challenge.

George Mpitsos addressed the Agency noting that he has experience in reviewing proposals, and that this is a sound proposal. He urged the Agency to approve the funding request.

Jeff Bertuleit confirmed that the county grant requires the match to be from the city. He added that the larger beneficiary would be the South Beach Urban Renewal Agency. He reviewed the funding requests that have been made to other organizations on behalf of the Oregon Coast Aquatic Park.

Roumagoux asked Tokos whether the initial staff recommendations are still correct, and Tokos noted that they are correct. Saelens noted that at the beginning of this project, the goal was to design and build an aquatic park because the municipal swimming pool was failing. He asked the presenters how they see the two facilities co-existing in the community. Pederson noted that there is no conflict as what this group is proposing is a tourist attraction, and it will not offer what the city offers. Pederson explained that the aquatic park plan included a design for five pools, climbing walls, flow riders, a lazy river, food court, and more. A discussion ensued regarding whether the organization and/or facility would be a non-profit organization. Bertuleit noted that the original concept was to raise enough money to overcome the deficit in order to make the facility self-sustaining. He added that the business model is one that will raise funds. Allen noted that at the last meeting, the request from the group was for \$7,500, and Bertuleit indicated that the group has \$2,500 from the County that will expire soon. It was asked where the additional funding would come from, and Pederson replied that the balance would be from community donations. Pederson indicated that with the city match, the group would have sufficient funding to proceed with this study. Roumagoux asked how much money the group has, and Pederson replied that it has \$13,000. Roumagoux asked why the group is not funding the study itself, and Pederson replied that it would deplete all its funds. Sawyer asked whether there is Urban Renewal money available to fund this request. Tokos reported that the funds would have to be reallocated right-of-way acquisition monies. Allen asked whether funding the request would adversely impact projects in right-of-way acquisition. Tokos reported that he does not have proposals, but does not anticipate spending the entire amount this fiscal year. Allen asked whether the group would retain EcoNW soon, and Pederson replied that they have already been retained and that it would take approximately six weeks to complete the study.

Roumagoux stated that she will not be changing her opinion from the last meeting, and indicated that is why she asked Tokos whether his previous report stands this evening. She quoted from the report.

MOTION was made by Busby, seconded by Sawyer, to authorize \$2,500 from South Beach Urban Renewal Agency funds to support the aquatic park. Nebel recommended that the motion include the source of funds. Tokos reported that the source of funds would be a transfer of funds that are budgeted for right-of-way acquisition purposes and then set aside for strategic site acquisition. The motion was amended by Busby, seconded by Sawyer, to authorize \$2,500 for the Oregon Coast Aquatic Park, using funds from the South Beach Urban Renewal Agency that are specifically dedicated for right-of-way acquisition. Allen stated that he would like a condition that the group has adequate funding to move forward, and that a progress report be required similar to those required of tourism facility grantees. Voting aye in a voice vote were Allen, Sawyer, and Busby. Voting no in a voice vote were Saelens, Swanson, and Roumagoux. The vote was a tie and the motion failed.

Pederson asked whether the motion was a result of this particular project or whether it is all recreational facilities in South Beach. Allen recommended that she talk with the City Manager on this matter.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:03 P.M.

Margaret M. Hawker, City Recorder

David N. Allen, Vice Chair