



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, August 7, 2017
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Chair Inessa Vitko, Timothy Collier, Carmela Bowns, Domonic Biggi, Allen Kennedy, Sarah Walton, Shelia Greenlaw-Fink, Andrew Kugler, Scott Winter, Ann Snyder, Jennifer Nye, and Staff Liaison Tyler Ryerson, and Staff Megan Braunsten, and Joshua Carrillo

Excused: Cal Hamreus, Lorraine Clarno

Unexcused: None.

Public: None.

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:02 p.m.

Visitors and Comments

John Hartman, City of Beaverton, Photographer.

June 5, 2017, Meeting Minutes Approval

Mr Biggi made a motion to approve the minutes and Ms. Bowns seconded. The minutes from June 5, 2017 were approved as is by all members who were in attendance on June 5, 2017.

Restaurant Strategy

Ms. Braunsten reported that the city worked with consultant Leland Consulting to develop a restaurant strategy for vibrant Downtown Beaverton:

- Goal is to make Beaverton Westside's premiere restaurant destination with focus on Old Town (district is ready, strategic vacancies, approachable scale...).
- Beaverton employers want more places to meet (currently going to Portland).
- Residents want more entertainment options (Community Vision).
- Next steps, focus on Old Town:
 - Cultivate current spaces: restaurant row (11 spaces, approachable and walkable), including: former Hall Street Grill, LaScala, The Rise Old Town, former Peonies and Possibilities...
 - Recruitment: marketing materials, 18 tours, engaged brewery consultant.



- Partnered with Beaverton Downtown Association and applied for and received a \$100,000 grant from the State to help rehabilitate the bottom floor of The Masonic Lodge into a restaurant space.
 - Hired Scott Edwards Architecture to perform Restaurant Feasibility Analyses for three catalytic downtown sites to identify the modifications necessary to bring space to code to be restaurant ready).
 - New restaurant incentives (expanded Tenant Improvement and modified Enterprise Zone — beer manufacturing).
 - Promote Old Town: Beaverton Restaurant Week is 9/28–10/8, 20 plus restaurants offering “specialty dish”, regional marketing, social media...
 - Parking challenge solutions: create parking map, identify shared parking opportunities, hired a new Parking Manager to help with parking demand.
- Results:
 - Six new restaurants:
 - Stuff Masters, MILK+T, Royal Food and Bakery (The Rise Old Town).
 - Maiale Rosa Wood Fired Pizza, Mr. Baked Potatoes, and Carina’s Bakery (LaScala).
 - Masonic Lodge \$100,000 grant (restaurant bottom floor, Tenant Improvement project). Money will be used to make the upgrades to make restaurant ready (feasibility study).
 - Cady building: vacant, working to find strategic partner (feasibility study).
 - Peddlers Pack (feasibility study) and Dr. Mason buildings coming vacant soon.

Ms. Braunsten noted that all three properties that had the feasibility study do not require seismic upgrading, just minor modifications.

Tenant Improvement Program Update

Ms. Braunsten provided an update on the grants awarded and of recent changes to the Tenant Improvement program (Interior Improvement to food and beverage based businesses):

- Improvement grants: Maximum \$25,000 per matching grant and 50-70% match.
- New restaurants, rolling application.
- Current restaurants, 2 annual competitive application rounds.
- Changes: new catalytic grant for \$100,000, added \$30,000 design grants to help with visioning (successful for Storefront).
- Four requests for \$25,000 for new restaurants, awarded all four at \$20,000 each.
- Tenant Improvement Partner Program: restaurant business assistance program (consultant to help determine necessary changes for back of house with Tenant Improvement). Example, Ickabod’s new menu, hire new chef, reorganize space to be more efficient...

Discussion/Questions

Where is BURA getting the extra money from?

- Potentially reducing Storefront program funding, left over contingency from previous year, and other similar sources.

Did you do any outreach?

- Yes, mailings to everyone in district. Walk the district and deliver flyers to each restaurant. Have engaged MESO to join us for interpretive needs and work close with the Diversity Advisory Board to make sure everyone understands the opportunity. Ms. Braunsten encouraged URAC members to put interested partners in touch with us.

Are chain restaurants eligible?

- No.

URAC looks forward to an update on parking (will bring new parking manager to URAC soon).

- Discussions with existing business with shared parking opportunities. A good deal of cooperation along with some logistical challenges.
- Establish some benefits to encourage people to walk a few blocks (example: people will walk 10 blocks on Division with no complaint).

BURA Webpage Update

Mr. Carrillo and Ms. Perkins overviewed the updated BURA webpages. Members are encouraged to offer feedback and potential updates. Mr. Ryerson asked URAC members to review the [documents webpage](#) and let us know if it seems like the right content or if there are other documents that should be posted there.

<http://www.beavertonoregon.gov/266/Documents>

BURA FY17-18 Five Year Action Plan

Mr. Ryerson introduced The FY 17-18 Five Year Action Plan. Mr. Carrillo overviewed the major changes from last year and reviewed its contents with URAC members (see hand out for more details).

BURA Comments included (7/25/17):

- Page 7, make adopted budget more clear (draw a line at FY 17-18 to separate the forecasted budget).
- Page 10, move BCA page to end of document (not funded by BURA — major project in the area so important to feature).
- Consider changing the name to Annual Action Plan with Five Year Forecast.

Suggested Changes included:

- Page 10, put numbers on all pages.
- Page 5, yellow fades visibility challenge, colors are difficult to differentiate, use a variety of colors.
- Budget forecast show actual numbers so you can account for the carryforward (revenue source and carryforward columns).
- Eliminate white space and increase fonts where possible (ADA compliance).
- Include link to website programs/services.
- Page 11 feels out of place, move to front or back.
- Flip photos on page 13 (blues on one side and whites on the other).

URAC Representative to BURA

Mr. Ryerson called for a volunteer to attend. Tim Collier volunteered the September 26, 2017.

Beaverton Update and Announcements

Recruitment for next year URAC is coming up. Mr. Ryerson will send an email with instructions for those members up for renewal.

Mr. Ryerson announced that Mr. Kugler has moved out of Beaverton. He will serve on URAC through the term. Mr. Ryerson thanked Mr. Kugler for his time.

Jerry Jones has resigned from the BURA Board as he started his own business and is on contract with the city to assist with South Cooper Mountain. There is an opening on the BURA Board position, let Mr. Ryerson know if you are interested in applying.

Mr. Ryerson distributed the BURA Area Projects updates and briefly overviewed status on select projects. Refer to handout for a detailed list of BURA projects (project updates are highlighted in bold).

Calendar Items

On the Calendar	
September 26, 2017	BURA Board Meeting 6:30 p.m.
October 2, 2017	URAC Meeting, 7:00 p.m.
October 24, 2017	BURA Board Meeting 5:30 p.m.

The meeting was adjourned at 8:41 p.m.