



**Community Redevelopment Agency Advisory Board**  
**Tuesday, December 20, 2016**  
**Council Chambers**  
**8:30 AM**



**I. CALL TO ORDER**

| Attendee Name       | Title    | Status  | Arrived |
|---------------------|----------|---------|---------|
| William E. Randolph | Member   | Present |         |
| Robert H. Gebaide   | Member   | Present |         |
| Robert E. Yohe      | Chairman | Absent  |         |

Member Gebaide called the meeting to order at 8:30 AM. Charles Rudd, CRA Manager, Dick Wells, Community Development Director, Mark Reggentin, Assistant City Manager and Kirsten Warren, CRA Planner were also present.

**II. CONSENT ITEMS**

**1. Approve the Community Redevelopment Agency/Community Redevelopment Agency Advisory Board Meeting Minutes of April 18, 2016**

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Robert H. Gebaide, Member   |
| <b>SECONDER:</b> | William E. Randolph, Member |
| <b>AYES:</b>     | Randolph, Gebaide           |
| <b>ABSENT:</b>   | Yohe                        |

**2. Approve the Community Redevelopment Agency Advisory Board Meeting Minutes of August 10, 2016**

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | William E. Randolph, Member |
| <b>SECONDER:</b> | Robert H. Gebaide, Member   |
| <b>AYES:</b>     | Randolph, Gebaide           |
| <b>ABSENT:</b>   | Yohe                        |

**III. DECISION ITEMS**

**1. Update of the Downtown Master Plan**

Discussion ensued on the second draft of the Downtown Master Plan update. Members pointed out general issues and specific points, by page, of the plan with which they had issue.

Rob Gebaide:

Stated that he would not recommend approval of any plan that included a “road diet” for Maitland Avenue. He stated that the plan could recommend further study of the idea but not recommend the idea itself. He feels the current plan looks as if the decision to do the “road diet” has been made.

Library expansion references infer that the expansion of the library is a foregone conclusion when it has not been decided that the library will expand.

Pg. 21, Needs to address MCC. Language sounds aspirational (pie in the sky) rather than what will be. “is becoming . . . “ rather than “can become . . . “

Pg. 23, Feels that buildings on Independence Lane “at least three stories” is too much. At least two stories would be better.

Pg. 26, Remove reference that City “should” support Civic Center expansion. Language could say “options for the site could include reception and performance space, shared use with library, etc.”

Pg. 29, Speed limits should be studied, not stated.

Pg. 30, 17/92 needs pedestrian crossing treatments stated.

Pg. 38, Box “3” needs to be bigger since it has the most important items on the page.

Bill Randolph:

Feels the plan does not include enough analysis to back up the recommendations.

Horatio is a Regional Street, not a Community Street. Do not reduce the speed limit.

Wants CRA boundaries better delineated on maps and illustrations.

Pg. 9, Add some language about the CRA to describe it and distinguish its function & add language about relationship between Master Plan and Redevelopment Plan.

Pg. 19, Add reference to National Register Landmark (A&H).

Pg. 34, Delineate Quinn Strong from A&H campus on drawing.

Pg. 38, Add reasons for the need for a garage at Packwood and Maitland Ave. Use parking needs of A&H, library, CC study, etc.

The board members were generally in favor of the plan and the direction it outlines but felt that they could not make a recommendation to approve or approve with conditions. They requested to see and review a red-lined version of the final draft on which the Council and CRA Board will vote.

#### **IV. DISCUSSION ITEMS**

There were no discussion items.

#### **V. ADJOURNMENT**

There being no further business to come before the board, the meeting adjourned at 10:00 am.