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| **Board Liaison:** | Director Truax |
| **Members Present**: | Kelsey Trostle, Chair, Maribel De Leon, Vice Chair, Rod Fuiten, Mark Nakajima |
| **Members Absent:** | Charlene Murdock |
| **Staff Present:** | Paul Downey, Admin. Services Director, Bryan Pohl, Community Development Director, Dan Riordan, Senior Planner |

**Call to Order and Role:** The May 7, 2020, URAC meeting was called to order at 10:00 a.m.

**Citizen Communication**: Jonathan Welsh, President of Welsh Corporation was in attendance for the Site B development concept discussion.

**Minutes Approval**: None

**Action Items/Discussion**:

1. Site B Development Concept – Staff updated the Committee about redevelopment of Times-Litho Site B located at A Street and Pacific Avenue. A request for proposals was issued on February 5th and responses were due on April 9th. One proposal was received from Welsh Corporation. The proposal includes construction of a 20,000 square foot grocery and twelve 900 square apartments above the retail space. Staff noted the next step is to prepare an exclusive negotiating agreement (ENA) with Welsh Corporation. The ENA will be followed by a disposition and development agreement (DDA). The DDA will outline specific terms of development including number of apartments, amount of retail space, amount of parking, any financial participation in the project provided by the Urban Renewal Agency, developer and Agency roles and responsibilities and timeline for completion of the project. The DDA will be presented to the Committee prior to consideration and approval by the Board.

   After the staff update Jonathan Welsh was invited to present the project to the Committee. Mr. Welsh responded to Committee questions. In responding the questions Mr. Welsh noted the grocery store will highlight locally sourced products. Mr. Welsh also noted the grocery store will likely provide take-out offerings including coffee and will conduct occasional events such as wine tastings.

   The Committee expressed unanimous support for the project and recommended the Board continue discussions with Welsh Corporation.

2. Town Center Festival Street and Streetscape Project Update – Staff updated the Committee on the Festival Street and Streetscape project. Staff informed the Committee that a request for proposals was issued on April 22nd and responses are due on May 14th.

3. Storefront Improvement Program Update – Staff informed the Committee that an application was received for a storefront improvement grant for the Holyrood Building located at 1937 Pacific Avenue.

   An application was also received from Bella Donna's Bistro for a parklet at one of the on-street parking spaces adjacent to the restaurant.

4. Bylaws Discussion – Staff provided the bylaws template that the Committee will use to prepare bylaws for Board approval. The template provided is the standard template for all City boards and commissions. Staff will prepare draft bylaws for consideration by the Committee during the next Committee meeting.

5. Liaison Update – Direct Truax updated the Committee on recent actions of the Board. The Board established a business in response to Covid-19 situation. The program provided rent assistance for businesses in the urban renewal area that were required to close as a result of the Governor's executive order.

   The Committee was updated on the URA Board Goals and Objectives for the upcoming year. The goals and objectives were included the Committee's meeting packet.

**Next Meeting:** As needed/to be determined

**Meeting Adjournment:** The meeting adjourned at 11:35 a.m.

Respectfully submitted,

Dan Riordan
Senior Planner