



**Tillamook Urban Renewal Agency**  
**210 Laurel Avenue**  
**Tillamook, Oregon 97141**

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**TURA Special Meeting**  
**March 4<sup>th</sup>, 2010**  
**5:30 P.M.**

Board Members present: Don Hurd, Suzanne Weber, Joe Martin, Alene Allen

Board Members absent: Aaron Zimmerman, Sean Lambert

Staff Present: Mark Gervasi: City Manager, Debbi Reeves: Admin Assistant

Guests/Public: John Janac, Doug Henson, Elaine Faulkner, Marshall Doak, Chris Kell, Justin Aufdermauer, Dave Rockey, Katy Sweeney, Bob Sweeney, Katherine Meurer, Karen Hanson, Mayor Bob McPheeters, Andy Neal, LeeAnn Neal, Sam Sadtler, Lana and Tammi Waldron, Farrah Regan, Tom Connaughton.

**1. Roll Call:**

**Chairman Don Hurd** called the special meeting to order at 5:35 P.M. at the **Janac** Building at 205 Main Avenue. Roll call was taken by **Reeves**. **Chair Hurd** gave a brief history of board members and introduced them. He then explained **Decker** had resigned from the City Council effective March 1<sup>st</sup> due to moving outside of the city limits.

**Councilor Martin** was appointed by the council to replace her on the TURA board as the second council representative. He proceeded to explain **Decker** has applied for the At-Large vacancy on the board.

- **Hurd** made a motion to appoint **Decker** to the At-Large board vacancy. The motion was seconded by **Weber**. All members of the board seated voted to approve and the motion carried unanimously.

**Hurd** asked **Decker** to please join the board at the table.

**2. Janac Building Project:**

**Hurd** spoke to the audience about the reason for the special meeting. He then introduced **Janac** and asked him to explain what has been happening from the beginning of the restoration project and the hurdles that have arisen. **Janac** explained the restoration of the flooring, the wiring and electrical issues, the HVAC, the fire suppression system, doors, windows and sheetrock. **Hurd** commented on the electrical hurdles and costs which does not include the PUD costs. **Janac** said he has tried to work with local businesses as much as possible. **Janac** spoke more about the 2 ½ month electrical bid process, the PUD transformer and AMP issues. He explained the service gear that is still 4 to 5 weeks out for delivery and then talked about the finish work after the electrical is completed. **Hurd** asked **Henson** if he had anything to add from the **Public Market** standpoint. **Henson** thanked the TURA for their part in the building restoration and remodel. He noted

remodels are tough and usually have surprises. **Henson** mentioned the unique ceiling joists were just one issue. The local **Hampton Mill** cut the extra joists needed to complete the ceiling part of the project then donated them to **Janac**. The members of the **Public Market Committee** have been donating their time to paint over 100 gallons of paint and did all the cleaning and organization for tonight's meeting. He explained the sprinkler system and earthquake retro fitting were two more issues. **Henson** also spoke about the success of the **Farmers' Market** and the **Public Market** should also be a success. The **Public Market** will make the downtown area pop.

### 3. Public Comment:

**Hurd** asked if any members of the audience would like to comment.

**Tom Connaughton** is the owner of a local jewelry store. He encouraged the TURA to help with the **Janac** project and expressed his thoughts that the downtown area needed a shot in the arm. The opening of the **Public Market** will make good things happen and will make people stop which could benefit his business.

**Karen Hanson** of **Food Roots** loves the building and thought the **Public Market** will draw people downtown.

**Justin Aufdermauer**, a lifetime, local resident and businessman, commented he does not like to see businesses leave and wants to see people come into the downtown area.

**Hurd** spoke about the new buildings that have built in Tillamook in the past several years such as **Safeway**, **Tillamook County Library**, **Bank of Astoria** and **TLC Federal Credit Union**. The **Janac** building will be for small businesses. **Hurd** spoke again about the added building cost and surprises **Janac** has been faced with. He said the potential is great and part of the mission of the TURA is to revitalize the downtown area. **Hurd** commented the **Public Market** will be a jewel for Tillamook and that the **Janac** building, which is the old IOOF building, is a key location for downtown.

**Hurd** said **Janac** will be asked a few more questions and then the board will go into Executive Session.

### 4. Executive Session:

**Hurd** cited ORS 192.660 (2) (e) for the Executive Session and read the disclosure. The meeting was adjourned into Executive Session at 6:00 P.M. and the board left the room to meet in the upstairs of the building.

The meeting reconvened downstairs at 6:40 P.M.

**Hurd** asked for a motion pertaining to the discussion during Executive Session.

- **Weber** made a motion to further invest \$108,000 into the **Janac** building and to charge the Chair to meet with the attorney and the bank to work out the details, to be finalized at the meeting on March 11<sup>th</sup>, 2010. **Decker** seconded the motion. The motion passed unanimously by all members of the board seated.

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Agency Board Members:

Chair: Don Hurd, Vice-Chair; Suzanne Weber

Joe Martin, Carolyn Decker; Sean Lambert, Aaron Zimmerman, Alene Allen

City Administrator: Mark Gervasi, Administrative Assistant: Debbi Reeves

**5. Concerns of the Board:** None

**6. Adjournment:**

With no further business **Hurd** adjourned the meeting at 6:42 p.m.

Prepared by:  
Debbi Reeves  
Administrative Assistant

Reviewed by:

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Don Hurd – Chairman