

**CANBY URBAN RENEWAL AGENCY
MEETING MINUTES
March 18, 2026**

PRESIDING: Chair Traci Hensley

COMMISSIONERS PRESENT: James Davis, Daniel Stearns, Paul Waterman, Jason Padden (attended virtually).

COMMISSIONERS ABSENT: Vice Chair Brian Hodson and Commissioner Maldonado

STAFF PRESENT: Randy Ealy, Interim Agency Director, Emily Guimont, City Attorney; Teresa Ridgley, Deputy City Recorder; Jamie Stickel, Economic Development Director/Communications Specialist; Denise LaRue, Finance Director and Tyler Nizer; Economic Development & Tourism Coordinator.

CALL TO ORDER: Chair Hensley called the meeting to order at 6:30 p.m.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: None.

RESOLUTIONS: Jamie Stickel, Economic Development Director/Communications Specialist, presented a revised roadway easement for the Walnut Street project which was approved last November. The County roadway alignment approved in November 2025 was modified for the roadway to enter perpendicular to SE 1st Avenue, which provided the URA with a larger remnant parcel east of the roadway. The roadway easement included a dedication of a 17-foot strip of land along SE 1st Avenue in compliance with the City's Transportation Plan. The project also needed a 12-foot public Utility easement to the City of Canby for placement of utilities to serve the adjacent lands. This property is outside of the City limits, so as a result, in November of 2025, the URA provided an easement to Clackamas County for the extension of South Walnut Street to connect to SE 1st Avenue.

****Commissioner Davis moved to adopt UR RESOLUTION NO. 26-01, A RESOLUTION APPROVING THE REVISED WALNUT ROADWAY EASEMENT AND ASSOCIATED UTILITY EASEMENT AND AUTHORIZING THE INTERIM AGENCY DIRECTOR TO SIGN ALL DOCUMENTS NECESSARY TO COMPLETE THE PROCESS. Motion was seconded by Commissioner Padden and passed 5-0.**

OTHER BUSINESS:

a. Consider Façade Improvement Program Application – 238 + 248 NW 1st Avenue

Tyler Nizer, Economic Development & Tourism Coordinator, presented on the request of \$25,000 for the Façade Grant application for the property owners of the building where Aura Hair Salon and Oregon Texas Line Fitness are located. Improvements included to renovate the historic appearance are restoration of the original brick, repair and replacement of the historic transom windows, heritage-style gooseneck lights, and paint and touch up of the siding. This space sees many events in downtown Canby throughout the year. The design was submitted to the Main Street Design Committee and received favorable comments.

Commissioner Davis asked who made the comments. Mr. Nizer said he'd get those to him. Kyle Helm, owner of the building, was present to answer questions. He mentioned the plan was to restore the front of the building to be as historically accurate as possible. Commissioner Davis asked if Carol Palmer had

seen the drawings. Ms. Stickel mentioned even though the design committee sees the drawings and can provide input; however, they don't approve or disapprove. She went on to say since this building is not on the local register or national register, the Heritage and Landmarks Commission would not be able to influence the redevelopment of this building. Carol Palmer can meet the owner to engage in best practices for historically significant buildings. Commissioner Davis asked if this was the second façade improvement grant given to this building. Mr. Nizer responded it was, but with a different owner back in 2011. Commissioner Davis asked if the façade grant program is advertised to ensure inclusivity to other business owners. Ms. Stickel responded it has been communicated to businesses, but it is not necessarily advertised. Mr. Helm responded he saw it on the website, and the process was easy.

Commissioner Padden asked about the contractor comment about not guaranteeing the results of the soda blasting and asked if it is known what underneath the paint once it's cleaned off. Mr. Helm stated they would test a spot first which would require approval before finishing. He also mentioned there are other mediums they can use to ensure the integrity of the substrate remains intact and yields a good, finished appearance. Mr. Helm also mentioned the paint is lead paint and will have to be done through a certified process to remediate it. Commissioner Padden also asked about changes to the windows compared to historical photos, which appear bigger. He asked if it was known if the original brick under the windows was cut to enlarge the windows or if a new wall was added. Mr. Helm responded it is speculated the original brick was cut. Commissioner Padden stated that if the work done soda blasting the brick could not be done, then the portion of money not being able to finish the job be returned as part of the project. Mr. Helm responded if that portion of the work could not be done, then there would be no reimbursement for that portion of the funds.

****Commissioner Padden moved to APPROVE THE MATCHING GRANT OF UP TO \$25,000 FOR 238 AND 248 NW 1ST AVENUE UNDER THE GUIDELINES OF THE CANBY FAÇADE IMPROVEMENT PROGRAM. Motion was seconded by Commissioner Waterman and passed 4-1. (Commissioner Davis voted no.)**

Commissioner Davis mentioned he wanted to make it clear that his understanding was there was only one project left, the Second Street project, and he was shocked to learn about a façade improvement application. He stated the commission should have been notified there were additional expenditures and asked that process be followed.

Commissioner Padden stated if it was desired not to do façade improvement, we should have taken it out of the budget. He suggested handling it at the Council level to see if we still wanted to continue façade grants once the Urban Renewal Agency is closed. If not, then it needs to be removed from the budget. He also mentioned it's better for Council to have that conversation sooner rather than later since the budget process is underway.

Chair Hensley asked if façade improvement was approved for \$25,000 or \$50,000. Ms. Stickel responded it was for \$50,000, so there is one grant left available in this fiscal year. She also mentioned the façade improvement grant is a different line item than the URD projects line item which is funding N 1st Street and NW 2nd.

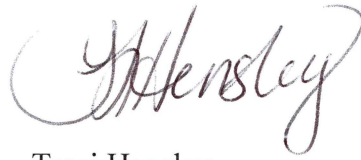
****Commissioner Padden moved TO HALT ALL FAÇADE IMPROVEMENT APPLICATIONS AND TO NOT ACCEPT ANYMORE APPLICATIONS FOR THE CURRENT FISCAL YEAR. Motion was seconded by Commissioner Davis. Motioned passed 5-0.**

Chair Hensley asked for the façade improvement application to be removed from the website.

ADJOURN: Chair Hensley adjourned the meeting at 7:03 p.m.

A handwritten signature in blue ink, appearing to read "Maya Benham".

Maya Benham, CMC
City Recorder

A handwritten signature in blue ink, appearing to read "Traci Hensley".

Traci Hensley
Chair

Assisted with Preparation of the Minutes – Teresa Ridgley