



AGENDA

CANBY URBAN RENEWAL AGENCY MEETING

August 17, 2022 - 7:00 PM

Register here to attend the meeting virtually:

https://us06web.zoom.us/webinar/register/WN_2scGSo7CQcqLeld1wLwhFA

Hybrid Meeting/Council Chambers

222 NE 2nd Avenue, 1st Floor

Chair Shawn Varwig

Commissioner Christopher Bangs

Vice-Chair Brian Hodson

Commissioner Traci Hensley

Commissioner Art Marine

Commissioner Greg Parker

Commissioner Sarah Spoon

1. CALL TO ORDER

2. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

3. NEW BUSINESS

- a. Façade Improvement Program Application – Ebner’s Custom Meats
- b. Mural Program Update

Pg. 1

Pg. 12

4. ADJOURN

*The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Maya Benham at 503.266.0720. A copy of this Agenda can be found on the City’s web page at www.canbyoregon.gov.



URBAN RENEWAL STAFF REPORT

Meeting Date: 8/17/2022

To: Chair Varwig & Urban Renewal Agency

Thru: Scott Archer, City Administrator

From: Jamie Stickel, Economic Development Director

Agenda Item: Façade Improvement Program Application – Ebner’s Custom Meats

Goal: N/A

Objective: N/A

Summary

The City of Canby’s Economic Development staff received an application for a Façade Improvement Program grant for Ebner’s Custom Meats, 272 North Grant Street, for up to \$25,000. The applicant requests funding for items outlined below:

- Remove all compromised siding + rot on alley side of the building
- Repair + Replace siding
- New parapet in front of building to tie into future awning that will run the front of the building and wrap around the side of the building to tie into the new roofline of the alley side of building
- Batten board siding prepared + installed

Background

Since 2010, The Canby Urban Renewal Agency has funded construction grants of up to \$25,000 to encourage private investment within Canby’s Urban Renewal District. The Façade Improvement Program partners with property owners and businesses to make improvements to the exterior of buildings clearly visible from the street. This partnership helps the Canby Business District revitalize and become more inviting to tenants, customers, and residents. This program has been successful in generating design improvements at approximately 3 properties per year in downtown Canby and along HWY 99E.

Ebner’s Custom Meats was approved back in 2011 for the Façade Improvement Grant of up to \$25,000. The improvements made at the time resulted in dramatic impacts to the building exterior, adding several windows to the structure and upgrades to the paint. The total project at the time \$45,428.38 and reimbursement of \$22,714.19 from the Urban Renewal Agency. The Façade Improvement Program allows a business or property owner to apply for up to \$25,000 per fiscal year for the façade of the building that can be seen from the street.

Discussion

Ebner’s Custom Meats is located in downtown Canby at 272 North Grant Street. There has been exploratory work done to discover how much damage has been made into the siding and framework. The damage has been temporarily mended with plywood, and remains at this time. In addition to repairing any dry rot, the owner will further improve the exterior of the building with a new façade and paint color. Owners of Ebner’s Custom Meats plan to use a gray tone that will complement the parapet and other features of the exterior. The project will include upgrades to both the front and side of the building both seen from North Grant Street. The Economic Development

staff has worked with the applicant so they are aware the grant can be only utilized for work started after approval from the Urban Renewal Agency.

The application is sent to the Main Street Design Committee for comments. Comments received:

- **“I think this will be a great improvement! Has there ever been talk of having a color palette for the downtown building?”**
 - As follow up, staff provided the applicant with the website to the [Sherwin Williams’ historic color palette](#). The palette has been provided in previous applications when the color scheme is unknown or the applicant asks for input. The Sherwin Williams historic color palette is provided as an example only. Applicants are not required to utilize the color schemes and are permitted to utilizing paint from the paint manufacturer of their choice.

Attachments

- Façade Improvement Program Application- Ebner’s Custom Meats
- Ebner’s Custom Meats Photos
- Contractor Bids

Fiscal Impact

Matching grant of up to \$25,000 from the Urban Renewal Agency.

Options

Option 1: Approve matching grant of up to \$25,000 for Ebner’s Custom Meats under the guidelines of the Canby Façade Improvement Program.

Option 2: Decline matching grant of up to \$25,000 for Ebner’s Custom Meats under the guidelines of the Canby Façade Improvement Program.

Recommendation

Staff recommends the Urban Renewal Agency approve the allocation of matching grant funds for the Ebner’s Custom Meats Façade Improvement project.

Proposed Motion

“I move to approve the matching grant of up to \$25,000 for Ebner’s Custom Meats under the guidelines of the Canby Façade Improvement Program.”



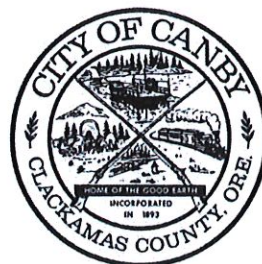
Canby Façade Improvement Program

Façade Grant Application Form

A Project of Canby Urban Renewal Agency

Please refer to the Canby Façade Improvement Program Manual for specific questions relating to this grant program.

The Canby Urban Renewal Agency reserves the right to deny funding to any project or project component it deems to be incompatible with the façade improvement goals.





Facade Improvement Program Grant Application

PLEASE NOTE:

Applying for the Canby Façade Improvement Program does not obligate the Canby Urban Renewal Agency to allocate funds for the specified project. Only after review and approval of the application will the Agency authorize funds for the specified project and only after completion of the project pursuant to the Canby Façade Improvement Program will the Agency be obligated to provide the authorized grant.

Date: _____

APPLICANT INFORMATION

Applicant's Name: Michael Ebner

Mailing Address: 5213 Winter Leaf Ct.
Keizer, Oregon 97303

Phone: 503-266-5678 Email: ebnerscustommeats@gmail.com

If someone other than the property owner will be the contact person for this project, please list here.

Contact Name: _____

Mailing Address: _____

Phone: _____ Email: _____

PROPERTY INFORMATION

Property Address: 272 N. Grant Street

Name(s) of owners: Michael & Amy Ebner

Land Use (Zoning) Designation: _____

Tax Lot Number: _____





Facade Improvement Program Grant Application

I intend to complete the following (check any or all that apply):

- ☒ Design Services Application
 - Architectural Renderings (up to \$1,500 reimbursement, no match)
 - Construction Drawings (up to \$1,500 reimbursement, no match)
- ☒ Façade Construction Application (50% matching grant, up to \$25,000)
- ☐ Blade Sign Application (up to \$200 Reimbursement)

PROJECT VISION/IDEAS:

PLEASE SUBMIT THE FOLLOWING WITH YOUR APPLICATION:

- ☐ Pictures of property – several views are preferable – 4"x6" minimum

Please describe desired façade improvements (i.e. blade sign, paint, awnings, cornice repair, windows, etc.) Include any visuals that may assist in describing desired outcomes. Attach additional pages if needed.

- Remove all compromised siding + rot on alley side of the building.
- Repair + replace siding
- New parapet in front of building to tie into future awning that will run the front of the building and wrap around the side of the building to tie into the new roofline of alley side of building
- ~~Board~~ and batten siding prepared & installed

The following steps are to be completed after meeting with City Staff.

PROPOSED FAÇADE IMPROVEMENTS:

Please provide copies of architectural renderings, including scaled and colored drawings, exterior elevations, site plans showing landscaping, parking and public improvements, and perspective drawings showing building and context appearance. Please also provide a copy of the financial analysis including summary of construction costs as provided by the architect.

CONSTRUCTION QUOTES:

The applicant will provide required quotes based on cost for completing the façade construction. Once all quotes have been received, a contractor will be selected for the project.





Façade Improvement Program Grant Application

- Façade improvements costing \$15,000 or below will require submittal of a minimum of two competitive contractor quotes.
- Façade improvements costing more than \$15,000 will require submittal of a minimum of three competitive contractor quotes

PLEASE SUBMIT THE FOLLOWING TO SUPPLEMENT YOUR APPLICATION:

- ☐ Copies of proposed design
 - ☐ Construction quotes
-

CERTIFICATION

I certify to the City of Canby Urban Renewal Agency that ALL of the information contained in this application is true and correct to the best of my knowledge. I acknowledge that the funding source of the Façade Grant program is the City of Canby's Urban Renewal Agency and I understand that I must comply with all the regulations of the Urban Renewal Agency and the City of Canby.

Applicant's Signature

Print Name

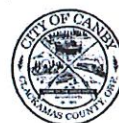
Date

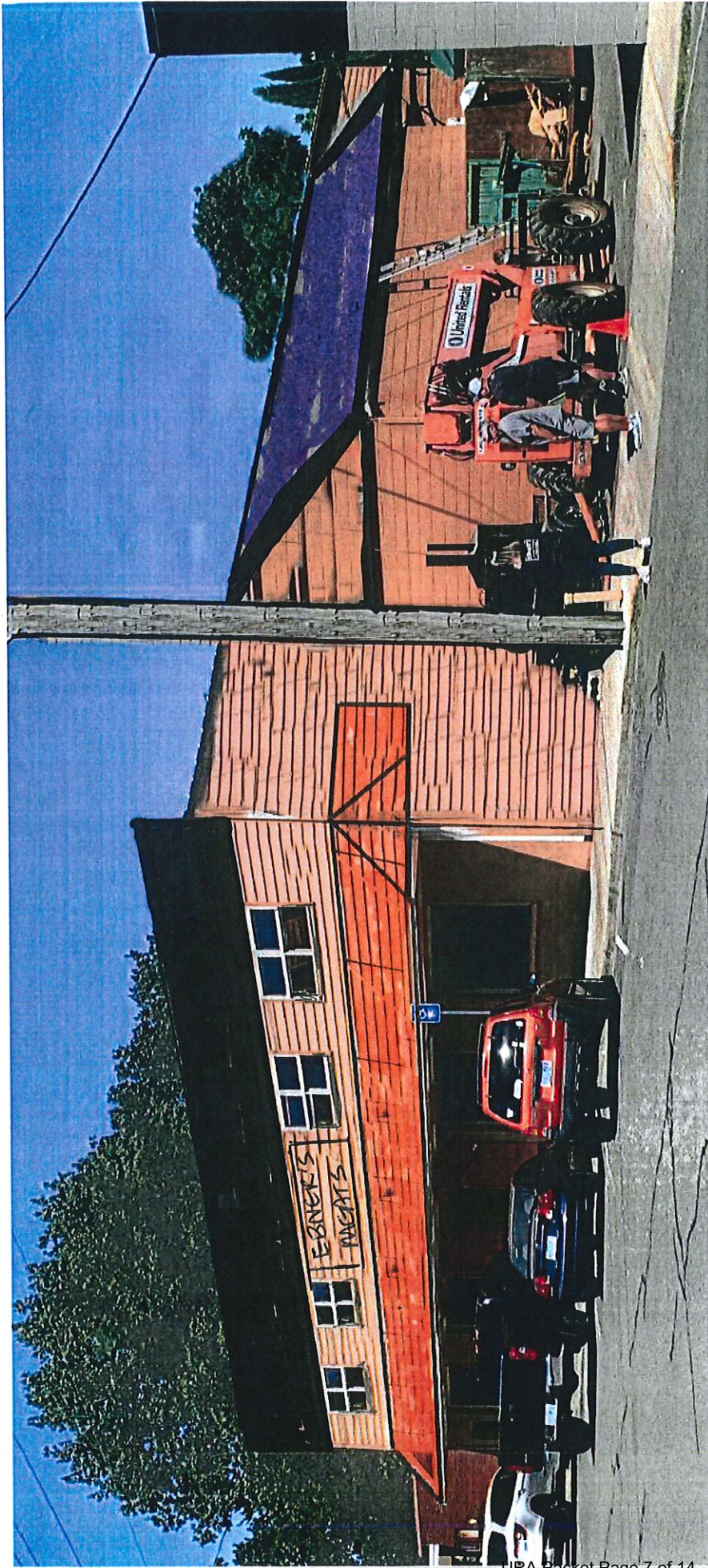
EMAIL, MAIL OR DELIVER COMPLETED APPLICATION AND REQUESTED DOCUMENTATION TO:

Email: Tyler Nizer, Economic Development + Tourism Coordinator
NizerT@CanbyOregon.gov

Mail: City of Canby
PO Box 930
Canby, OR 97013

Drop: City of Canby | Development Services
222 NE 2nd Ave, 2nd Floor
Canby, OR 97013





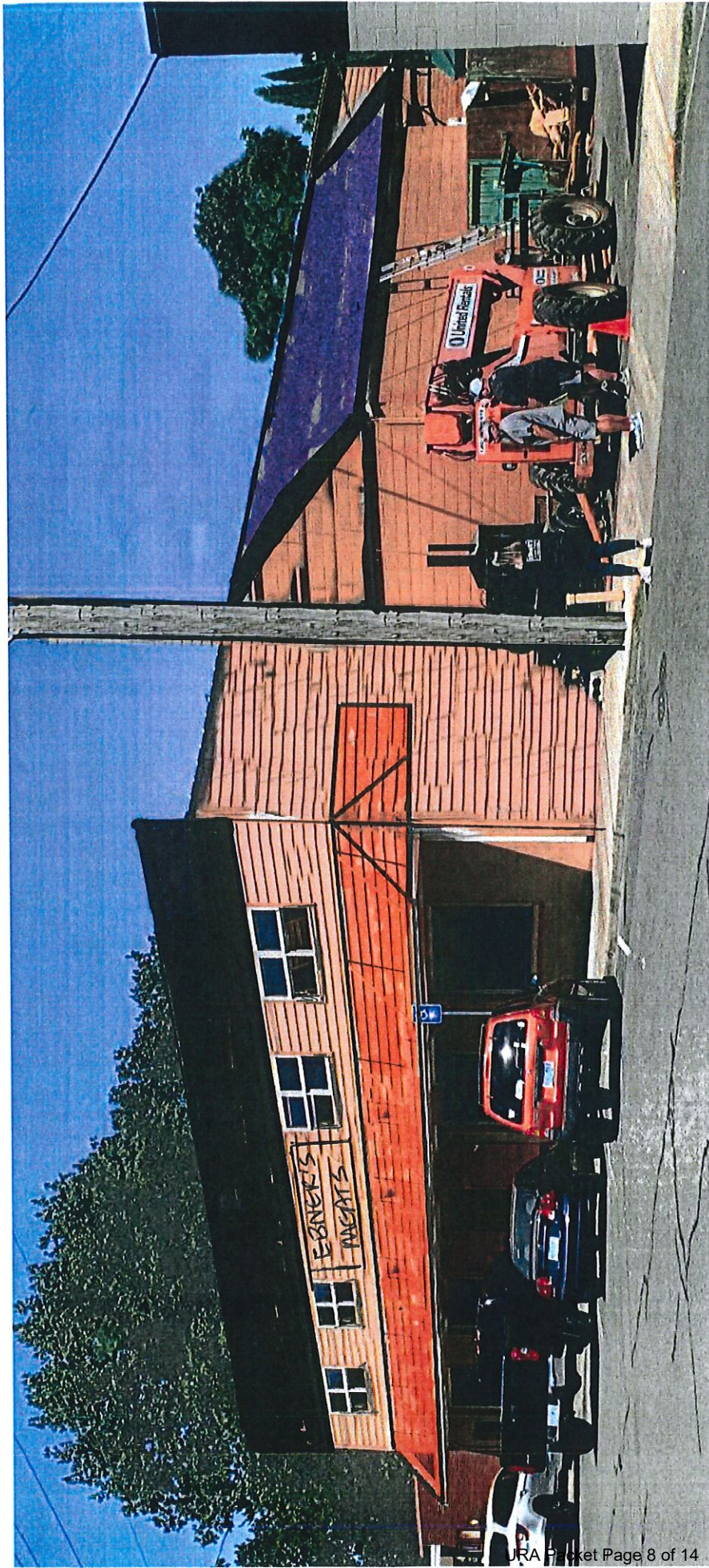
URA Packet Page 7 of 14

2023 Future Project

- ① = metal roof overhang
- ② = Repaint building new color scheme

2022 Current Project

- = New parapet
- = new roof line on smoke house



URA Pocket Page 8 of 14

2023 Future Project

- ① = metal roof overhang
- ② = Repaint building new color scheme

2022 Current Project

- = New parapet
- = new roof line on smoke house

G Cam Ltd.

PO Box 1144

Canby, OR 97013

Office (503)263-2005/FAX (503)263-2007

CCB# 87501

Estimate

DATE	ESTIMATE #
8/3/2022	2177

NAME / ADDRESS
Ebner's Meats 272 N Grant Street Canby, OR 97013

JOB #	PROJECT	Job Address
2022-EM	Store Front	272 Grant Street

DESCRIPTION	TOTAL
<p>SCOPE OF WORK:</p> <p>>Remove siding at top front of building up to the windows to prep for new parapet wall.</p> <p>>Remove dryrot at front roofline and replace roofing as needed (approx 300 sq.ft.)</p> <p>>Frame new parapet wall at front of building. Add framing hardware for strength where needed.</p> <p>>Sheet parapet wall with plywood and side with Hardie 4x8 sheets in board and batten style.</p> <p>>Reframe smokehouse roof by adding trusses that meet at main building roofline.</p> <p>>Extend vent pipes on smokehouse to protrude through new roof to meet code.</p> <p>>Install new metal roofing on smokehouse (approx 850 sq.ft.)</p> <p>PRICE</p> <p><>Material and miscellaneous supplies.</p> <p><>Labor and equipment to complete work.</p> <p>-----</p> <p>TERMS</p> <p>Any changes to the original plans involving extra cost of labor will become an additional charge (\$75/per man hour) over the sum mentioned in this Estimate plus the cost of material, unless otherwise agreed upon by both parties.</p> <p>Payment will be made to G Cam Ltd. no later than 5 days after completion of the work. In the event of non-payment, court costs and/or attorney fees incurred by G Cam Ltd. to collect amounts due for work performed, shall be paid by customer.</p> <p>G Cam Ltd. agrees to carry Worker's Comp and/or Liability Insurance as required. This estimate is valid for 30 days.</p> <p>-----</p> <p>AUTHORIZATION</p> <p>By signing below, the Estimate becomes a Contract. G Cam Ltd is hereby authorized to furnish all labor and/or material required to complete the work mentioned in the above contract, for which the undersigned agrees to pay the amount stated in said contract in accordance with the terms thereof.</p> <p>Dated: _____ Signature _____</p>	<p>21,450.00</p> <p>17,225.00</p>
We look forward to working with you!	TOTAL \$38,675.00



IGC Construction LLC
PO Box 621
Aurora, OR 97002
CCB# 187423/Septic ID# 39123

Estimate

Date	Estimate #
8/4/2022	1172

Name / Address
Ebner's Meats 272 N Grant St. Canby, OR 97013

Description	Rate
<p>Scope Of Work:</p> <p>Remove existing front roofline and siding. Remove dry rot and repair roofing as needed (approx 325 sq ft.) Frame new parapet wall at front of building, sheet with plywood and side with Hardie Board and Bat. Reframe smokehouse roof to meet at main building roofline. Install new metal roofing on smokehouse (approx 850 sq ft). Extend smokehouse ventilation through the new roof. Price includes material and labor.</p> <p>Terms- Any change orders will be negotiated before work begins (minimum \$250 charge) Payment in full due within 7 days of job completion. This quote is valid for 30 days.</p> <p>By signing below, the Estimate becomes a Contract. IGC Construction LLC is hereby authorized to furnish all labor and/or material required to complete the work mentioned in the above contract, for which the undersigned agrees to pay the amount stated in said contract in accordance with the terms thereof.</p> <p>Dated _____</p> <p>Signature _____</p> <p>Signature _____</p>	<p>43,500.00</p> <p>\$43,500.00</p>

Estimate

TraegerBrothersConstruction@gmail.com

Date	Estimate #
8/4/2022	4100

Name / Address
Ebners Custom Meats 272 N Grant St Canby, OR 97013

[illegible]



URBAN RENEWAL AGENCY STAFF REPORT

Meeting Date: 8/17/2022

To: The Honorable Mayor Hodson & City Council
Thru: Scott Archer, City Administrator
From: Jamie Stickel, Economic Development Director
Agenda Item: Public Art Mural Program
Goal: N/A
Objective: N/A

Summary

City Staff will provide an update on the 2022 Public Art Mural Program which is funded in the 2022-23 fiscal year with Urban Renewal District funding.

Background

The Public Art Mural Program was originally created in 2011 as a program of the Canby Urban Renewal Agency. The program was approved via Ordinance 1341. The Ordinance created Chapter 2.80 in the Canby Municipal Code, which outlines the foundation for the Public Art Mural Program. Despite staff's efforts, there has not been a mural as part of the program. The program was reinvigorated for the 2022-23 fiscal year and the Canby Urban Renewal Agency allocated \$50,000 to invest in murals within the Urban Renewal District.

Discussion

City staff has utilized Canby Municipal Code 2.80 to prepare a framework for the program. Staff seeks input on final details for the Public Art Mural Program so that work can begin to build a committee, seek willing property owners and artists, and install murals within the Canby Urban Renewal District.

Attachments

Canby Municipal Code 2.80

Fiscal Impact

None.

Options

None.

Recommendation

None.

Proposed Motion

None.

CHAPTER 2.80: PUBLIC ART MURAL PROGRAM

Section

- 2.80.010 Purpose.
- 2.80.020 Definitions.
- 2.80.030 Guidelines.
- 2.80.040 Ownership.
- 2.80.050 Implementation.

§ 2.80.010 Purpose.

The purpose of this Title and the policy of the City of Canby are to permit and encourage Public Art Murals located within Canby's Urban Renewal District for acquisition by the Urban Renewal Agency. Public Art Murals are to be placed on public wall space and paid for in full or in part with Urban Renewal Funds administered by Canby's Urban Renewal Director. The City Council recognizes that public murals can increase community identity and foster a sense of place and enclosure if they are located at heights and scales visible to pedestrians, are retained for longer periods of time and include a neighborhood process for discussion.

(Ord. 1341, passed 3-2-2011)

§ 2.80.020 Definitions.

A public art mural means an original, two- dimensional work of visual art comprised of paint, executed by hand directly upon an exterior wall of a building, which is accessible to the public, and which has been approved by the Canby Urban Renewal Agency Director upon recommendation by the Pubic Mural Advisory Committee (PMAC).

Public Art Mural Advisory Committee (PMAC) means a group responsible for reviewing proposed public art murals and making recommendations to the Canby Urban Renewal Agency Director on the selection of Public Art Murals. Committee

membership shall include artists, art advocates and professionals, business owners, city staff, and a representative from Canby's Main Street Design Committee.

(Ord. 1341, passed 3-2-2011)

§ 2.80.030 Guidelines.

The Canby Urban Renewal Agency Director in consultation with the Public Mural Advisory Committee and staff shall adopt guidelines to:

- A. Provide for annual reporting to the Agency;
- B. Provide a method for the appointment of representatives to the Public Mural Advisory Committee;
- C. Determine a method or methods of selecting and contracting with artists for the design, execution and siting of Public Art Murals;
- D. Determine a process for the ongoing care, maintenance and conservation of public art murals;
- E. Determine a process to deaccession public art murals;
- F. Set forth any other matter appropriate to the administration of this Chapter.

(Ord. 1341, passed 3-2-2011)

§ 2.80.040 Ownership.

All Public Art Murals acquired pursuant to this Chapter shall be acquired in the name of the City of Canby Urban Renewal Agency, and title shall vest in the City of Canby Urban Renewal Agency.

(Ord. 1341, passed 3-2-2011)

§ 2.80.050 Implementation.

The Canby Urban Renewal Agency Director in consultation with the Public Mural Advisory Committee and Mural Program Staff shall implement the provisions of this Chapter, in cooperation with all participating city departments.

(Ord. 1341, passed 3-2-2011)