

**CANBY URBAN RENEWAL AGENCY  
MEETING MINUTES  
July 17, 2024**

**PRESIDING:** Chair Traci Hensley

**COMMISSIONERS PRESENT:** Herman Maldonado, James Davis, Daniel Stearns, Scott Sasse, and Brian Hodson (attended virtually).

**COMMISSIONERS ABSENT:** Jason Padden

**STAFF PRESENT:** Eileen Stein, Agency Director; Teresa Ridgley, Deputy City Recorder; Jamie Stickel, Economic Development Director/Communications Specialist; Tyler Nizer, Economic Development and Tourism Coordinator.

**CALL TO ORDER:** Chair Hensley called the meeting to order at 6:58pm.

**CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS:** None

**CONSENT AGENDA: \*\*Commissioner Maldonado moved to approve the consent agenda which included minutes from the June 5, 2024, and June 19, 2024, URA Meetings. Motion seconded by Commissioner Davis and passed 6-0.**

**NEW BUSINESS:** Tyler Nizer, Economic Development and Tourism Coordinator, presented an application for the Façade Improvement Grant for Le Nest located at 151 NW Third Avenue for up to \$25,000. He presented pictures of the current building and a rendition of what it would look like after renovations. The Façade Program partners with property owners and businesses to make improvements to the exterior of buildings clearly visible from the street. This application is unique as there are three visible sides. The program helps the Canby business district revitalize and become more inviting to tenants, customers, and residents. The program supports about three properties per year in downtown Canby and along Highway 99E. Le Nest would be a home goods store with an interior design studio including furniture, home goods, and gift items.

There was discussion about the definition of blight. Jamie Stickel, Economic Development Director/Communication, reviewed the information in the Urban Renewal Plan and did not find a definition for blight or anything quantitative in relation to a facade improvement application. There was also discussion about what was improved since this building had a back side viewable from the street. The Façade Improvement Grant covers all sides of a building that are seen from the street. It was mentioned that blight should be defined for the future. Ms. Stickel mentioned there was currently \$40,000 allocated for Façade Improvement Grants, and there was one grant already approved for \$25,000 for a different business. That applicant had not submitted receipts and had until mid-August. If they submitted receipts for \$25,000, then it only left \$15,000 available for the grant being presented tonight. Business owner, Shelley Prael, was agreeable to \$15,000 with the opportunity to return back for more if the other grantee didn't submit receipts for the entire \$25,000.

**\*\*\*\*Commissioner Stearns moved to approve a matching grant of up to \$15,000 for Le Nest under the guidelines with the Canby Façade Improvement Program to be revisited in the future for another \$10,000. Motion seconded by Commissioner Maldonado and passed 4-2.**


Carol Palmer provided a Reconnaissance Level Survey, identifying properties at least 50 years old with historic integrity located in the downtown area, the fairgrounds, and south of Highway 99E. The concern is to make sure the policy reflects maintaining historic integrity of any historic properties applying Façade Improvement Grants.

**\*\*Commissioner Maldonado moved to adjourn the meeting. Motion seconded by Commissioner Davis.**

**ADJOURN:** Chair Hensley adjourned the meeting at 7:18 pm.



Maya Benham, CMC  
City Recorder



Traci Hensley  
Chair

Assisted with Preparation of the Minutes – Teresa Ridgley