

Date: June 24, 2020

To: TURA Board

From: TURA Proposal and Justification Committee
Members Present: Ruth LaFrance, Chair; Cheryl Davy, Jorge Rios
Staff Present: Debbi Reeves

Re: Findings from the June 24 meeting of the Proposal and Justification Committee

Summary: The P & J Committee met on June 24 to review and discuss one pre-application:
*Matt Carlough / Windsor Apartments / Sidewalks and Sign

This is a private project.

The committee, by consensus, recommends that:
*Matt Carlough proceed to file a full application.

Pre-Application Discussion:

I. MATT CARLOUGH / WINDSOR APARTMENTS / SIDEWALKS AND SIGN

This project meets at least one objective of each of four goals:

Goal One: Promote private development to increase the City's economic base

Objectives:

- 1.b. Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.

Goal Two: Improve and retain existing profitable businesses

Objectives:

- 2.a. Entice private investments in new development and redevelopment in the commercial area of the district.

Goal Three: Provide efficient, safe, and effective streets, streetscapes and open spaces

Objectives:

- 3.b. Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of the Plan.
- 3.d. Address and improve pedestrian safety on Main and Pacific Avenues.

Goal Four: Maintain, remodel, and construct public parks and open spaces, public facilities and public safety facilities to maintain and enhance safety in the renewal area and increase public utilization of the renewal area

Objectives:

4.b. Repair, improve, or construct new public facilities to enable appropriate service within the renewal area.

NOTES:

~Matt Carlough attended the meeting. He explained that the Windsor Apartments is a family owned enterprise. Matt moved to Tillamook two years ago. He manages the Windsor and one other apartment complex in Tillamook.

~Since acquiring the Windsor Apartments, extensive renovation work has been done, including:

- *Double paned windows installed throughout

- *New flooring throughout

- *New appliances

- *New paint

~Windsor apartments are studio and one-bedroom. Renters now tend to be professionals.

~Sidewalks and facades, including signage, are TURA priorities

~Matt is not necessarily looking for an outright grant. He will consider a loan, or a 50-50 proposition, with or without a loan.

~*Because the project meets at least one objective of one goal, Matt was encouraged to file a full application. He may file two applications: one for the sign and one for the sidewalks.