



BENTON COUNTY HISTORIC COURTHOUSE ADVISORY COMMITTEE  
Meeting Minutes Friday July 15 2022

Members Attending: **Christina Rehklau**, Visit Corvallis Executive Director; **Bob Richardson**, Senior Land Use Planner OSU;; **Roz Kenney**, Preservations Works; **Chris Wesfall**, Oregon Judicial Department, Trial Court Administrator; **Scott McClure**, representing the Historic Resources Commission; **Kate, Cynthia**

Advisory Staff Attending: Commissioner **Wise** BOC Liaison; **Lynne McKee**, Benton County Natural Areas, Parks and Events Director; **Nick Kurth**, Benton County JSIP Manager; **Erica Ceder**, DLR Group;

Introductions – Wesfall began thanking all that have arrived, asked about last month’s meetings and suggested a Tracking Sheet. Previous minutes were not completed at this time. Roz stated that the previous minutes should have captured the ideas of last discussion.

Previous Meeting Minutes Review –McKee advised minutes were not complete at this time. Minutes will be reviewed and approved in August meeting.

Tracking Sheet of Ideas to ponder– Wesfall shared a spread sheet to use as the beginning of a “tracking sheet”. Cedar provided some current ideas to begin the sheet. Historic compatibility, Front end – operational costs, Durability as there are some features not replaceable. BOC and public have the support of the building being able to use for public not private. Kenney suggested we split front end op cost into their own category. Wesfall made changes to spreadsheet to Historic Compatibility Y/N, Front End cost H/L = High/Low, Durability H/L, Accessible to public H/L, Buy-in H/L, Feasibility, Scale of Impact. Open discussion on what ideas need to be looked at while deciding what will replace the courthouse. Wesfall suggested we make a few buckets for what to look at verses a hundred buckets. Cedar suggested that the tiers are useful but as a group need to decided priority, apply some to specific scenarios providing a good starting point to assist to score the remainder. Wesfall asked for an example from Cedar. Cedar explained that “What are your hopes and dreams” that this reuse will accomplish. If looking at these goals first that will provide everyone a great starting point for all. Wesfall asked if any recalls the mission or goals for the team. McKee feels that this was left pretty wide open and BOC have not given an exact direction or guidance leaving the committee pretty open. Richardson- what at a really high level are our goals here? Ex: a value to keep this a historic building, we want this to be welcoming for everyone, maybe a financial level as these would be three examples. Cedar- stated yes have the mission statement set but to ensure where

are the higher values, a must have or nice to have option for considerations keeping public impact, public access discussion separate than costs as there will be an impact you need to keep in mind. Cedar also suggested she can bring a virtual white board to help the brainstorming and understanding of the importance for each idea. Wesfall reiterated we have this meeting and next meeting to come up with something for the public if we are to keep with the current timeline. Kurth brainstorming is great but we should continue to weigh them would like to continue with that today. Rehklau stated we should break up some categories like the community buy in should be more of a community need as they could be excited but not find a need. Cedar shared here whiteboard showing as we go forward she can record and they will vote later for weight. Wesfall agreed for Cedar to capture at this time. Moved thoughts from excel spreadsheet to virtual whiteboard. Kurth suggested potential funding with McKee and Cedar suggesting potential partnerships. Kate agrees and the discussion is great. McClure did not have a suggestion at this time. McKee states this is a great start at this time. Wesfall asked around for any other clarifications or ideas from the group of the ideas jotted down. Discussion on foot traffic with McKee stating that foot traffic will be dependent on what the space is used for. Richardson agreed is the foot traffic you are bringing will it be community or tourists? Cedar agreed to place this as a category but how do you capture the correct verbiage. Rehklau agreed the impact should be looked at and the previous meeting touched on an Internal or External audience that she felt was very thoughtful. McClure feasibility looks like two different things to him: operational vs physical feasibility. McClure brought up the safety issues if used continuously vs intermittent in the seismic upgrade. Cedar highlighted on the safety as McClure started with advising the community talks a lot on the safety impact with the changes going on. Richardson brought the discussion back on who or what type of group would be using and maybe we need to look at the impact of use and how will the building evolve along. McKee so a "if we build it will they come?" type scenario. Wesfall agreed that this is a great thought to keep in mind and could fall under adaptability or the feasibility. Wesfall suggests that we go back to BOC and clarify what we are to find, one suggestion or multiple. Richardson is concerned we may agree on an amazing idea then to find that the community isn't there for it or we can't find the persons to fill the idea. Concerned on the future of our decision will this exercise look at the impact for the future. Roz – agrees with Richardson pressing on the community excitement – how do we sell this to the public? Building flexibility into the concept will make the progression work as you see yes the product in the building changes but the building itself does not change. Richardson states that the work that has been done does show what kinds of use the community currently wants but unclear at the true end result. Wise – as a decision maker what is helpful is to have options as this is not my job to tell you how many choices but bring multiple for a fair good review. Investigating the partnership with the options that are brought forth. Richardson and McKee had an open discussion on ideas being presented to the BOC Wesfall stopped the open discussion suggesting that he truly asks the BOC as to what it is they are expecting. Kurth agreed with the group concerns reiterating that the

operational feasibility needs to be a huge factor. Civilian polling was done and it was shocking what you think vs what the electoral truly wants. We should learn from this and a survey truly validates the community. Kate suggested to look at the use as this will show the sizable monetary value as the need for the seismic upgrade will be determined. Cedar asked for a vote for what we currently have so we can prioritize what is on the list verses just discussing around the table. All agreed to go forth with voting what we have.

Votes on Stickers – Cedar thumbs up on each vote placed to the virtual whiteboard. McKee to keep record of those in the room. Kate being on the phone needed each sticky read aloud – done so by Cedar: Public Access, Welcoming-1, community need - 6 scale of impact, operation cost, potential for funding, durability, land use, community buy in - 4, Potential partnerships – 5, impact of downtown – 3, impact on users, safety of community, audience internal vs external, focus, front end costs – 2 economic impact- 2, operational costs-3, potential for funding-4, historic impact/integrity- 4, operational feasibility-1, durability, flexibility / adaptability over time -6, physical feasibility, life safety considerations-2, seismic considerations- 2. Cedar will take the sheet and adjust to show prioritization from the votes. Wesfall thanked everyone for their input and reiterated we will not lose the listing, this will allow us to add and consolidate. Around the room discussion on today's discussion.

Timeline- Wesfall by this fall we need to have community engagement. McKee received an update from Kurth. Kurth – inaudible conversation a decision of some type to be made early December. Survey results indicate the money. – Audio is bad cannot determine what is being said within full sentences. Wesfall question bond measure in May. Kurth response is still inaudible. McKee reiterated if an option need to be placed into the bond measure we need to have our ideas to the BOC earlier. McKee suggested that we ride on the community surveys / JSIP community measures to get an idea of the community. Wesfall proposes homework – spreadsheet sent out so far concepts ranking hierarchy we did today. Wise states to please reply to person not reply all. Wesfall indicated to McKee to have another meeting and we independently do our homework.

Adjournment- Wesfall thanked everyone for the time and comments. Kenney requests all minutes be sent to her as she has none in her files. Wesfall reiterated to send individual comments to himself or McKee currently. Wise stated that there is a packet that goes public. Adjournment at 1200.