



BENTON COUNTY HISTORIC COURTHOUSE ADVISORY COMMITTEE

Meeting Minutes Friday, August 19, 2022

Members Attending: Kate Porsche, BC Economic Development Manager; Christina Rehkla, Visit Corvallis Executive Director; Jessica Hougen, Benton County Historical Society Executive Director; Bob Richardson, Senior Land Use Planner OSU; Peter Betjemann, Director of Arts and Education, College of Liberal Arts OSU; Jill Van Buren, Courthouse Preservation Committee representative; Roz Kenney, Preservations Works; Chris Wesfall, Oregon Judicial Department, Trial Court Administrator

Advisory Staff Attending: Paul Wallsinger, Benton County Facilities Manager; Erica Ceder, DLR Group; Shannon Bush, Benton County Community Development Department

Others Attending: Lizz Gustin, Benton County Natural Areas, Parks and Events Admin Specialist

Meeting started at 1004 - Shannon introduced herself community development department with Benton County – McKee provided her a little of an overview but was uncertain where things are in the process. Technical Issues. Wesfall explained the committee had come up with a value ranging exercise from McKee ranking each of the repurposing against these values. His personal experience with the ranking is he did not know what rank system – Wesfall did two approaches – both ranking types ended the same result. Asked how others ranked. Betjemann did a 1-5 and found it was overall that it clarified his thinking not certain it would clarify others. Van Buren agreed. Rehkla did same approach of 1 the highest 5 the lowest most time spent on the attributes that rose to the top but there were some that are difficult with that approach. Feels we should approach as a team. Wesfall agreed and this is the goal of today's discussion, establish the consensus on the scale and move forward as a team. Rehkla - weighing certain things over other things Wesfall's parenthesis shows the votes from the last meeting no numbers no score not that important just concluded that it wasn't. Rehkla buy in is a 4 then community need is a 4 – if the community loves it but there are no funds then it fails as the numbers are now they both hold the same weight. Wesfall – possible use of a 4 quadrant scale. This will be a busy chart. Van Buren – after doing testing then you add the additional information of weight? Wesfall - we will do as last keeping the value as is. Richardson - do we need to really pay attention to those numbers as we identified guiding principles any given use can be evaluated – economic impact – community support. Ceder - it's not us to tell the group how to value needs to be looked at as subjective and objective lenses. The value exercise is a method for a group consensus – as a group these are the top floaters gaining the committees support – project to be achieved or value to be reviewed. Wesfall – that weighting is

intended for the committee as a whole and the individual ranking should not look at the committee ranking – moving forward for public engagement. Kenney – we could but any number in here energy should go to what are we going to put into this building. We need a multi-purpose not just a one thing. Wesfall – Roz has jumped ahead we need to come through the process to suss out. Looking at the agenda we need to narrow down our batch to present to BOC before community engagement. Richardson – is it that we will present let's say 2 ideas what will the BOC do with that? Like where does it go? Cart before the horse a little bit here. Put out RFPs judge on what people may do. Should we not get community buy in before the proposal to the BOC? Wesfall – we will come around to that in a bit we are currently working on the ranking value. Shannon - noticed the value exercise a secondary thought feel this is why McKee invited me here to talk about feasibility – series of considerations are taken in wondering if this process may be more useful here useful change real precise measurements obviously not able to do at that level but look at those terms as a helpful concept there is value doing the planning work first as it sets up for funding with already community buy in – Eszry (?) has a tool to use the census information the scenario of who is there, income, age, interests, basically a fascinating sociological stereotyping tool. Wesfall - BOC timeline has changed. What it is they want from this group review of first meeting minutes indicates the tasks but not specifically a timeframe bond measure will go forward without courthouse funding consensus. Leadership does not want our public involvement to confuse the community with the bond measure so more time has been allotted to the courthouse committee. Wesfall brought the group back into the measurement of what we have – what was looked at, why we looked at it, and what was left behind ultimately will need to be brought to community engagement then onto the BOC. Richardson – wouldn't it make sense to break things up a little restorative justice space, first step to look at the space use office space government office roll to a higher level to vote on specific uses within that category at the higher level example: Shannon- agrees with that approach, Consider feasibility/desirability as broad more clear and inclusive options feel already honed in. Wesfall - multi use building - aspects of multi-use- lets place these in the bigger categories and then the feasibility from there. Kenney – I have 5 categories and we should do 3? Hougen – that will need to be rolled up higher office use in general arts n culture residential catch all public use more retail/rental space the public drives that Shannon – this will need to come down to cost county government offices cost is different than private important to separate your public use and private use understanding is that this will stay under county control not a sale or rental, will have different impacts. Commercial and government purposes are rarely joined. Wesfall - so government offices are distinctive different then commercial offices, instead look at government use vs private. Shannon - it all comes down to who is paying the bills for that entity to be open and private is a different focus. Wesfall- so we could do office arts and culture all in the space. Discussion stayed on what should be discussed. 1 Arts and culture 2 private 3 government. Porsche - Roz mentioned tourism and that will be different from residential if it is true the county will not sale the building then we need to drop McMenamins off the table all together. Wesfall - these are topics I will bring up to the BOC next month so nothing is set at this time will advise when BOC have advised. Richardson – tourism / lodging combined. Hougen - suggests we all be virtual or all in one room this is very difficult – tourism is more a value the bigger question is will there be a private public partnership that should be the first step, then decide, and last BOC as this will streamline the conversation. Wallsinger – not an issue with the county leasing to private we do this often. Right now should not need to be defined to find the function of the building or space. Example: ProPrint

Cascade Apartments. Wesfall - agrees to have this virtual or in person not a mix match. DA / Drug court current tenants will be moved into a new constructed building the building we are looking at will be empty we have been asked to come up with recommendations of what to do with the building after the tenants have vacated public private how specific do we need to get a level tourism or multi use or drill down multi use with this this and this. We will get clarification of this. Discussion on what needs to be brought to the BOC continued around the table. Cedar residential/lodging together are similar in constraints and impacts clarify tourism other than lodging that we may not be capturing – Van Buren you mean like a gift shop or tours? Hougen - unclear where tourism came in, to her tourism falls in multiple uses probably wouldn't fit in a scope and truly suggests the removal of tourism. Cedar – building uses not funding methods 1. Government use 2. Residential/lodging 3. Private office 4. Arts/culture/education 5. Commercial / retail /restaurant

Adjournment – Wesfall summed up the discussion look back on the 1-5 we have individually so we are on the same value ranking and verbiage when we meet next month. Clarification of overall scope how deep to drill and what interests does the boc have for repurposing Roz mentioned an article in today's paper from Christina about tourism as a read. Adjourned at 1131