

# MINUTES

## Capitol Planning Commission

**DATE:** May 7, 2026

**TIME:** 3:00pm – 5:00pm

**LOCATION:** Fremont Conference Room, DAS Executive Building; Microsoft Teams

**ATTENDEES:** Mike Abatté, Jim Bauer, Chane Griggs, Julie Hoy

**GUESTS:** Betsy Imholt, Robert Underwood, Melissa Garner, Katie Bannikov, Seth Reed, Brady Ricks, Steven Walborn

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### Action Items

1. Call to order, Chair and DAS Staff
  2. Oregon School for the Deaf project review, OSD staff
  3. North Mall Heritage Houses, DAS Staff
  4. Public comment, Chair
  5. Adjourn, Chair
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### Discussion

- Meeting called to order at 3:04pm, roll called, quorum reached.
- Oregon School for the Deaf project review – Melissa Garner presented, see slide presentation in video. Daniel reviewed next steps.
  - Moved by Jim Bauer to move this project forward to CPAB review.
  - Chane seconded.
    - Discussion:
    - Mike Abatté asked about the property being designated as a historical property, not just buildings, but also trees and other aspects of the property. Melissa stated that there are two buildings that are eligible for the historical registry, but they are not officially on the list yet. OSD is still doing research on this. Mike specifically asked about significant trees that would be impacted by the buildings. Melissa stated that every class at OSD has planted a tree since its inception. If

- a tree needs to be moved or removed, they will work with the class to move it or replace it.
- Jim Bauer asked about the Cherry Street exit and its potential impact on the local neighborhood. Melissa pointed to Policy 6 where it states that they will work with anyone to make this a mutually beneficial project.
  - Chane asked about the local car dealerships near to the school and suggested that OSD inform them of the upcoming work. Melissa agreed.
  - Mike Abatté asked if the Cherry Street improvements are included in the dollar amount. Melissa says that it is.
  - Vote called:
    - Mike Abatté – Aye
    - Chane Griggs – Aye
    - Jim Bauer – Aye
    - Julie Hoy – Aye
  - Motion passes.
- North Mall Heritage Houses – Robert Underwood presented current issues as using the houses as office buildings. Part of the issue is that they are residentially structured and do not lend themselves well to office space. Looking for other ways to use the houses in another manner. One option was to use them as childcare facilities; however, they are not suitable due to the historical nature of the buildings and unusable space from constraints for childcare facilities.
    - Julie Hoy asked which houses specifically are on the historical registry, those are Stiff-Jarman, Huntington, Irwin, Adolphson, and McGilchrist
    - Chane Griggs asked if they were intended on being a buffer between traditional state buildings and residential buildings, could they be reverted to residential. They could, but the owners may have issues with sharing driveways.
    - Jim Bauer asked about temporary office spaces, instead of using all the square footage, maybe using a smaller section for temporary office space.
    - Mike Abatté asked about using the spaces as short-term rentals for people who are coming in for session, for example. He also mentioned that the urban form is moving toward shared parking spaces. He also asked about non-profits who may use the space as a residential care facility or halfway house. There are questions about land use.
    - Betsy Imholt asked about the current land use. Currently it is for institutional use. We would have to investigate variances to use the buildings in another way.

- Chane Griggs asked if Stiff-Jarman house was a former Governor's house. Consensus is that yes, it was.
  - Jim Bauer asked how the state would like to use these buildings as the state will probably always own them. Is there more concern about making money from the properties or that they are used well? Being net neutral will be an improvement as they are not making money now.
  - Betsy Imholt noted that it was talked about utilizing a property management group to manage these as residential buildings, but the rent would most likely be very high and not a good use of the buildings.
  - Mike Abatté asked if any profit made from these properties could be used to reinvest in the buildings. How does the funding work? Can the money be invested in the buildings themselves? Yes. So, one idea would be to do a life cost estimate to find how much money would need to be invested to maintain the buildings over the next 100 years (for example).
  - Chane Griggs suggested potential housing for representatives and senators when they come in for session. Short-term rentals.
  - A plan where the State maintains the ownership of the land and then lease the buildings to someone. Restrictions on what can and cannot be done to historical houses may be a deterrent.
  - Next steps will be to bring these ideas back to the Real Estate team, put some numbers together, and report back using the information gathered here.
  - Public Comment –
    - Henneberry Eddy has been contracted to work on the Capitol Mall Area Plan update project.
  - Meeting Adjourned – 4:05 pm
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## Next Meeting

**DATE:** June 9, 2026

**TIME:** 3:00 – 5:00pm

**LOCATION:** Fremont Conference Room, DAS Executive Building, 155 Cottage St. NE, Salem, OR

### Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/25029713994464?p=BybIH5mhrcMNNqKA95>

Meeting ID: 250 297 139 944 64 Passcode: dX7NK3j5