



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION - REVISED

### AGENDA

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Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, December 21, 2022 at 6:00 PM

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*Ways to participate in this public meeting:*

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email [recorderteam@orcity.org](mailto:recorderteam@orcity.org) or call 503-496-1509 by 3:00 PM on the day of the meeting to register)*
- *Email [recorderteam@orcity.org](mailto:recorderteam@orcity.org) (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

#### CALL TO ORDER

#### ROLL CALL

#### CITIZEN COMMENTS

#### DISCUSSION ITEM

1. Third Extension Request to RestorCap's Existing Letter of Interest
2. Updating the Urban Renewal Plan – Plan Review/Approval
3. Urban Renewal Agency Ballot Measure to Authorize Borrowing of Funds to Implement Urban Renewal Projects
4. Minutes of the September 21, 2022 Urban Renewal Commission Meeting
5. Minutes of the October 5, 2022 Urban Renewal Commission Meeting
6. Minutes of the October 17, 2022 Urban Renewal Commission Meeting
7. Minutes of the November 2, 2022 Urban Renewal Commission Meeting

#### COMMUNICATIONS

#### ADJOURNMENT

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**PUBLIC COMMENT GUIDELINES**

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*Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.*

*As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.*

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**ADA NOTICE**

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*The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.*

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***Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.***

***Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at [www.orcity.org](http://www.orcity.org) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.***



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 12/21/2022

### **SUBJECT:**

Third Extension Request to RestorCap's Existing Letter of Interest

### **STAFF RECOMMENDATION:**

Staff recommends that the Urban Renewal Commission ("URC") review and provide direction to staff regarding RestorCap's request to extend its existing Letter of Interest ("LOI") for up to six months, expiring on June 21, 2023.

### **EXECUTIVE SUMMARY:**

During its April 6, 2022, meeting the Urban Renewal Commission approved an additional 6-month extension to the existing LOI, expiring on October 20, 2022.

On September 21, 2022, RestorCap made a presentation providing insight and recommendations on mitigation and development strategies. On October 17, 2022, the URC agreed to further extend the existing LOI, expiring on December 22, 2022. The extension was to allow staff to investigate a potential development opportunity for the upland portions of the cove project. It has been determined that the potential development opportunity is not available at this time due to the uncertainty of the final use and design of the upland development.

RestorCap is seeking a third extension of its existing LOI to develop and refine its plans and proposals to develop the Cove. The company has provided a letter recapping its involvement with the Urban Renewal Commission since 2018 and it further outlines its approach to developing the property.

### **BACKGROUND:**

On October 20, 2021, the Urban Renewal Commission approved an agreement with RestorCap to develop restoration projects for the Cove that will improve water quality and habitat through improved water circulation, reduced stagnation, mobilizing sand deposits at the mouth of the Cove and assessing the nutrient load that may be contributing to algae blooms. (Exhibit A)

RestorCap was assessing the possibility of creating mitigation credits or a specific restoration project that is incorporated into future development of the property or as a stand-alone mitigation project. Providing public access and recreational opportunities within and around the Cove raises challenges to the viability of creating a project that will qualify as mitigation credits, therefore a standalone mitigation project is being explored as part of this proposal. The approved LOI, on October 20, 2021, allowed RestorCap to enter the property and prohibited the URC from selling or leasing the properties lots 1-11 to any other party or to accept any offers related to the properties without prior consent of RestorCap for 6-months.

On April 6, 2022, the Urban Renewal Commission approved an additional 6-month extension to the existing LOI, expiring on October 20, 2022.

On September 21, 2022, RestorCap made a presentation providing insight and recommendations on mitigation and development strategies for the Cove. The recommendations and insights include the following:

- Self-funded project—no use of public funding
- Maximum restoration (e.g. greatest functional uplift) with reduced development footprint and targeted public access
- Early engagement with the regulatory agencies and stakeholders
- Upfront capital investment of \$4M to develop design, engineering, conservation easement/endowment, and long-term management to get stakeholder engagement and agency approval (2-3 years)
- Total restoration investment estimated to be \$14-16M with additional endowment
- Development of 212 waterfront units and associated infrastructure and public amenities estimated investment of \$30-60M

To date, there has been no monetary investment required for the URA other than the staff time from multiple departments necessary to support, inform and review the work of RestorCap.

On September 21, 2022, RestorCap made a presentation providing insight and recommendations on mitigation and development strategies. On October 17<sup>th</sup> the URC agreed to further extend the existing LOI, expiring on December 22, 2022 (Exhibit B).

RestorCap is seeking a third extension of its existing LOI to develop and refine its plans and proposals to develop the Cove. The company has provided a letter recapping its involvement with the Urban Renewal Commission since 2018 and it further outlines its approach to developing the property. In addition, RestorCap has provided a PowerPoint Presentation to re-iterate its approach.



**OPTIONS:**

1. Staff recommends that the Urban Renewal Commission (“URC”) review and provide direction to staff regarding RestorCap’s request to extend its existing Letter of Interest (“LOI”) for up to six months, expiring on June 21, 2023.
2. The Urban Renewal Commission reject an extension of RestorCap’s LOI.



December 13, 2022

City of Oregon City  
PO Box 3040  
625 Center Street  
Oregon City, Oregon 97045

Dear Tony and James:

During the Urban Renewal Commission meeting on October 17, 2022, the Commission was asked to extend the RestorCap LOI by 2-months while the Commission entertained an offer from a real estate developer to invest \$100M in cash into the Cove redevelopment project. This memo clarifies our business model as it relates to the restoration of the Cove, summarizes findings to date, and outlines a potential path forward for the restoration and development of the Cove, as presented in April and October 2022 to the Urban Renewal Commission. In our October meeting with the Commission, several key items were discussed amongst the elected officials and City staff that highlighted knowledge gaps that must be addressed to move any potential project at the Cove forward. Broadly, we understand the Commission requested information and clarity on the following:

- 1. What is the business model that RestorCap uses? And, related, what is our track record/experience to build trust, demonstrate potential for success?*
- 2. What is our approach to restoration at the Cove and how did we get to our final recommendations?*
- 3. What are the next steps?*

We have summarized information addressing each of these topics in this memorandum and would like to invite each member of the Commission to ask any questions that remain so that we can build rapport and become a trusted City partner.

### **The Opportunity**

The Cove has the potential to provide significant ecological benefits while functioning as a recreational amenity and economic engine for Oregon City. However, past industrial activities, the current regulatory framework for activities in and adjacent to waters, and an ongoing lack of investment in the Cove has resulted in significant development challenges. Indeed, the various challenges associated with any development (ecological or anthropogenic) at the Cove has resulted in multiple abandoned project concepts since the City executed the PPA with the DEQ in 1998 and contribute to the reasons the Cove has not been developed to date. These challenges include remediating and improving the degraded shoreline; increasing water circulation, reducing water temperature, and reducing residence time with changes to hydrology and sedimentation from the Clackamas River; and improving public access to the Cove and the Clackamas River.

RestorCap was initially involved in this project in 2018 to determine the economic feasibility of creating a mitigation bank at the Cove that would yield credits that could be sold to offset impacts from other activities in the watershed. In 2021, we were again approached about a potential restoration project at the Cove. We agreed to discuss options for a second LOI, but requested an exclusive agreement with the City to determine the viability of a mitigation bank without the inherent conflicts associated with including

a residential developer in the agreement for a future land transaction. Our 2021 LOI was extended in April 2022 and again in October 2022.

### **RestorCap's Business Model**

RestorCap was founded in 2005 to develop brownfield properties into functioning natural ecosystems. Our focus is on the creation of natural habitat; we also partner with other land developers (e.g., residential, commercial, industrial, retail) to maximize land value. We have developed mitigation banks, turnkey mitigation solutions, trails, and mixed-use development projects. We continually refine our financial model to account for the long-term risk inherent in developing land to maximize returns.

Our business model is simple:

1. We have a bonding capacity of \$1B and can entertain projects with very high capital requirements;
2. We target lands that are considered “orphans” and that have been in limbo for many years or decades;
3. We investigate every use of the property, layering uses where feasible, and, because we can self-fund our restoration and remediation projects in exchange for equity, we are efficient, diligent, and creative in our pursuit of goals;
4. We are nimble, adaptable, and can make decisions quickly. We would rather walk away from an opportunity that doesn't meet our criteria than waste time on projects that have a low probability of success;
5. We reinvest into other restoration projects so that we can make the most difference.

The RestorCap team has the financial strength and bonding capacity to execute complicated restoration work within regulated waters to benefit listed species while maximizing public benefits—and has done so at other brownfield sites in the region. We have worked with the DEQ and the EPA on two PPAs and are working on two new agreements now, including one at a Superfund site on the Willamette River.

### **Our Approach to Development**

Development for us includes development of functional ecological habitat, community amenities (e.g., public trails, interpretative panels, native plant communities), and beneficial reuse of brownfield industrial lands that are utilized for productive outcomes for the community. We deploy private capital and assume the liability of ecological and environmental restoration and remediation activities with various local, State, and Federal regulatory agencies. We often pay for the development of the project (e.g., investigation, design, construction, and monitoring) in its entirety until established performance metrics are met in exchange for equity stakes in each project. We make money when our project is successful. We have the financial backing to take on virtually any size project and have the technical expertise to remediate and restore any site.

RestorCap considers all potential revenue streams to determine if a restoration project is economically feasible. In the case of the Cove, we initially determined that restoration is economically feasible under three scenarios.

1. Create a restoration mitigation bank that would yield ecological credits that could then be sold to parties that need these credits to offset liabilities.
2. Create a turnkey (build-to-suit) project for an entity that needs to offset ecological impacts of their activities to the local watershed through a regulatory permitting process.

3. Create a holistic development project integrating housing, retail, restoration, and public access goals, utilizing the economic engine of traditional uplands development fund public access and habitat restoration within the Cove.

When evaluating any project, we consider three main criteria:

- Technical feasibility
- Economic feasibility
- Construction feasibility (e.g., approvals from regulatory agencies and community/stakeholder approval)

**Technical feasibility.** Our technical feasibility analysis used a conceptual restoration project similar to that presented by Cascade Environmental Group in 2017 as our baseline concept. This scenario would represent the “least restoration” project concept. We separately analyzed a restoration concept that included full restoration of the entire acreage. This scenario would represent the “most restoration” concept and would allow us to analyze the technical constraints and associated costs for restoration and development. We eliminated potential restoration options that included bank cuts to the Clackamas River or dredging and these activities raised concerns from the regulatory agencies or did not meet expectations for performance based on hydrologic modelling of circulation and residence time of water.

**Economic feasibility.** We analyzed the initial mitigation bank concept, grant funding, public funding, and various privately funded scenarios (different capitalization rates, investment terms, Internal Rate of Return [IRR] expectations). Our initial conversations with the City expressly prohibited the use of City funds as a goal. Based upon the desire for extensive public access, we eliminated the mitigation bank funding option due to the requirements to restrict public access and manage mitigation bank lands exclusively for the benefit of habitat and species. Likewise, all of the funding opportunities available through competitive grants, government funding, or existing municipal funding for water quality require significant advance planning and did not meet our timeline objectives to meet our required IRR. The only funding option that our model considered is a private funding model. We analyzed various terms and conditions in our proforma and believe that we have developed a working financial model that achieves our restoration goals in our target timeframe, meets our investment goals for IRR, and meets all City goals through the development of a combined restoration/residential development project.

**Construction feasibility.** We compiled all available public comment, regulatory agency feedback on potential development concepts, and reviewed overall constructability parameters including cut/fill analysis, geotechnical constraints, and work windows to vet the numbers used in our conceptual proforma. All public engagement and community interest summaries emphasized public access, eliminating the potential for a mitigation bank on-site. We connected to community members and interested stakeholders to build transparency and communication and understand the potential obstacles to project approval. The political framework we establish is critical to meeting project timeline objectives as uncertainty results in delays. All of our initial conversations with regulatory agency staff and community stakeholders have supported our conclusions that a restoration/development project is viable.

## **Results and Recommendations**

As outlined, we originally analyzed options for the Cove as a partner with the City and a developer in 2018. Based upon our understanding of City process, to determine the next steps for the Cove parcels, the City could 1) issue an RFP for consulting services to analyze a problem or, 2) could review a submittal and enter a contract with a developer to conduct the work at risk (e.g., work towards a PSA/DDA). The City has opted twice to pursue development of the Cove parcels by entering an agreement with a developer in the form of a LOI contract. This means that the City did not pay for consulting services.

The next step is for the City to form a partial due diligence team to develop specific performance goals that would be incorporated into a PSA/DDA with RestorCap as the overall developer of the property. Goals would include density targets and mixed-use targets that would be used to refine the restoration development proforma. With approval to proceed, RestorCap would develop requirements for an RFP and score sheet for a residential/retail developer to ensure that restoration is prioritized. Using our financial model, our conceptual IRR may meet investment goals **without the need for additional City funding**. However, we now need to vet portions of the upland development model with a City-approved mixed-use developer to confirm our financial model results. **The City would approve the developer selection for inclusion in a final proforma.** The City would then work to develop a DDA that outlines requirements for development of the Cove. The RestorCap-led team would then submit a development plan to the City for review. Our initial estimate for the preferred proposed conceptual restoration activities totaled \$14M. As for the entitlement of any development project, the City has discretionary authority to reject the application and detail the conditions of approval.

As we develop the PSA, specific performance goals will be developed that outline performance by each party. In the simplest terms, RestorCap contributes the expertise required to build restoration, public access facilities, and conditions that reduce HABs (at no cost to the City) and the City provides the land to do so (at no cost to RestorCap). Any future development of upland habitat provides returns that pay for all of the restoration, public amenities, and long-term management endowment and provides a return on the investment to complete the work. The future upland development provides revenue to the City through tax revenue and becomes an amenity drawing tourism and regional recognition as a leader in urban renewal development.

We look forward to working with the City to resume progress on developing a significant habitat restoration project at Clackamette Cove. Please do not hesitate to contact us to set up a meeting to discuss next steps.

Sincerely,

Rob Marinai  
President, RestorCap LLC



21 December 2022  
City of Oregon City  
625 Center Street  
Oregon City, OR 97045

Urban Renewal Commission, Mayor Denyse McGriff  
Tony Konkol, City Manager  
James Graham, Economic Development Manager

Letter of Interest (LOI) Extension (Addendum 1)

On September 21, 2022,

On October 17, 2022, the Urban Renewal Commission agreed to continue working with RestorCap through its existing LOI, permitting RestorCap the opportunity to identify grants and/or other funding strategies to implement environmental mitigation strategies. Simultaneously, RestorCap may prepare its proposal for developing the Cove beyond environmental mitigation for consideration by the Urban Renewal Commission. The terms and conditions of the existing LOI were extended up to December 22, 2022 (see Exhibit B)

RestorCap is seeking a third extension of its existing LOI. The following statement amends and supersedes the existing Letter of Interest ("Existing LOI") executed on October 20, 2021 (Exhibit A), between the Urban Renewal Commission and RestorCap ("the Parties") and is considered an integral part of the Existing LOI.

The terms and conditions of this third extension of its Existing LOI, including but not limited to the provisions granting Exclusivity to RestorCap, shall continue up to June 21, 2023.

This agreement does not commit the Urban Renewal Commission or the City of Oregon City to pay any costs incurred by RestorCap associated with its work under this LOI. If no agreement to further extend this LOI is reached, it shall be deemed null and void with no legal or financial obligations demanded or required of either party. This LOI may be extended if both parties agree to do so in writing.

**RestorCap LLC**

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Robert Marinai

Title: President and CEO

**Oregon City Urban Renewal Commission:**

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Anthony J. Konkol III

Title: Executive Director

## EXHIBIT A

**RestorCap LLC/Clackamette Cove  
Proposal****Background**

RestorCap, LLC ("RestorCap") is pleased to present this Letter of Interest (LOI) to secure through lease or purchase Oregon City (City) owned land adjacent to Clackamette Cove (Cove) for the purposes of creating a federal, state, and/or locally approved mitigation bank or turnkey restoration project. RestorCap intends to consider the restoration of parcels 1-10 (Attachment A) comprehensively.

RestorCap is in the business of developing properties to create, enhance, and/or preserve habitat, and to incorporate resulting ecological enhancements into urban infill development projects. RestorCap obtains approvals from appropriate governing bodies to develop these habitat and species mitigation projects, which may generate mitigation credits that can be sold to third parties. RestorCap also finances these and the related projects and works directly with developers on "turnkey" projects.

RestorCap has been in ongoing discussions with the City to develop restoration projects for the Cove. Our understanding is that the Redevelopment Agency considers a mixed-use development that incorporates a revived Cove and other recreational amenities to be the highest and best use of this property. However, an ongoing challenge to enhancing this public benefit are the periodic algae blooms caused by the Cove's poor water circulation, the persistence of a sand bar at the mouth of the Cove, and possible introduction of excess water nutrients into the Cove's waters through runoff and stormwater outfalls. These ongoing water quality issues negatively affect the value of the Cove as a natural resource and recreational amenity.

RestorCap has been exploring alternatives to improve Cove water circulation, reduce stagnation, mobilize sand deposits at the mouth of the Cove, and assess and the nutrient load that may also be contributing to the algae blooms. RestorCap is also assessing the possibility of creating mitigation credits, either as a stand-alone mitigation bank, or a turn-key project customized to accommodate a mixed-use development.

**Due Diligence**

RestorCap's ongoing due diligence efforts include

October 12, 2021

- Review of existing environmental reports
- 3 site visits
- Review of proposed development plans
- Review of existing geotechnical reports
- Review of exiting US Army Corps of Engineers (“USACE”) permits
- Preliminary hydraulic modeling to assess Cove surface flow patterns, and management of sand bar
- Soil suitability review
- Review of mitigation market

Before moving forward to definitive documentation for the transaction, RestorCap needs additional time to complete due diligence on the Property which will include, but not be limited to:

- Meet with the City to report comprehensive restoration plan options
- Meet with the USACE and other permitting/oversight agencies
- Meet with commercial real estate developers to assure highest and best use standards are met
- Review zoning and entitlement policies
- Develop financial pro formas to support mitigation banking and turnkey alternatives
- Continued review physical, engineering, environmental, geological, financial and other audits, studies, reports, permits, physical inspections and investigations of the Property

### **Exclusivity**

From and after acceptance of this letter, and until six (6) months following the date of this letter, City will not offer to sell or lease the Property, which consists of lots 1-11 as shown on Exhibit A, to any other party or accept any offers related to the Property without the prior written consent of RestorCap. This term may be extended for six (6) additional months by mutual agreement between the parties.

### **Non-Binding Proposal; Preparation of Transaction Documents**

This proposal is contingent upon, among other things, an opportunity to perform significant due diligence of the proposed project and the negotiation and execution of satisfactory definitive documentation.

October 12, 2021



Except for the Exclusivity and Access paragraphs herein, these terms do not constitute any form of binding contract but rather are solely for the purpose of developing terms pursuant to which a definitive agreement may ultimately be entered into. Notwithstanding the foregoing, the parties agree to negotiate the definitive transaction documents in good faith and use their commercially reasonable efforts to enter into agreements as soon as reasonably possible. The definitive transaction documents will incorporate all terms set forth in this proposal and such additional terms as RestorCap or the City may reasonably require.

**Access**

The City hereby provides permission to RestorCap to: (a) enter the Property to conduct due diligence, subject to 24-hour prior notice provided by RestorCap; (b) discuss the potential use of the Property as a turn-key project with governmental agencies.

**ACKNOWLEDGED AND AGREED:**

Dated: 10/13/21

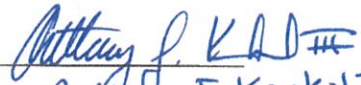
**RESTORCAP LLC**

By: 

Name: ROBERT MARINA

Title: PRESIDENT

**City of Oregon City Urban Renewal Agency**

By: 

Name: Anthony J. Konkol III

Title: 10/20/21

October 12, 2021



## Clackamette Cove Oregon City, OR

Esri, NASA, NGA, USGS, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Oregon Metro, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar, Oregon Metro, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

2021







6 October 2022  
City of Oregon City  
625 Center Street  
Oregon City, OR 97045

Urban Renewal Commission, Mayor Denyse McGriff  
Tony Konkol, City Manager  
James Graham, Economic Development Manager

Letter of Interest (LOI) Extension (Addendum 1)

The following statement amends and supersedes the existing Letter of Interest ("Existing LOI") executed on October 20, 2021 (Exhibit A), between the Urban Renewal Commission and RestorCap ("the Parties") and is considered an integral part of the Existing LOI.

On October 17, 2022, the Urban Renewal Commission agreed to continue working with RestorCap through its existing LOI, permitting RestorCap the opportunity to identify grants and/or other funding strategies to implement environmental mitigation strategies. Simultaneously, RestorCap may prepare its proposal for developing the Cove beyond environmental mitigation for consideration by the Urban Renewal Commission.

The terms and conditions of the Existing LOI, including but not limited to the provisions granting Exclusivity to RestorCap, shall continue up to December ~~17, 2022~~ <sup>30</sup> ~~22, 2022~~ <sup>ATK</sup>.

This agreement does not commit the Urban Renewal Commission or the City of Oregon City to pay any costs incurred by RestorCap associated with its work under this LOI. If no agreement to further extend this LOI is reached, it shall be deemed null and void with no legal or financial obligations demanded or required of either party. This LOI may be extended if both parties agree to do so in writing.

RestorCap LLC

By: [Signature] Date: 10/20/22

Name: Robert Marinai

Title: President and CEO

Oregon City Urban Renewal Commission:

By: [Signature] Date: 10/21/22

Name: Anthony J. Konkol III

Title: Executive Director





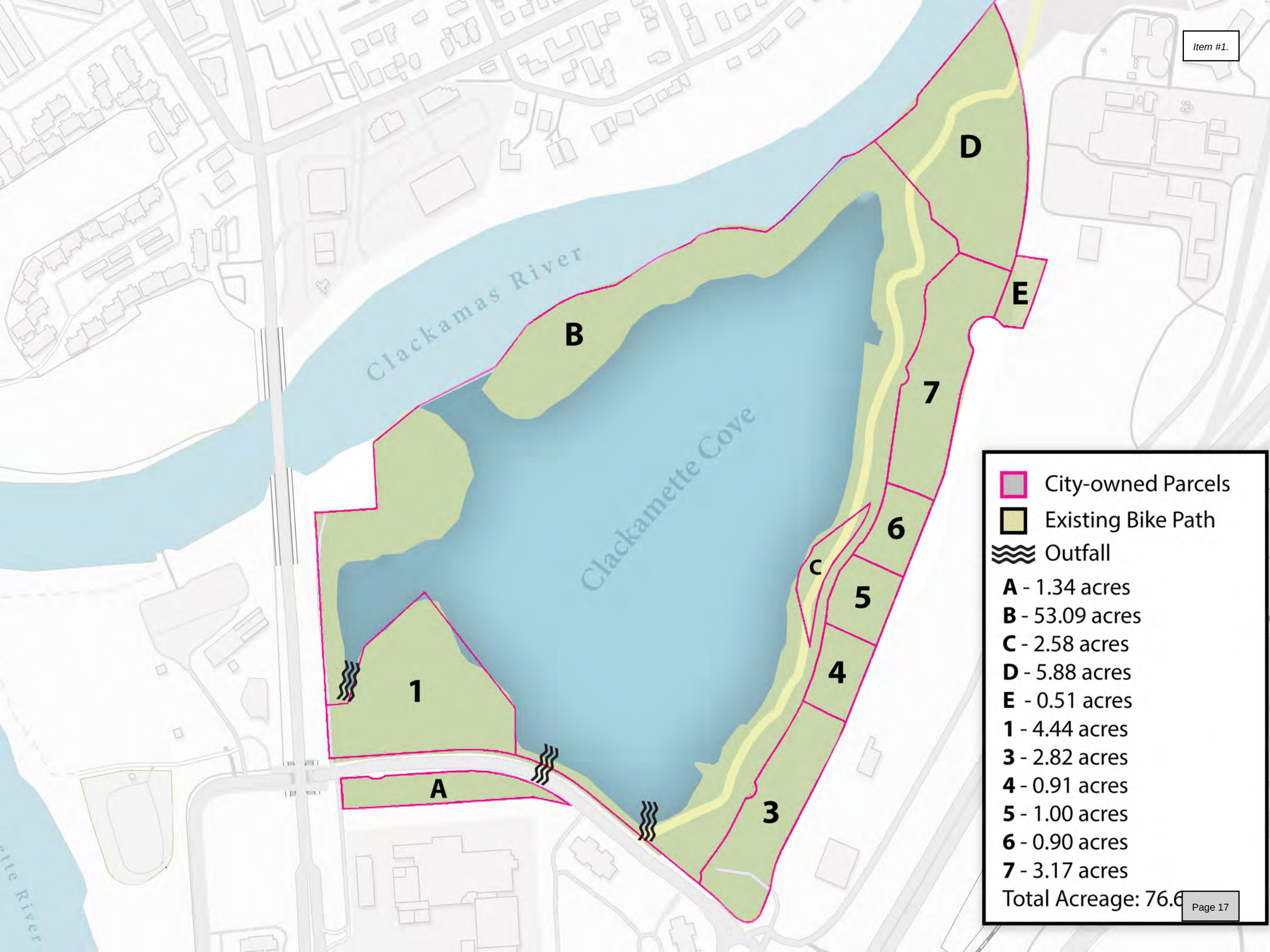
# The Cove, Oregon City, OR

Urban Renewal Commission Meeting: December 21, 2022



**RESTORCAP**  
*Connecting Capital with Nature*







# Overview of RestorCap

Item #1.



- Founded in 2015 by to develop brownfield properties into functioning ecosystems
- Successful track-record of complex, water-front brownfield property development, including restoration, mitigation bank creation, and mixed-use development
- Bonding capacity of \$1B
- Able to entertain projects with high capital requirements
- Currently working with the DEQ and the EPA on two PPAs on the Willamette River
  - Operate one mitigation bank, developing two mixed-use projects
- Like traditional developers, we investigate properties/projects at our own risk, investing our money into land and site development. We make money at the sale of the project outcome

# The Cove Land Use Goals

Item #1.



- Restoration of aquatic and wetland/riparian habitat to improve circulation, reduce water temperature, and reduce occurrence of HABs
- Improved public access compatible with restoration goals:
- Other City land use goals
  1. Multi-family, affordable housing targets TBD
  2. Concessionaire revenue
  3. Integration with the proposed North Development plan



# Design Development Constraints

Item #1.

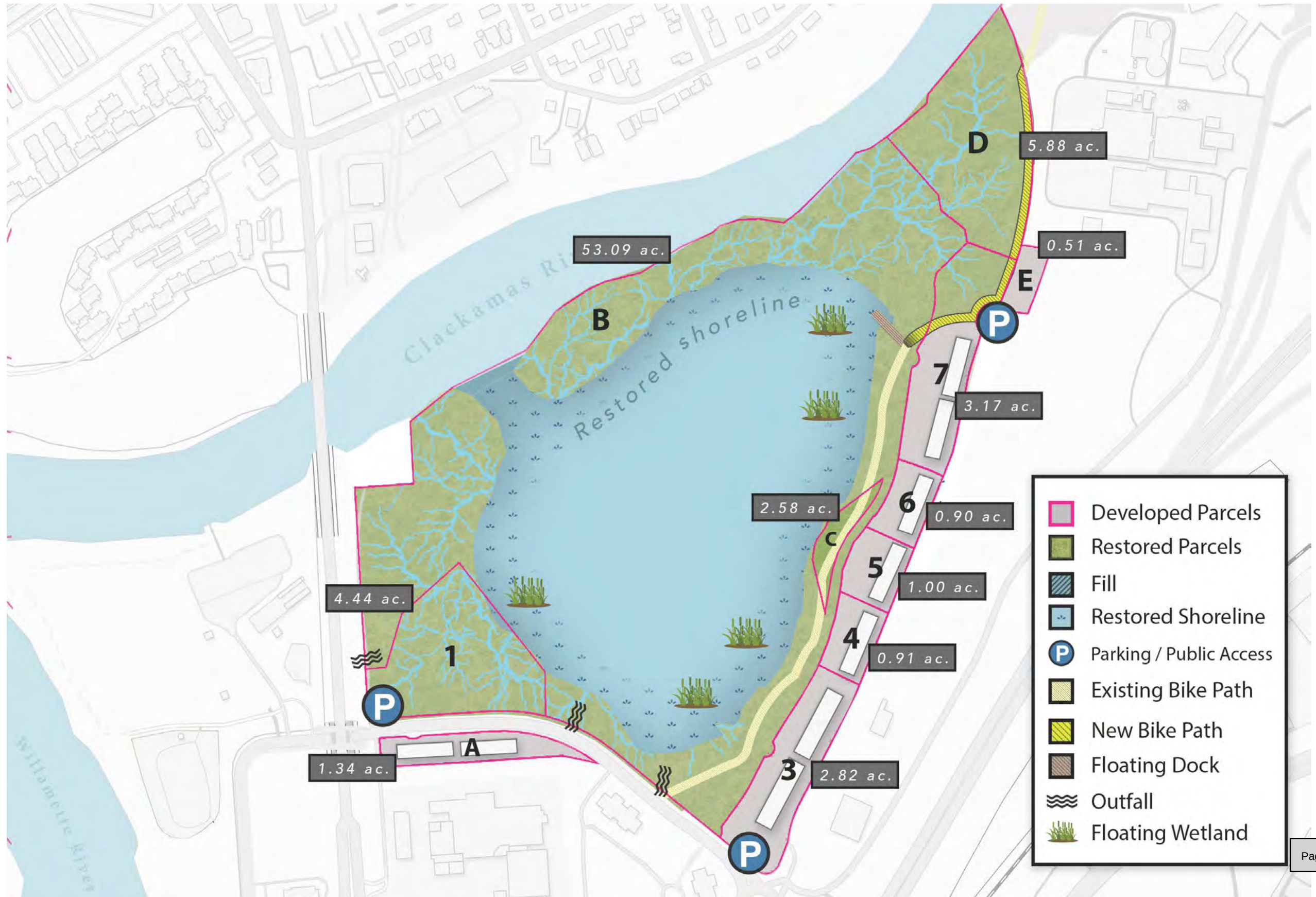


- Existing PPA restrictions
- Existing and persistent blue-green algae source and climate change predictions for worsening conditions that support blue-green algal blooms (above 66 degrees F), especially with stratification
- Listed species' protections (temperatures of 64.4 degrees F to 68 degrees F)
- TMDL thresholds
- Significant deposition of large sediment/cobble
- Significant regulatory permitting challenges (wetlands, waters, floodplain)
- Parking constraints
- Access constraints and current condition of the amenity



# Conceptual Restoration Plan

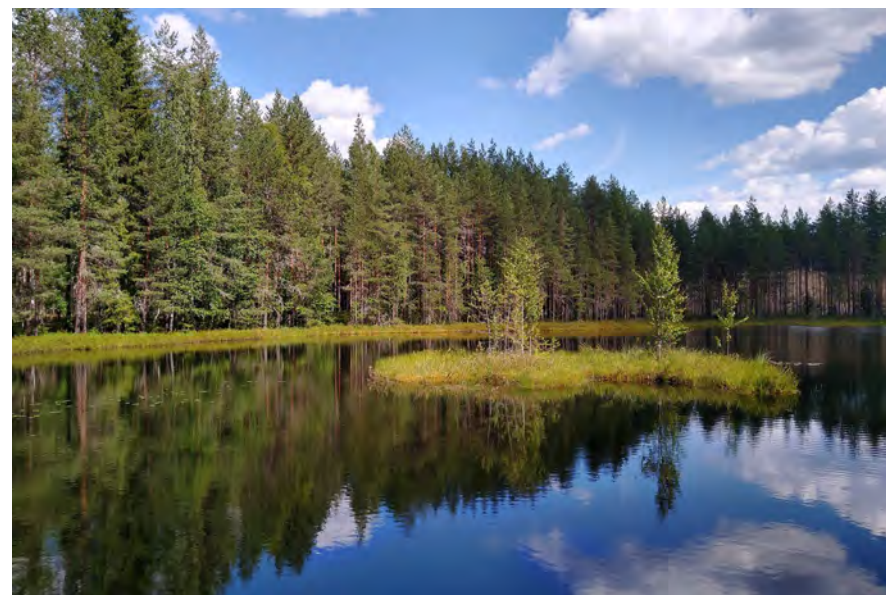
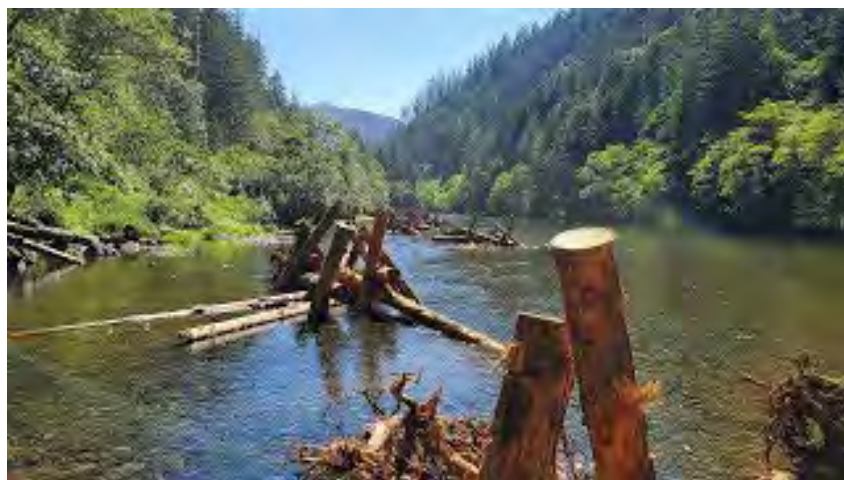
Item #1.





# Example Emergent/Forested Wetlands

Item #1.

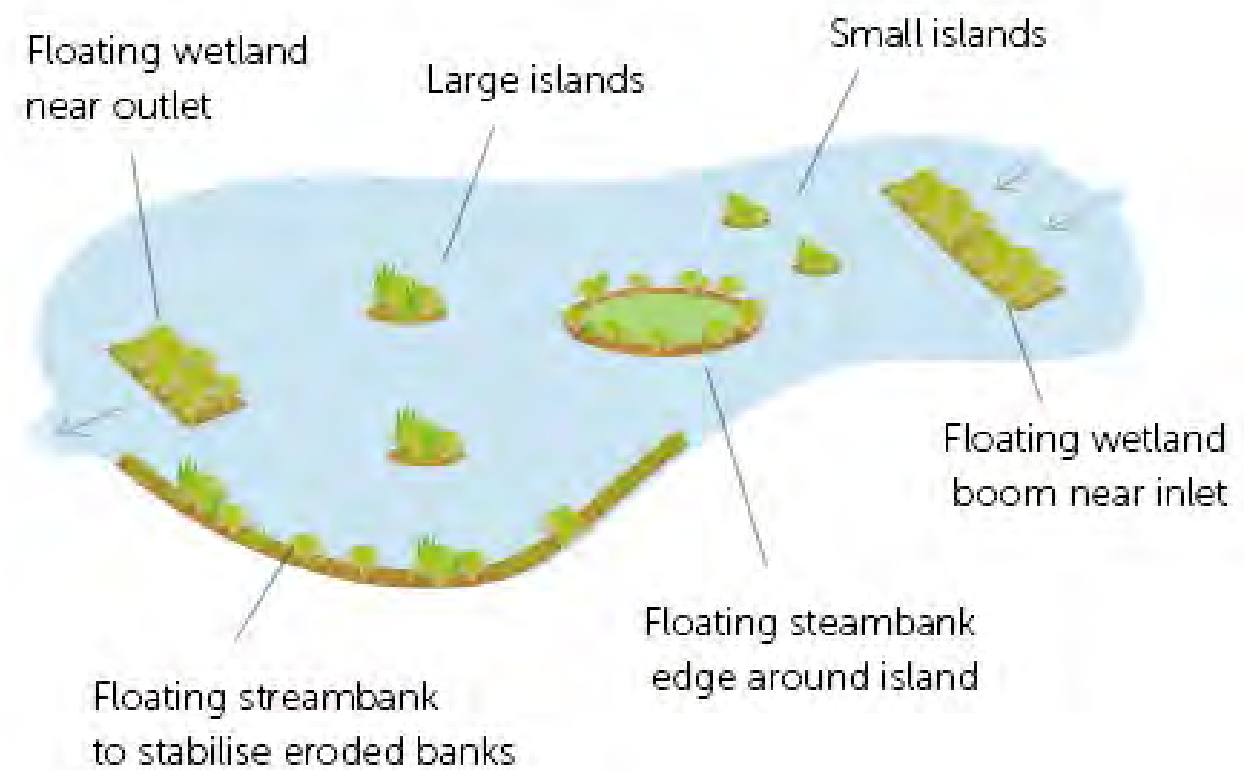
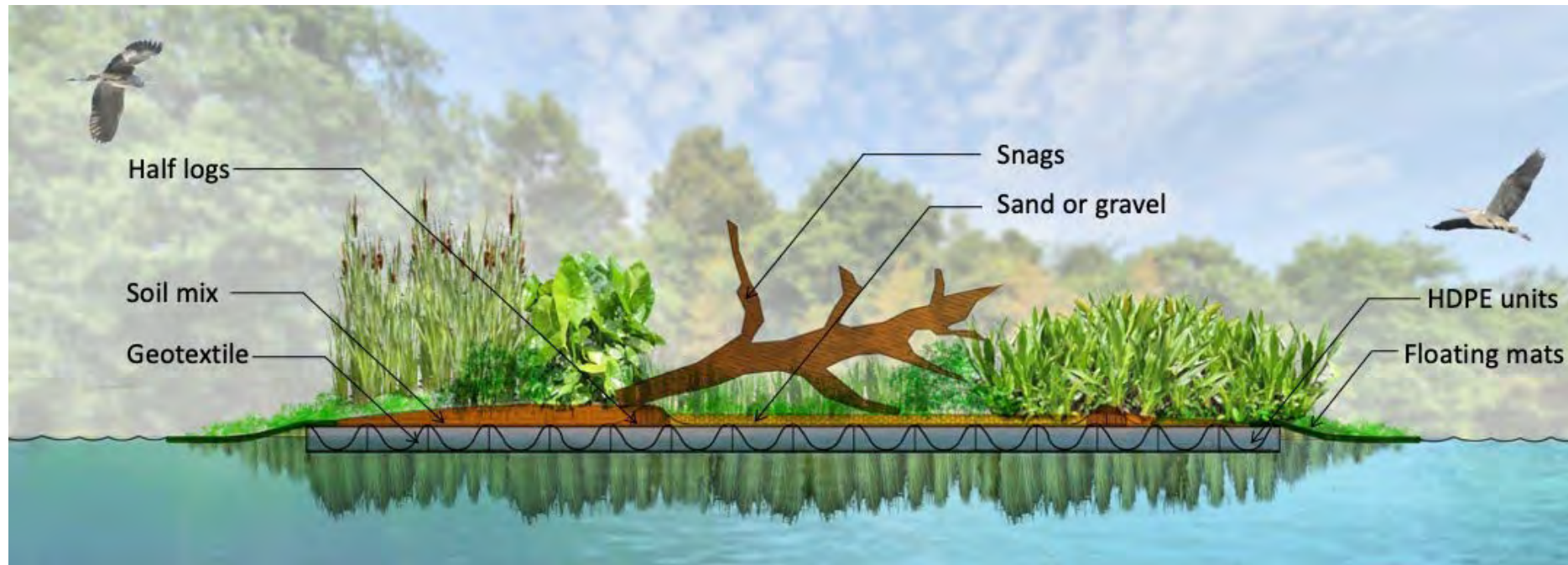


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# Example Floating Wetlands

Item #1.





# Example Integrated Restoration Development

Item #1.









# Typology

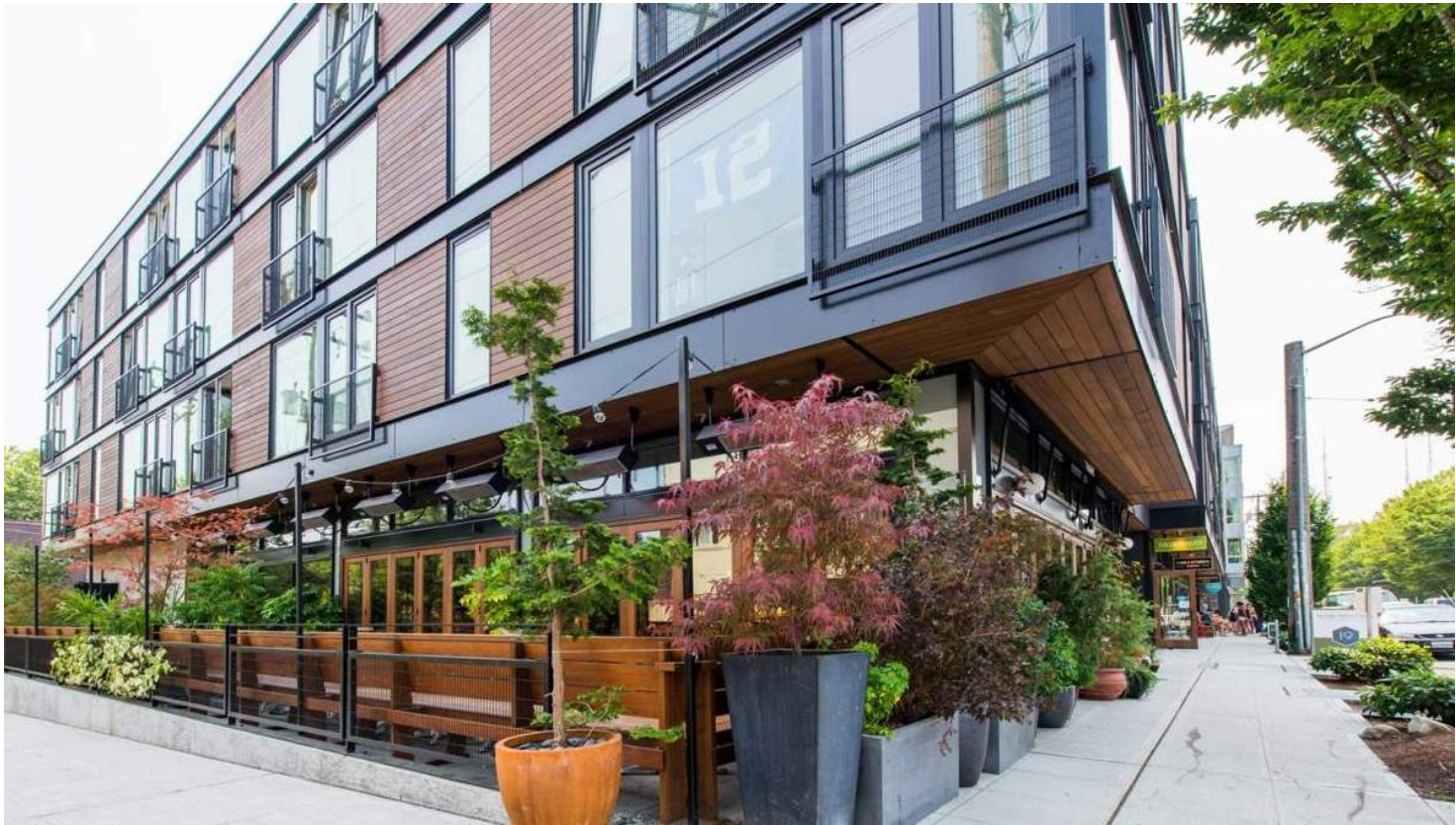
## COVE VIEW DECKS

Item #1.



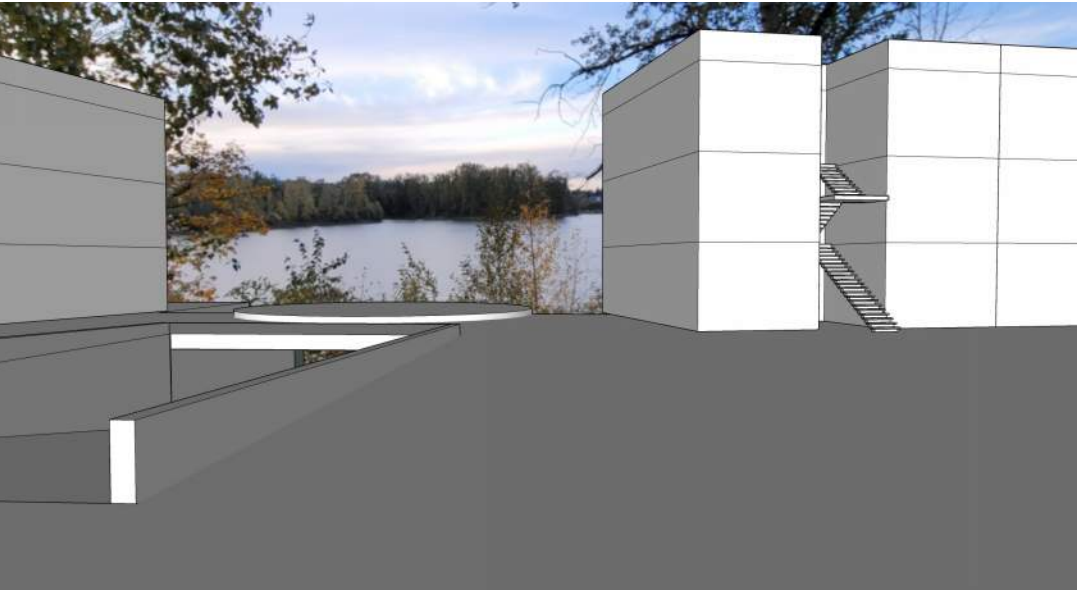


# Typology





# Cove View Rendering



**Proposed  
Option 1**

**3 Over 1/  
Single Sided**

## VIEW TO COVE BETWEEN BUILDINGS



**Proposed  
Option 2**

**5 Over 1/  
Double Sided**





# Overview of Restoration Investment Opportunity

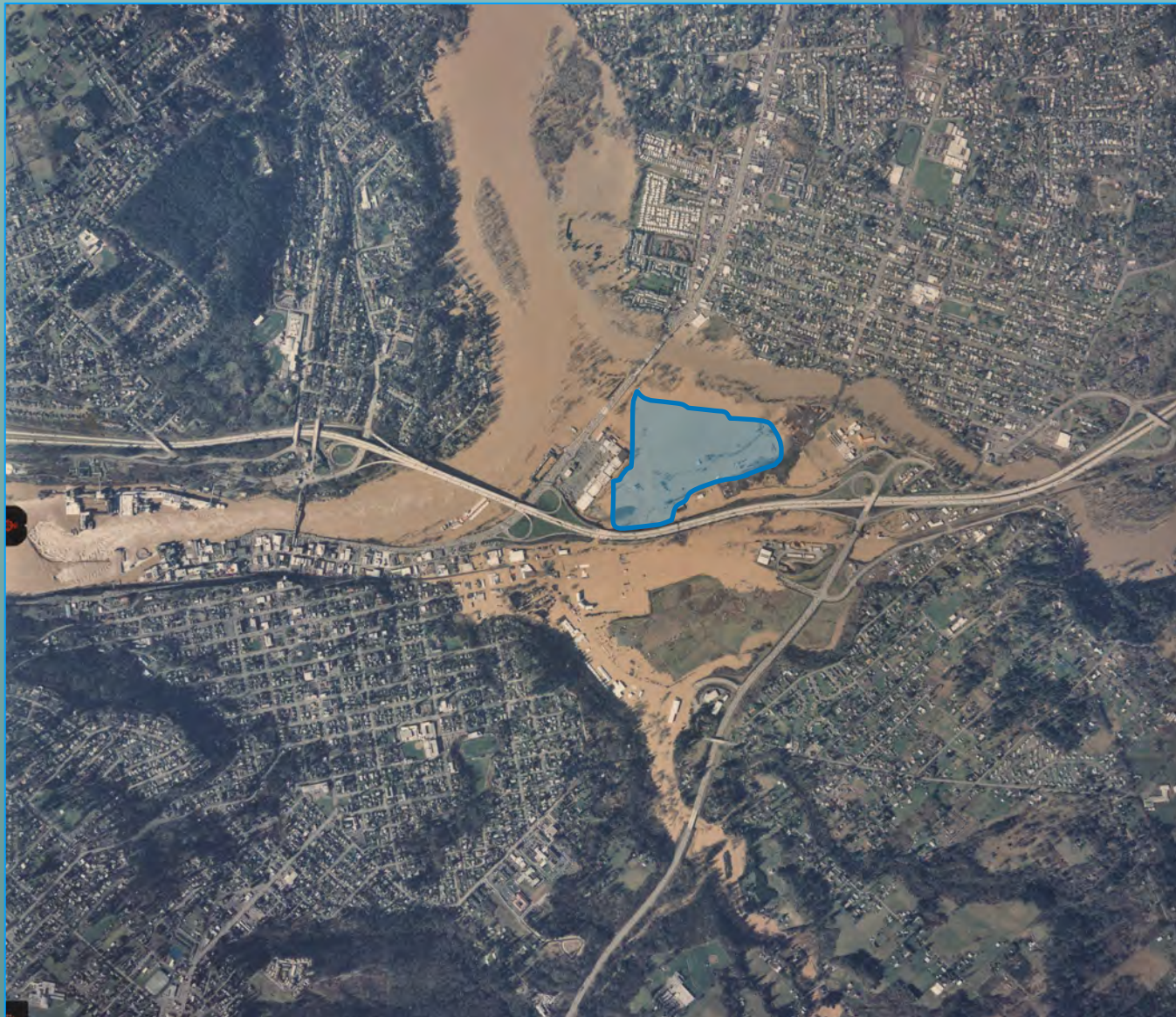
Item #1.

- As described previously, restoration development can be funded in several ways—our recommendation is a public/private solution
  - Oregon City Urban Renewal Commission provides the land
  - RestorCap provides the technical expertise and capital
- Our initial proforma identified restoration costs to be \$14M. We would provide all of the capital required to complete the restoration work in exchange for development rights to the uplands on-site. Previous plans appraised the lots for upland development (Lots 3,4,5,6, and 7) at a combined value of \$3,740,000
- Upland development costs are estimated to be ~\$40-80M, depending on City goals



# Recommendations

Item #1.



- Self-funded project—no use of public funding based on current assumptions
- Maximum restoration (*e.g.* greatest functional uplift) with reduced development footprint and targeted public access
- Early engagement with the regulatory agencies and stakeholders
- Upfront capital investment of \$4M to develop design, engineering, conservation easement/endowment, and long-term management to get stakeholder engagement and agency approval (2-3 years)
- Total restoration investment estimated to be \$14-16M with additional endowment
- Development of 212 waterfront units and associated infrastructure and public amenities estimated investment of \$40-80M





# RESTORCAP

---

**Rob Marinai**

[robm@restorcap.com](mailto:robm@restorcap.com)

**Amanda McCarthy**

[amandam@restorcap.com](mailto:amandam@restorcap.com)

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## Relevant Experience

RestorCap LLC employees technical experts who function as project development program managers, overseeing all aspects of project development. Our current employees have consulting experience as well as business acumen, functioning as fiduciaries for our investor on every project.

- Rob Marinai, MA, MBA, is a licensed geologist with over 25 years of experience with site remediation and land development, fiduciary oversight, and securing capital to fund land development
- Andy Gregg, JD, is a licensed geologist with over 25 years of experience with redevelopment and reuse of industrial lands for residential, mixed-use, commercial, and mitigation bank development
- Tarmo Pajutee is a licensed general contractor with over 30 years of experience in site remediation and restoration land development
- Mary Wong, MBA, has over 20 years of experience in business strategy, investment strategy, M&A, IPO, and fund development
- Amanda McCarthy, PhD, has over 15 years of experience in land use design, entitlement, regulatory permitting compliance and ecological site restoration for residential, mixed-use, commercial, and mitigation bank development
- Kari Dupler, MS, has over 10 years of experience in site remediation and restoration, ecological design, and functional assessment for residential, mixed-use, commercial, and mitigation bank development
- Kate Allan, MS, has over 10 years of experience in ecological surveys, land use entitlement, regulatory permitting compliance, construction oversight, and site management for residential, mixed-use, commercial, and mitigation bank development
- Will Ohlenforst, MS, has over 5 years of experience in ecological site management, spatial analysis, and restoration implementation

Together, we have designed, permitted, constructed, and managed over 200 large-scale projects in Washington, Oregon, and California. Our portfolio includes both greenfield and brownfield lands owned by municipalities, state and federal entities, and the private sector in both urban and rural settings. We currently prioritize urban infill properties with the goal of revitalizing communities by creating high-functioning ecological habitat to clean air and water while creating public access.

## Current Active Projects (under contract)

- Linnton Mitigation Bank—the first “dual” credit bank approved by both the Trustee Council and the Interagency Review team to sell, respectively, NRDA DSAY credits and Section 404 waters credits
- Rivergate (previously Time Oil) Remediation—a state “orphan” site that is in the active stages of site remediation and land development preparation, with future phases of ecological restoration and public access
- McCormick & Baxter Redevelopment—Beneficial reuse of a Superfund cleanup with site development of upland habitat and community beneficial development along the waterfront and landfill cap, including public trails
- Clackamette Cove Restoration and Redevelopment—Ecological restoration of a manmade Cove intended to create off-channel habitat for fish by reducing water temperatures and nutrients while improving circulation, integrated in a mixed-use community with public access and passive recreation amenities

RestorCap is also reviewing and conducting due diligence on several properties along the Willamette River, the Duwamish River, and the Columbia River. Because these properties are not under contract (either LOI, PSA), we are not able to provide additional information at this time.



### Previous Project Experience

- Lower Duwamish Bluefield Land Holdings Remediation and Restoration (R, E, B)
- South Bay Salt Ponds Restoration Project (R, E, B)
- Vandenberg AFB Remediation (E, B)
- SCE Tehachapi Renewable Transmission Project (R, E, I)
- Ballona Wetlands Ecological Reserve Restoration Project (R, E, B)
- SDG&E Sunrise Powerlink Transmission Line Mitigation (R, E, I)
- Moosa Creek Mitigation Bank (R, E)
- Oak Knoll Redevelopment Project and Mitigation, including restoration of Rifle Range Creek (D, E, H, C, B)
- Livermore Zone 7 Trail Project (R, E)
- Dublin Development Project (D, E, H)
- Mare Island Redevelopment Project (D, E, B)
- Point Molate Redevelopment Project and Mitigation (D, E, H, C, B)
- Liberty Ranch Specific Plan (D, E, C)
- Tejon Ranch Grapevine Specific Plan Regulatory Permitting and Mitigation Design (R, D, E, H, C, I)
- Tejon Ranch Tejon Mountain Village Specific Plan Mitigation Design
- Coyote Creek Percolation Pond Fish Passage Feasibility Analysis (R, E)
- Pudding Creek Dam Removal Feasibility Analysis (R, E, B)

#### Key to project type

R=Natural habitat restoration

D=mixed-use development with integrated restoration

E=entitlement and regulatory permitting

H=residential development

C=commercial development

I=Industrial development

B=brownfield remediation/cleanup





# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 12/21/2022

### SUBJECT:

Updating the Urban Renewal Plan – Plan Review/Approval

### STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission review and approve the proposed draft 11<sup>th</sup> Amendment to the Urban Renewal Plan.

### EXECUTIVE SUMMARY:

The draft amendment features the following updates/changes:

- The plan constitutes the 11<sup>th</sup> Amendment to-date
- Is Classified as a City-Commission-Approved Amendment because it authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that will require City Commission approval to develop.
- Provides more emphasis on the goals associated with the City's Comprehensive Plan
- Incorporates the URC's vision and framework for decision-making with regard to project selection.
- Lists and identifies the projects that are a priority to the Urban Renewal Commission
- Categorizes projects as public/private partnerships, publicly owned properties, and public infrastructure projects.
- Will have a project list to include projects that were of most interest among members of the URC as discussed in previous meetings.
- Updates the maximum amount of indebtedness that may be issued or incurred
- Includes Section 59 of the Oregon City Municipal Code related to Urban Renewal

### BACKGROUND:

At the October 5, 2022, Urban Renewal Commission meeting the projects identified as priorities were discussed. Urban Renewal Commission members identified the following projects as priority: Rossman Landfill, Clackamette Cove, and the Stimson Property.



At its December 7, 2022, meeting, staff provided further information on each project. In addition to more project descriptions, staff provided suggested investment ranges and non-engineered estimates with regard to private investments.

New Urban Renewal Commission Member Michael Mitchell stated his project choices in order of priority. They were:

- 1) Rossman Landfill/End of the Oregon Trail
- 2) The County Court House
- 3) The Cove
- 4) The Stimson Property
- 5) Quiet Zone

Though not identified as priority projects most URC members agreed that the second trunch of projects would include the County Court House, The End of the Oregon Trail Interpretive Center, the Quiet Zone, 12<sup>th</sup> and Main Street.

Staff commented that the tax increment financing created in the district and the existing cash on hand allows for the URA to invest approximately \$40,000,000, provided authority to distribute bonds to attract funding to invest in projects is approved by the voters. Staff cautioned that there is not enough funding available to do all seven projects at once; hence, the initial three priority project would be funded, provided voters approve, and the remaining projects would be considered once it is determined that sufficient funding to contribute toward them exists. Voters would be asked in a second ballot measure to approve the second trunch of projects.

URC Member Shawn Cross made a motion to approve the project list as proposed. URC Commission McGriff provided further clarification to motion to read:

Review the proposed draft amendment of the Urban Renewal Plan, identify projects that are considered important to be included in the plan and require all projects that will need private investment to go through the Commission's "Framework for Decision-Making" prior to funding. The motion was unanimously approved.

#### *The Revised Urban Renewal Plan (Minor Amendment)*

Included along with this report is the revised Urban Renewal Plan (Minor Amendment). This will be the 11<sup>th</sup> amendment to the Downtown/North End Plan. The proposed draft amendment is not a substantial amendment to the plan because the proposed amendment does not add land to the current boundary of the Urban Renewal District, and it does not increase the amount of maximum indebtedness to be issued or incurred.

The draft amendment features the following updates/changes:

- The plan constitutes the 11<sup>th</sup> Amendment to-date
- Is Classified as a City-Commission-Approved Amendment because it authorizes additional projects, activities, and/or programs estimated to cost in excess of

\$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that will require City Commission approval to develop.

- Provides more emphasis on the goals associated with the City's Comprehensive Plan
- Incorporates the URC's vision and framework for decision-making with regard to project selection.
- Lists and identifies the projects that are a priority to the Urban Renewal Commission
- Categorizes projects as public/private partnerships, publicly owned properties, and public infrastructure projects.
- Will have a project list to include projects that were of most interest among members of the URC as discussed in previous meetings.
- Updates the maximum amount of indebtedness that may be issued or incurred
- Includes Section 59 of the Oregon City Municipal Code related to Urban Renewal

Staff recommends that the Urban Renewal Commission review and approve the proposed draft 11<sup>th</sup> Amendment to the Urban Renewal Plan.

**OPTIONS:**

1. Review and approve the proposed draft 11<sup>th</sup> Amendment to the Urban Renewal Plan.
2. Make further revisions to the plan for future review and approval
3. Do not approve the proposed draft 11<sup>th</sup> Plan Amendment to the Urban Renewal Plan



DRAFT

## Urban Renewal Plan Downtown / North End

THROUGH PROPOSED 11TH PLAN AMENDMENT

CITY OF OREGON CITY, OREGON  
CITY URBAN RENEWAL AGENCY  
December 2022

Prepared by:

City of Oregon City Staff

Anthony J. Konkol, III, City Manager  
James N. Graham, CEd., Economic Development Manager  
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Aquilla Hurd-Ravich, Community Development Director



Consultant:

GEL Oregon, Inc.  
220 NW Oregon Avenue, Suite 202  
Bend, Oregon 97701





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## Urban Renewal Plan and Amendments

This Plan incorporates all text plan amendments through July 31, 2022 and proposed amendments with the 11th Plan Amendment (August 2022).

### Sequence and Purpose of Amendments

1st Resolution 91-01, Sept. 25, 1992  
Inserts latest date for bonded indebtedness

2nd Ordinance 95-1017, Sept. 20, 1995  
Authorizes acquisition of Stimson property

3rd Resolution 96-02, Dec. 4, 1996  
Adds Tumwater Sewer as a project activity

4th Ordinance 98-1014, June 17, 1998  
Inserts maximum indebtedness per BM50

5th Ordinance 00-1012, May 3, 2000  
Changes to goals, extensive revisions to working of project activities, acquisition and amendment procedures

6th Ordinance 00-1029, December 6, 2000  
Authorizes 10th & Main Street property acquisition and Stimson parcel as two Lots

7th Ordinance 01-1016, May 16, 2001  
Authorizes acquisition of Art's Café

8th Ordinance 02-1003  
Authorizes property acquisition at 7th and Railroad, TL 22E31AB06500

9th Ordinance 07-1001  
Authorizes potential acquisition of comprehensive list of properties (as per Oregon City Futures, economic development plan, etc.)

10th Ordinance 07-1014  
Substantial plan amendment to increase maximum indebtedness to \$130,100,000.

### 11<sup>th</sup> Ordinance XX-XXXX

City-Commission-Approved Amendment authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that require City Commission approval to develop.

Note: Not all Plan Amendments Required Changes to the Report.

## 100. Introduction

The purpose of this Plan is to implement strategies that will eliminate blighting influences found in the Renewal Area and to implement goals and objectives of Oregon City's Comprehensive Plan, and the "Oregon City Futures" report on Economic Development created in 2004.

Originally adopted on December 19, 1990, an Urban Renewal Plan for the Downtown area came into being and was the only urban renewal plan for the Downtown area. In 1990, the Oregon City Commission amended the Oregon City Downtown Renewal Plan of 1983 to remove the downtown area from the plan, to add project activities, and to rename the 1983 plan the Hilltop Urban Renewal Plan. The Urban Renewal Advisory Committee and City Commission directed staff to prepare a new Urban Renewal Plan for downtown Oregon City, and to include additional areas adjacent to the downtown that suffer from blighting conditions.

In October of 2004, a report, *Oregon City Futures*, was prepared by Leland Consulting Group, Real Estate Strategists, and StastnyBrun Architects, Inc. that described a strategy to assist Oregon City in implementing its Metro 2040 designation. As a result of an extensive public involvement process initiated by the City in March 2004, The Futures Report gave considerable attention to the designation by Metro of Oregon City as a Regional Center in Metro's Region 2040 Growth Concept (one of seven such designations within the Portland Metro area). The report provided a series of recommendations on policy issues and development strategies to realize economic development success citywide and achieve the objectives of the Urban Renewal Plan.

The Hilltop Urban Renewal District was closed in 2005 and saw a 1.100% increase in assessed value. In 2007, a new plan named the Downtown Oregon City/North End Urban Renewal Plan was developed. It is the only Urban Renewal District designated in Oregon City as of 2007.

### *Regional Center*

Oregon City is one of seven Regional Centers designated in the Metro Region 2040 Growth Concept, which covers the entire tri-county area of Clackamas, Multnomah, and Washington counties. The term Regional Center is described as a concentration of activity and investment that serves an area of activity and investment for several cities.

The Urban Renewal District plays a major role in helping transform Oregon City into a true Regional Center. The Urban Renewal District is not only a designated geographic area within Oregon City, but it is an economic development tool that provides an opportunity to attract and create real estate investments and develop programs that help to further its adopted vision.

## 200. Definitions

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency, Renewal Agency, or Urban Renewal Agency" is a separate municipal corporation responsible for governing Oregon City's existing designated urban renewal area. ORS 457.045 provides that a municipality's governing body may choose to exercise the powers of a separate entity that has the authority to provide direction and approval of projects and programs to invest in and improve a specific geographic area of the City.

"Blighted Areas" means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination



of these factors, are detrimental to the safety, health or welfare of the community; and are characterized by the existence of conditions as described in ORS 457.010.

"City" means the City of Oregon City, Oregon.

"City Commission" means the elected governing commission of the City of Oregon City, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and the implementation of ordinances, policies, and development standards.

"County" means the County of Clackamas, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose. The methods to be used for the temporary or permanent relocation of such persons living in, and businesses situated in the Urban Renewal Area shall be in accordance with State Law as specifically set forth in ORS 281.045 to 281.105.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan

"Goal" means a general idea of the future or desired result envisioned as depicted in Section 500 of this Plan.

"Objective" means a definitive and measurable result toward an overall goal as identified in Section 500 of this plan.

"ORS" means Oregon Revised Statutes (State Law) and specifically Chapter 457 thereof.

"Plan, Renewal Plan, Urban Renewal Plan" means the Urban Renewal Plan for Downtown Oregon City, the boundaries of which are indicated in Exhibits 1 and 3

"Planning Commission" means the Planning Commission of the City of Oregon City, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the plan Area, such as a public improvement, street project or other activity, which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Regional Center" indicates a designation in Metro's 2040 Growth Concept Plan, describing a concentration of activity and investment that serves an area of multiple cities and towns.

"Report" refers to the report accompanying the urban renewal plan as provided in ORS 457.085 (3).

"State" means the State of Oregon.

"Tax Increment Financing" refers to a method of financing urban renewal project activities through a division of ad valorem taxes, as provided in ORS 457.420 through 457.450.

"Taxing Bodies" refers to governmental bodies levying taxes within the Urban Renewal Area.

"Text" means the Urban Renewal Plan for the Downtown Oregon City Urban Renewal Plan, Part One: Text and Exhibits.

The boundary of the Urban Renewal Area comprises approximately 855 acres including the Downtown area, Clackamette Cove, the Landfill redevelopment site, the Washington/7th Corridor, and the End of the Oregon Trail Interpretive Center. The boundary of this Urban Renewal Plan is shown as Exhibit 1 of this Urban Renewal Plan. A legal description of the Urban Renewal Area is depicted in Exhibit 2 of this Plan.

## 400. THE VISION STATEMENT OF THE OREGON CITY URBAN RENEWAL COMMISSION

Oregon City is a historically, culturally, and geographically unique place in the Portland Metro Region. It was established in 1829 and in 1844 was the first incorporated city west of the Missouri River. The community's history establishes it as the State's original hometown. In Oregon City there are historic houses, museums, and Willamette Falls situated within the community that stand as testament to the City's historical significance to the State of Oregon and to the United States.

Oregon City is one of the hubs of the Portland Metro Area. It seeks to attract visitors, new residents who appreciate the community's commitment to quality of life. The City's core is a recognizable, vibrant destination with public and private investment in small-scale shops, a mix of restaurants, and cultural amenities that reflect the area's diversity.

Within the Urban Renewal District ("the District") it is envisioned that residents will live, work, and play while having access to various amenities including vibrant visitor experiences that will attract the public during both the day and night; well-presented historical venues will provide visitors with different vantage points of the community's past; enjoyable recreational opportunities of various types and venues will be established; livable environs will exist that enhances one's quality of life, efficient transportation options will move people in and around the District; and sound investments in public infrastructure will be made to complement and support private investment.

Overall, the District's project expenditures are fiscally conservative and do not saddle future generations with long term environmental or economic burdens. For-profit business operations provide long-term employment, helps broaden the tax base, and provides a positive rate of return to the District.

## 500. GOALS AND OBJECTIVES OF THE URBAN RENEWAL COMMISSION

By accomplishing the following goals, the District becomes an important economic development tool that contributes to the realization of the Urban Renewal Commission's vision:

### A. LIVABILITY

Livability is about building community amenities that enhance the quality of life through action to improve local environments and provide safe conditions in places where people live.

The following objectives are essential in accomplishing the goal of livability:

#### Objectives

- Protection of community neighborhoods' unique identities, locating tourism amenities in appropriate places except neighborhoods
- Provision of various housing options with different price points
- Presence of unique shopping amenities



- Existence of recreational opportunities
- Offering of varied dining options
- Establishment of quality childcare services
- Provision of good water quality
- Development of good job opportunities
- Creation of efficient multi-modal transportation services
- Presence of safe living conditions
- Existence of a quiet zone along the railroad route downtown

## **B. TOURISM OPPORTUNITIES**

Creating an environment that offers amenities that establish a sense of vitality, excitement and Wonder and attracts visitors during the day and the night. The District will offer amenities that are designed to solidify the City's brand as being Oregon's Hometown.

The following objectives will enhance tourism not only within the district but throughout the community:

### **Objectives**

- Enhanced and upgraded End of the Oregon Trail Interpretive Center
- Increased use and improved Amtrak Train Station
- Increased use of the Clackamette Park RV area
- Projects that complement and enhance the downtown
- Hotels and convention meeting space
- Visitor parking
- Transportation options including shuttles and/or trolleys
- River transportation and recreational opportunities
- Public restrooms
- Transportation linkage(s) between tourism destination assets
- Good water quality (Cove, Clackamas, and Willamette Rivers)
- Willamette Falls Legacy Project

## **C. RECREATIONAL OPPORTUNITIES**

The ability to establish recreational opportunities offering various types of outdoor and indoor amenities, man-made and/or natural and can contribute to a higher quality of life for residents. Investments in establishing the type of recreational investments supported by the Urban Renewal Plan are necessary in accomplishing this goal.

### **Objectives**

The following investments are important to increasing recreational opportunities within the district:

- Trails, Biking, Walking
- Good water quality (Cove, Willamette, and Clackamas Rivers)
- Accessible recreation at Clackamette Park and Jon Storm
- Increased accessibility to the Cove, Willamette, and Clackamas Rivers

New investments in a variety of infrastructure projects are designed to help mitigate the challenges of growth in the district to allow visitors to enjoy all of the amenities that the District has to offer.

### Objectives

As visitors drive into Oregon City, the provision of the following assets will assist them too efficiently move in and around the District from one end to the other and to engage in various events and activities taking place.

- Public restrooms
- Lighting enhancements downtown
- Quiet Zone along the railroad route downtown
- Adaptive reuse of existing properties
- Walking and Biking Trails
- Adaptive reuse of existing buildings (i.e., seismic, ADA, etc.)
- Visitor parking structure(s)
- Multi-modal transportation

*The attributes of livability, infrastructure improvements, recreational and tourism opportunities are interdependent and serve to enable the District to provide a positive rate of return and helps Oregon City solidify its status as a regional center within the Portland Metro Region.*

## 600. RELATIONSHIP TO CITY'S COMPREHENSIVE PLAN

### A. City of Oregon City's Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, and other public improvements. Specific goals, objectives, and policies, which relate to the City's Comprehensive Plan are found in that Plan. This updated Urban Renewal Plan is consistent with the goals, objectives and policies found in the City's Comprehensive Plan.

As amendments to the Comprehensive Plan are made from time to time in order to reflect the goals of the community, this Urban Renewal Plan will be amended as needed in order to remain consistent to the Comprehensive Plan.

### B. Overall Goals as Stated in "Oregon City Comprehensive Plan:"

#### *a. Healthy and Welcoming Communities*

1. Implement and maintain a community engagement program that provides broad and inclusive opportunities for all Oregon City community members to learn about and understand city government processes, including land use planning, and participate meaningfully in decisions that impact their communities.
2. Acknowledge, protect, enhance, and commemorate Oregon City's historic and cultural resources.
3. Strengthen well-being and quality of life across all Oregon City neighborhoods by creating places that are safe and comfortable with convenient access to community services.



4. Integrate diversity, equity, and inclusion (DEI) best practices when evaluating all city functions, including land use strategies, programs, and regulations.
5. To fulfill Metro Region 2040 Growth Concepts, that are consistent with the City's Comprehensive Plan.

*b. Diverse Economy*

1. Provide opportunities for a variety of goods, services, and employment options to work toward a dynamic, ecologically sound, and socially equitable economy.
2. Provide housing options, including both rental and ownership opportunities, that are attainable for the full range of Oregon City households.
3. Guide growth and development in a manner that implements the City's 2040 Vision and maintains an urban growth boundary that supports and accommodates projected population and employment during the 20-year planning period.
4. Encourage and support new development that incorporates supportive community features and sustainability principles in site design and building construction.
5. Establish, and amend when appropriate, the Urban Growth Boundary in the unincorporated area around the city that contains sufficient land to accommodate growth during the planning period for a full range of city land uses, including residential, commercial, industrial, and institutional.

*c. Connected Infrastructure*

1. Provide a safe, comfortable, and accessible transportation network that serves all modes of travel, including nonmotorized modes.
2. Ensure public utilities and infrastructure are maintained and improved to adequately serve all existing areas of Oregon City and can be extended to serve newly developing areas in a logical and fiscally responsible manner.
3. Serve the health, safety, and welfare of all Oregon City residents through provision of comprehensive public facilities and services.
4. Promote and support energy conservation, sustainability, and resiliency through best practices in infrastructure planning, operations, and management.

*d. Protected Environment*

1. Provide and maintain a comprehensive system of parks, trails, natural resource areas, and recreation amenities that is accessible to residents of all ages and abilities, enhances the environmental and aesthetic quality of the community, and encourages healthy living.
2. Conserve, protect, and enhance the function, health, and diversity of the City's natural resources and ecosystems.
3. Ensure the safety of residents and property by supporting plans, programs, and investments that minimize the impacts of future natural hazard events and aid in rapid response and recovery.
4. Ensure the environmental and economic health of the Willamette River Greenway (WRG) as a key feature of Oregon City and the broader region

## 700. Proposed Land Uses

### A. Land Use Plan

The Land Use Plan consists of the Land Use (Plan Map (Exhibit 3) (showing the Comprehensive Plan designations of property within the District), the Zoning Map (Exhibit 4) (Showing the zoning designations of property within the District), and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This Plan shall be in accordance with the approved Comprehensive Plan of the City of Oregon City and with its implementing ordinances and policies. The use and development of land in the Renewal Area (including maximum density and building requirements) shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, City Charter, or any other applicable local, state or federal laws regulating the use of property in the Renewal Area. The Zoning classifications correspond to the Comprehensive Plan designations.

Land uses proposed for sites within the Urban Renewal Area are indicated in the project list of this updated version of the Urban Renewal Plan.

### B. Plan and Design Review

The Urban Renewal Commission shall be notified of any building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with obligations identified in Section 1100 of this Plan.

## 800. Outline for Development

The Urban Renewal District initiative is designed to treat the causes of blight and deterioration in the District. This Urban Renewal District is characterized by underdevelopment, and unproductive conditions of land. Conditions that impair development include inadequate streets, traffic circulation problems, and inadequate public facilities and utilities. Project activities to treat these conditions may include, but are not limited to:

- Street and related improvements, to improve access to land in the project area, and improve traffic safety and circulation.
- Parking improvements, to improve the supply of public parking spaces and parking management in support of commercial and recreational uses.
- Streetscape and pedestrian improvements, to improve the safety and aesthetic character of Area streets in order to enhance streets for commercial activities.
- Park and recreation improvements, to meet the recreation needs of Oregon City residents and visitors, and to take advantage of the recreation potential offered by the Willamette and Clackamas Rivers.
- Storm drainage, water, and sewer improvements, to permit more productive use of land in the area.



- Development assistance programs, to assist property owners and tenants to renovate existing structures, and to develop areas consistent with the Comprehensive Plan.
- Public facility and services improvements, to improve the services needed for the Area.
- Disposition and Redevelopment of Land. One of the main advantages of the Urban Renewal District is that it is designed to help improve or mitigate a variety of challenges associated with land within its boundaries. Resources can be marshalled by the Urban Renewal District to improve utilities and rights-of-way, improve or mitigate environmental challenges, remove incompatible land uses, and further the development goals and objectives of this Plan.
- Additional planning, administration, and co-ordination of development in the Project Area.

## 900. Description of Project Activities

In order to achieve the goals and objectives of this Plan, the following project activities will be undertaken on behalf of the City by the Urban Renewal Commission (hereinafter referred to as "Agency") in accordance with applicable federal, state, county and city laws, policies, and procedures. Exhibit 5 shows the general location of project activities. Exhibit 6 shows the location of properties to be acquired in order to carry out the objectives of this Plan.

### A. Public/Private Partnerships (Property Not Owned by the Urban Renewal Commission)

In situations where property is owned privately and not by the Urban Renewal Commission, but the developer needs financial assistance to further develop the property, the Urban Renewal Commission can exercise its leverage to have the property in question developed in such a manner that meets some or all of Commission's vision for the district.

Properties that most likely fit the aforementioned scenario are listed in Exhibit 1, Table 2.

### B. Publicly Owned Property

Acquisition of real property is determined necessary to carry out the objectives of this Plan. Accordingly, this Plan authorizes the Urban Renewal Commission to purchase property where detrimental land uses or conditions such as incompatible uses, flood plain, or adverse influences from noise, smoke or fumes exist, or where there exists conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences.

In instances where the Agency already owns property, the Agency has the option of selling its property to private developers that will develop the site(s) in a way that conforms with the vision of the Urban Renewal Commission. Alternatively, the Urban Renewal Commission could develop its own property. Hence, ensuring that the project complies with the expectations of the body. Table 1 shows property that the Urban Renewal District already owns as well as property that the District may acquire.

## 1 Acquisition and Disposition of Property for Development or Redevelopment

The acquisition and future disposition of property acquired for redevelopment or development by the Urban

Renewal Agency will be addressed in accordance with this Plan. Prior to property acquisition, this Plan will be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Redevelopment is:

Item #2.

Acquisition for redevelopment will require a minor amendment to this Plan as described in Section 1300 A(1) of this Plan, and also will require City Commission approval of the minor amendment per Section 1300 B(2) of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

Properties that are currently owned by the Urban Renewal Commission are identified in Exhibit 7, Table 1.

### **C. Public Infrastructure Projects**

Over the years, Oregon City has commissioned various infrastructure-related plans that have identified several deficiencies with regard to infrastructure development. Traffic and pedestrian circulation and safety, parking and other infrastructure deficiencies have been identified as issues constraining future development in the Urban Renewal District. To correct these deficiencies, the Urban Renewal Agency is positioned to participate in the planning, design, funding, and construction of infrastructure-related public improvements throughout the area.

Infrastructure improvements may include the construction, reconstruction, repair, or replacement of streets, traffic control devices, traffic railroad safety devices, bikeways, pedestrian ways, and multi-use paths. Other improvements may include the building of parking facilities and installation of sidewalks, public restrooms, tables, benches and other street furniture, signage, kiosks, decorative, fountains, streetlights, and acquisition of property and right of way for public infrastructure improvement.

Infrastructure improvements that are planned include, but are not limited to, the following:

- Parking Garage
- Public Restrooms
- Water
- Wastewater
- Stormwater
- Utility Relocation

### **D. Parks, Open Space and Recreation Improvements**

The shorelines of both the Clackamas and Willamette Rivers are located within the Urban Renewal District, offering opportunities to provide diverse recreational activities for Oregon City and the region. To promote these opportunities while contributing to the economic value of the district and Oregon City, the Urban Renewal Plan recognizes that the Urban Renewal Commission will be participating in the planning, design, and construction of parks, open spaces, and recreational facilities and related public improvements, including but not limited to:

- Increased accessibility to Clackamette Cove, Willamette, and Clackamas Rivers
- Accessible recreation at Clackamette Park and Jon Storm
- Good water quality (Cove, Willamette, and Jon Storm)
- Installation and/or improvement of walking and biking trails



## **E. Development and Redevelopment Assistance**

Item #2.

Redevelopment either through new construction or rehabilitation may be achieved by public or private property owners, with or without financial assistance by the Agency.

### **1 Redevelopment Through New Construction**

To encourage redevelopment through new construction, the Renewal Agency is authorized to set financial guidelines, establish loan programs and provide below-market interest rate and market rate loans, and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property as it may deem appropriate in order to achieve the vision of the Urban Renewal Commission.

### **2 Preservation, Rehabilitation, and Conservation**

The purpose of this activity is to conserve and rehabilitate existing buildings where they may be adapted for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Renewal Agency. To encourage rehabilitation and conservation, the Agency is authorized to create guidelines, establish loan and grant programs and provide below-market interest rate and market rate loans to the owners of buildings (or those intending to acquire buildings), which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

Encouraging residential living on the upper floors of downtown buildings within the District has been an important economic development objective. Having residents living in the downtown area contributes to less crime and creates an economic eco-chamber for residents and downtown businesses alike. However, to enable such an environment to exist, the appropriate types of infrastructure investments and life-style amenities must be established.

On the eastern edge of the downtown area, train tracks run along much of the downtown corridor: carrying trains that consistently sound their horns. In addition, much of the downtown area is slated as high impact with regard to earthquakes.

To address these challenges, the Urban Renewal Agency may provide financial assistance to help pay for seismic retrofits for certain downtown building structures thereby enabling the upper floors of applicable buildings to be used as residences. The Agency may make this assistance available, as it deems necessary to achieve the goals and objectives of this Plan.

## **F. Planning and Administration**

Project resources may be utilized to prepare the Urban Renewal Plan, design plans and master plans for the renewal area, transportation plans, miscellaneous land use and public facility studies as needed during the course of the urban renewal plan. Activities related to marketing program for the Area that may utilize project funds. Project funds may also be utilized to pay for personnel, overhead and other administrative costs incurred in the management of the urban renewal plan.

## **G. Property Acquisition**

Acquisition of real property is determined necessary to carry out the objectives of this Plan. Accordingly, this Plan authorizes the following property acquisitions within the Urban Renewal Area, including but limited to:

- Where detrimental land uses or conditions such as incompatible uses, flood plain, or adverse influences from noise, smoke or fumes exist, or conversions to incompatible types of uses, and it is determined by the Urban Renewal Commission that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences.
- Where it is determined by the Agency that the property is needed for the following purposes.

## 1 Property to be Acquired for Public Improvement and Facilities

It may be necessary for the Urban Renewal Commission to purchase additional real property to carry out the public use objectives of this plan such as right-of-way acquisition for streets, alleys, bicycle and pedestrian ways, and other public improvements. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Public Improvements and Facilities is:

- a) Right-of-way acquisition for streets, alleys, bicycle and pedestrian ways that do not require the use of eminent domain will require a minor amendment to this Plan, as described in **Section 1300 A(1)** of this Plan. City Commission approval will be required for these acquisitions.
- b) Acquisition for other public improvements, uses, and facilities will require a minor amendment to this Plan, **as described in Section 1300 A(1) of this Plan**, and also will require City Commission approval of the minor amendment, **per Section 1300 B(2)** of this Plan.
- c) Any acquisition of property for public improvements and facilities that requires the use of eminent domain will require a minor amendment to this Plan, as described in **Section 1300 A(1)** of this Plan, and also will require City Commission approval of the Minor amendment, **per Section 1300 B(2)** of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

## 2 Property to be Acquired for Redevelopment Property

Property to be acquired for redevelopment property may be obtained by the Agency and sold to a public or private developer in accordance with this Plan. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired.

- a) Acquisition for redevelopment will require a minor amendment to this Plan as described in **Section 1300 A(1)** of this Plan, and also will require City Commission approval of the minor amendment **per Section 1300 B(2)** of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

## H. Property Disposition

The Urban Renewal Commission will dispose of property acquired within the urban renewal district for purposes specified in this Plan. Properties shall be subject to disposition in accordance with the vision, goals, and objectives of the Urban Renewal Commission.

The Urban Renewal Commission may enter into agreements to acquire land, to hold land for



## **I. Oregon City Municipal Code (Urban Renewal Agency)**

### **Section 59 - Urban Renewal Agency.**

The urban renewal agency of the city (the "Agency") shall not issue bonded indebtedness after the effective date of this section unless the bonded indebtedness complies with the restrictions of this section. The commission shall not approve any amendment to an urban renewal plan after the effective date of this section unless the plan requires that bonded indebtedness issued to carry out the plan be issued in compliance with the restrictions of this section.

- A. Bonded indebtedness issued by the Agency after the effective date of this section shall either:
  - (i) Be approved by the voters of the city;
  - (ii) Be issued to refund lines of credit, bonds or other borrowings that were executed before the effective date of this section; or,
  - (iii) Be issued to finance written commitments of the Agency that were entered into before the effective date of this section.
- B. Each urban renewal plan of the Agency that exists on the effective date of this section is hereby amended to add the following provision: "No bonded indebtedness shall be issued under this plan except in compliance with the requirements of the Charter of the City of Oregon City. Any amendment of the preceding sentence must be approved by a non-emergency ordinance of the city."
- C. For purposes of this section "bonded indebtedness" has the meaning defined for that term in ORS 310.140(3), as that section of the statutes exists on the date this section of the charter is approved by the voters of the city. That statute defines "bonded indebtedness" to mean "any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future."
- D. This section shall not limit the Agency's rights or obligations under any lines of credit, bonds or other borrowings that were executed prior to the effective date of this section.
- E. After June 30, 2016, the City of Oregon City, the Urban Renewal Agency of the City of Oregon City, or any agency created in whole or in part by the city, whether acting alone or in concert with other persons, entities or agencies:
  - (a) Shall not finance, or authorize the financing of, any urban renewal plan or project, in whole or in part, with tax increment financing revenues.
  - (b) Shall not borrow or spend, or authorize the borrowing or spending of, money to buy land or property for the purpose of urban renewal, or the development of property not owned by the city.
  - (c) Shall use any and all existing tax increment revenues solely for the purpose of retiring existing Urban Renewal Agency debt.

(Res. No. 12-27, adopted by voters at the City election held November 6, 2012; Charter Ord. of 6-30-16; Res. No. 16-25, adopted by voters at the City election held November 8, 2016 which added part E. to Section 59. Clackamas County Court Case #16CV42887 declared that part E. of Section 59 is unenforceable as preempted by state law)

## 1000. Urban Renewal Projects

Item #2.

The tax increment financing created in the District and the existing cash on hand allows the Urban Renewal Commission to invest approximately \$40 million, provided authority to distribute bonds to attract funding to invest in projects is approved by the voters. The Urban Renewal Commission has identified three priority projects, Rossman Landfill, Clackamette Cove, and the Stimson Property (1795 Washington Street) to initially use bond distribution proceeds to invest in.

The Urban Renewal Commission has earmarked investment ranges for each project utilizing bond proceeds. It has also project potential private investments that may be attracted to each project during development.

### Rossman Landfill

| Category                   | Urban Renewal Investment    | Private Investment | Total                           |
|----------------------------|-----------------------------|--------------------|---------------------------------|
| Public/Private Partnership | \$20,000,000 – \$30,000,000 | \$240,000,000      | \$260,000,000-<br>\$270,000,000 |

- The property served as the area's landfill for many years and has been underdeveloped since the 1970s.
- The property is considered a brownfield site, which means it has existing pollutants that makes it very difficult to be developed.
- The site is comprised of 62 acres and is privately owned
- With a well experienced and capable developer, the property could feature various amenities including housing opportunities, retail options, hotel property, entertainment venues, and infrastructure improvements, hence, enhancing the community's economic growth

### Clackamette Cove ("the Cove")

| Category       | Urban Renewal Investment Range | Private Investment | Total                        |
|----------------|--------------------------------|--------------------|------------------------------|
| Publicly Owned | \$4,000,000 – \$8,000,000      | \$80,000,000       | \$84,000,000<br>\$88,000,000 |

- The Cove was once a gravel quarry up to 1993
- The site is now owned by the Urban Renewal Commission
- The subject property is 75.57 acres
- The Cove faces several environmental-related challenges, not least of which is the seasonal reoccurring appearance of blue-green algae blooms
- The site will need to undergo extensive environmental mitigation in order for it to realize its true economic and recreational development potential
- As a developed site, it is envisioned as having a water-based recreation amenity along with retail and housing opportunities

### Stimson Property (1795 Washington Street)

| Category | Urban Renewal Investment Range | Private Investment | Total |
|----------|--------------------------------|--------------------|-------|
|----------|--------------------------------|--------------------|-------|



|                |                            |              |                             |
|----------------|----------------------------|--------------|-----------------------------|
| Publicly Owned | \$4,000,000 – \$10,000,000 | \$60,000,000 | \$64,000,000 – \$70,000,000 |
|----------------|----------------------------|--------------|-----------------------------|

Item #2.

- Property is owned by the Urban Renewal Commission
- Property is 6.83 acres
- The site has an existing structure on it that is being leased to a commercial tenant
- The property is underutilized and has not reached its full economic development potential
- The entire property is within a flood zone
- There have been discussions about putting a hotel on the site that would complement tourism-related development that might occur on the Rossman Land Fill Property and on other nearby properties.

The Urban Renewal Commission has identified additional projects of interest that may be invested in during a possible second wave of bond revenue generation. These projects include the County Court House, End of the Oregon Trail Interpretive Center (1726 Washington Street), The Quiet Zone, and 12 & Main Street.

### County Court House

| Category       | Urban Renewal Investment Range | Private Investment   | Total                |
|----------------|--------------------------------|----------------------|----------------------|
| Publicly Owned | \$5,000,000 – \$10,000,000     | Unknown at this time | Unknown at this time |

- 807 Main Street
- County owned property
- Completed in 1936
- Three story historic brick building, sitting on .94 acres
- The courthouse facility has deteriorating foundation challenges and would require significant spending to keep the entire structure from collapsing, especially during an earthquake.
- If significant investment is made to shore up the foundation of the Courthouse, the site should continue its contribution to the economic vitality of the downtown.

### End of the Oregon Trail Interpretive Center (1726 Washington St.)

| Category       | Urban Renewal Investment Range | Private Investment | Total                     |
|----------------|--------------------------------|--------------------|---------------------------|
| Publicly Owned | \$1,000,000 – \$3,000,000      | \$0                | \$1,000,000 - \$3,000,000 |

- Property owned by the City
- Tenant is the Clackamas County Historical Partners
- Property sits on 8.08 acres
- Total square footage of buildings is 33,700
- The parking lot has severe alligator cracking
- There are significant cracks in the Henderson Farm walls
- Previous awnings covering the main building's wagons were damaged and removed

- Several exterior walls of various structures of the facility need to be replaced
- Structural flooring/ decking is in poor condition and should be replaced
- Repair costs are estimated at \$3 million

### Quiet Zone

| Category              | Urban Renewal Investment Range | Federal Government Investment | Total       |
|-----------------------|--------------------------------|-------------------------------|-------------|
| Public Infrastructure | \$600,000                      | \$2,000,000                   | \$2,600,000 |

- Public infrastructure project
- A "quiet zone" is an area where railroads are directed to cease the routine sounding of train horns when approaching public highway-rail grade crossings, though train horns may still be used in emergency situations.
- At-grade crossings within a quiet zone still have standard flashing signals and audible bells.
- Railroad track crossings at 10<sup>th</sup> and 11<sup>th</sup> street.
- Having this feature installed will enhance the development potential on sites along the downtown route for retail and/or housing options.

### 12<sup>th</sup> and Main Street (Vacant Property)

| Category       | Urban Renewal Investment Range | Private Investment | Total                       |
|----------------|--------------------------------|--------------------|-----------------------------|
| Publicly Owned | \$2,000,000 – \$5,000,000      | \$25,000,000       | \$27,000,000 – \$30,000,000 |

- Property is owned by the Urban Renewal Agency
- Property is 0.43 acres
- The site is vacant and encumbered with utility infrastructure through the site impacting the development Opportunities
- The property is underutilized and has not reached its full economic development potential -There have been discussions about putting a mixed-use residential/retail development on the property

## 1100. Developer's Obligations

The Urban Renewal Plan implements the development guidelines approved by the Urban Renewal Commission. The overall intent of these guidelines emphasizes that:

- The Urban Renewal Commission will consider using tax increment financing to assist private developments in those circumstances in which proposed private projects fit the vision, goals, and objectives of the Urban Renewal Commission and demonstrate a need to fill financing gaps.
- Investments in public infrastructure shall serve to complement other projects and implement urban renewal district goals and objectives.
- Direct public investments into areas with the greatest development and redevelopment potential.



Developers that adhere to the follow the controls and program guidelines approved by the Urban Renewal Commission will be considered in compliance with the expectations of the Urban Renewal Commission:

Item #2.

- The developer shall engage the Urban Renewal Commission in one of the following ways:
  - respond to an Urban Renewal Commission “Request for Proposals;” or
  - submit an unsolicited proposal;
- The developer will submit information and documents required by the Urban Renewal Commission in order for it to conduct a preliminary review to ascertain whether there is an interest in the developer’s proposal by the Urban Renewal Commission.
- If the Urban Renewal Commission has continued interest in the developer’s proposal, the developer will work with and submit all required documents and information to all relevant reviewing bodies.
- During the review stage by various agencies, as more is learned about the developer’s proposal, a preliminary or draft disposition and development agreement (“DDA”) may be crafted involving agents of the Urban Renewal Commission.
- After the developer has complied with the requirements cited during its pre-application conference and other requirements of other reviewing bodies, a final draft of a disposition and development agreement may be negotiated involving the agents of the Urban Renewal Commission.
- The developer shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.
- After all parties have agrees with the terms and conditions of the DDA, the developer will move forward to the Land Use approval process.

## 1200. Relocation

This Plan anticipates no business or residential relocation. Should conditions arise, which would cause the acquisition of developed and occupied property by the Urban Renewal Commission, relocation assistance will be provided to persons or businesses displaced.

All persons or businesses, that may be displaced, will be contacted to determine their relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken, and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced.

## 1300. Future Amendments

It is anticipated that this plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant.

## A. Minor Amendments

Minor changes to the Plan shall be made by a duly approved resolution of the Urban Renewal Commission that describes the details of the minor change. Minor changes shall include:

1. Identification of property to be acquired for any purpose set forth in **Section 900, G(1)(a) of this Plan**.
2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a City Commission-Approved Amendment.

## B. City Commission-Approved Amendments

City Commission approved amendments to the Plan shall require approval by the Agency by Resolution and approval by the City Commission by Ordinance. City Commission Approved amendments are:

1. Adding a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of \$500,000 in first quarter year 2000 dollars over the duration of the Plan. The \$500,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published by the Engineering News Record.
2. Identification of land for acquisition which requires City Commission approval per **Sections 900 G.1(b), G.1(c), or 900 G. 2(a)** of this Plan.

## C. Substantial Amendments

Substantial amendments shall require the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120. Substantial amendments are:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the amount of maximum indebtedness that can be issued or incurred under the plan.

## 1400. Latest Date for Bonded Indebtedness

(Section inserted via 1st Amendment, Sept. 25, 1991)

Note: The requirement for a latest date provision was removed from urban renewal law after passage of Ballet Measure 50. Ballet Measure 50 requires that plans contain a maximum debt provision.



### A. General

The Urban Renewal Commission may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

### B. Tax Increment Financing

The costs of carrying out this Plan will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

## 1600 – Establishment of Maximum Indebtedness

The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is \$130.1 million. This maximum amount of indebtedness does not include any indebtedness incurred to complete Plan projects prior to and any indebtedness outstanding on the date of adoption of this amendment.

The maximum amount of indebtedness noted above is the amount necessary to complete the projects in the Plan as measured in 2022 dollars. To complete all projects anticipated in this Plan it is anticipated that the greatest amount of increment possible will need to be acquired. Current costs were not adjusted for inflation due to the significant uncertainty and variation in timing of projects due to the need for private sector participation, inflation and changes in building requirements during the anticipated Plan period.

### Exhibits to Text

Urban Renewal Plan  
Downtown Oregon City/North End

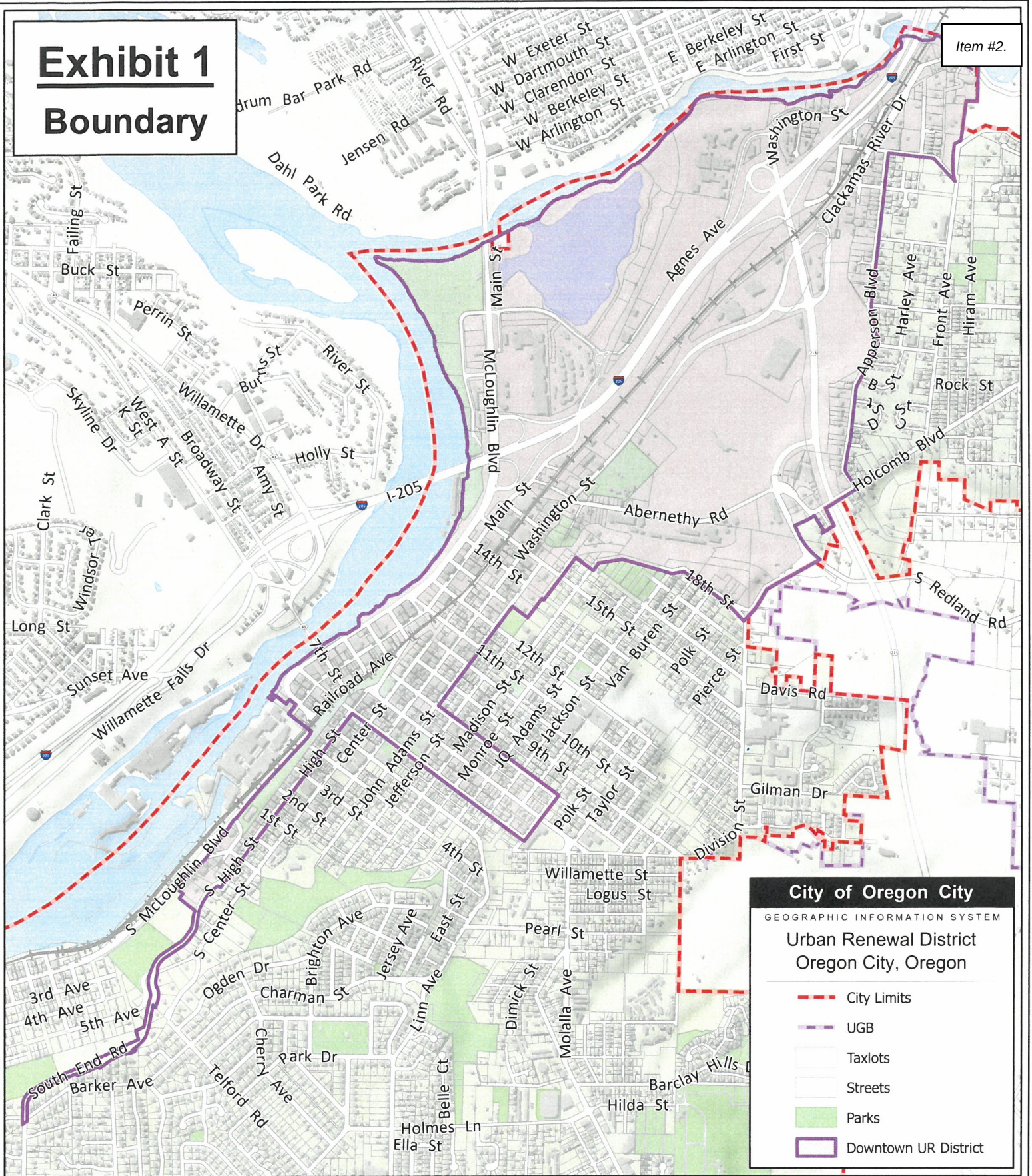
- Exhibit 1 - Boundary Map of Project Area
- Exhibit 2 - Legal Description of Project Area
- Exhibit 3 - Land Use Map of Project Area
- Exhibit 4 - Zoning Map of Project Area
- Exhibit 5 - Map of Proposed Project Activities
- Exhibit 6 - Map of Property Locations
- Exhibit 7 - Properties
- Exhibit 8 - Framework for Decision-Making



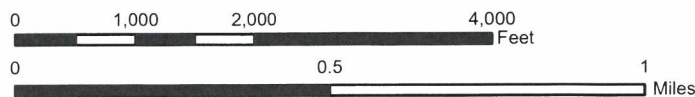
# Exhibit 1

## Boundary

Item #2.



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.



City of Oregon City  
P.O. Box 3040  
625 Center St  
Oregon City, OR 97045  
503-657-0891 phone  
503-657-6629 fax  
www.orcity.org



Plot date: July 19, 2022  
Plot name: Exhibit 1 - UR District Boundary - 8x10P - 202207  
Map name: Urban Renewal District Boundary - Urban Renewal



## Exhibit 2 - Legal Description of Project Area

## CORRECTED

## LEGAL DESCRIPTION OF DOWNTOWN/NORTH END

## URBAN RENEWAL DISTRICT BOUNDARY

This legal description is being re-recorded to correct an erroneous legal description on Oregon City Ordinance No. 90-1062, An Ordinance Adopting the Downtown/North End Urban Renewal Plan and Making Certain Findings and Determinations, recorded on December 21, 1990, Clackamas County Deed Records, Fee No. 90-62748.

The legal description attached to Ordinance No. 90-1062, recorded December 21, 1990, failed to include the following two exceptions:

EXCEPT THEREFROM that portion lying within the City Limits of the City of Gladstone.

EXCEPT THEREFROM that portion lying outside the existing corporate City Limits of the City of Oregon City.

The entire legal description of the Downtown/North End Urban Renewal District Boundary is attached hereto to be re-recorded with the corrected legal description. This document relates back to Ordinance No. 90-1062, recorded on December 21, 1990, Clackamas County Deed Records, Fee No. 90-62748.

This correction duly adopted on motion by the City Commission this 17th day of April, 1991.

CITY OF OREGON CITY

  
DANIEL W. FOWLER, Mayor

ATTESTED this 17th day of April, 1991.

  
JEAN K. ELLIOTT, City Recorder





## URBAN RENEWAL DISTRICT BOUNDARY

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more or less, to the intersection with the Southeasterly extension of the Northeast line of Apperson Boulevard (County Road No. 1744, a 40 foot right-of-way at this point); THENCE Northwest along said Southeasterly extension and Northeast line of Apperson Boulevard a distance of 4400 feet, more or less, to the intersection with the South line of Forsythe Road (County Road No. 374, a 50 foot right-of-way); THENCE Easterly along the South line of said Forsythe Road a distance of 950 feet, more or less, to the intersection with the West line of Front Street (County Road No. 2370, a 50 foot right-of-way); THENCE North crossing said Forsythe Road a distance of 100 feet, more or less, to an angle point on the North line thereof; THENCE North and Northeast along the West line and North line of said Forsythe Road a distance of 445 feet, more or less, to a point on the East line of the Hiram Straight D.L.C. No. 42; THENCE North along the East line of said Straight D.L.C. No. 42 a distance of 200 feet, more or less, to the Southwest corner of the James Winston D.L.C. No. 69; THENCE North along the West line of said Winston D.L.C. No. 69 a distance of 310 feet, more or less, to the most Westerly Northwest corner thereof; THENCE East along the North line thereof a distance of 150 feet, more or less, to the Southwest corner of that certain tract of land conveyed to Clackamas County, State of Oregon, as recorded in Book 281, Page 467, Clackamas County Deed Records; THENCE North along the West line of said Clackamas County tract and its Northerly extension a distance of 450 feet, more or less, to a point on the Southerly bank of the Clackamas River; THENCE West and Southwest along the Southerly bank of said Clackamas River a distance of 6500 feet, more or less, to the intersection with the Easterly bank of the Willamette River; THENCE South and Southwest along the East bank of said Willamette River a distance of 7000 feet, more or less, to the intersection with the Northwesterly projection of the the centerline of a 10 foot alley between Lots 6 and 7 of Block 3 of the duly recorded plat of Oregon City (County Plat No. 123); THENCE Southeast along Northwesterly projection a distance of 35 feet, more or less, to a point on the Northwest line of Water Street (a 60 foot right-of-way, Vacated) THENCE Northeast along the Northwest line thereof a distance of 75 feet, more or less, to the intersection with the Northwesterly projection of the Southwest line of Lot 8 of said Block 3; THENCE Southeast along said Northwesterly projection and the Southwest line of said Lot 8 a distance of 165.00 feet to the most Southerly corner thereof; THENCE Northeast along the Southeast line of said Lot 8 a distance of 69.70 feet to the Southwesterly line of 5th Street (U.S. Hwy No. 99E); THENCE Southeast along the Southwesterly line of said 5th Street a distance of 105.00 feet to the intersection with the Northwest line of Main Street; THENCE Southwest along the Northwest line of said Main Street a distance of 149.70 feet to the intersection with the Northwesterly extension of the Northeasterly line of Lots 3 and 6 of Block 27 of said plat of Oregon City; THENCE Southeast along said Northwesterly extension and Northeast lines of Lots 3 and 6, a distance of 270.00 feet to the most Easterly corner of said Lot 3; THENCE continuing Southeast along the Southeasterly extension of the Northeast line of said Lot 3 a distance of 75 feet, more or less, to the Southeast line of McLoughlin Boulevard (U.S. Hwy. No. 99E); THENCE Southwest along the Southeast line of said McLoughlin Boulevard a distance of 2700 feet, more or less, to the most Northerly corner of that certain tract of land conveyed to Portland General Electric Company (PGE), as recorded in Book 209, Page 001 and Recorder Fee No. 83-5806, Clackamas County Deed Records; THENCE Southeast along the Northeast line of said PGE tract a distance of 120 feet, more or less, to an angle point; THENCE Southwest along the Southeast line of said PGE tract a distance of 75 feet, more or less, to an angle point; THENCE Southeast

Legal Description  
of  
Downtown/North End  
Urban Renewal District Boundary

11

A tract of land situated in Sections 20, 21, 29, 30, 31, and 32 in Township 2 South, Range 2 East; Section 36 in Township 2 South, Range 1 East; Section 1 in Township 3 South, Range 1 East; and Section 6 in Township 3 South, Range 2 East; of the Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

**BEGINNING** at the intersection of the Southeast line of High Street (a 60 foot right-of-way) and the Southwest line of 6th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 6th Street, a distance of 2700 feet, more or less, to the intersection with the Southeast line of Harrison Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Harrison Road a distance of 730 feet, more or less, to the intersection with the Northeast line of 8th Street (a 60 foot right-of-way); THENCE Northwest along the Northeast line of said 8th Street a distance of 1900 feet, more or less, to Southeast line of John Adams Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said John Adams Street a distance of 1560 feet, more or less, to the a point in the centerline of vacated 13th Street (74-34043, a 60 foot right-of-way); THENCE Southeast along said centerline of 13th Street a distance of 240.00 feet to a point in the centerline of vacated Jefferson Street (74-34043, a 60 foot right-of-way); THENCE Northeast along said centerline of Jefferson Street a distance of 304.00 feet to the Southwest line of 14th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 14th Street a distance of 30.00 feet to the intersection with the Southeast line of said Jefferson Street; THENCE Northeast along the Southeast line of Jefferson Street (not vacated) a distance of 660 feet, more or less, to the intersection with the Southwest line of 16th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 16th Street a distance of 270.00 feet to the intersection with the Southeast line of Madison Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Madison Street a distance of 120 feet, more or less, to the intersection with the South line of McLoughlin Avenue (a 60 foot right-of-way); THENCE Easterly along the South line of said McLoughlin Avenue a distance of 940 feet, more or less, to the intersection with the Southwest line of 18th Street (a 60 foot right-of-way); THENCE Southeasterly along the Southwest line of said 18th Street a distance of 1080 feet, more or less, to the intersection with the Southwesterly extension of the Southeast line of South Anchor Way (a 60 foot right-of-way); THENCE Northeasterly along said Southwesterly extension and said Southeast line of South Anchor Way a distance of 1200 feet, more or less, to the intersection with the Southerly line of Redland Road (a 60 foot right-of-way); THENCE Easterly along the Southerly line of said Redland Road a distance of 960 feet, more or less, to the intersection with the Northeast line of Trail's End Highway (Oregon State Hwy. No. 213, Oregon City Bypass, a variable width right-of-way); THENCE Northwest along the Northeast line of said Trail's End Highway a distance of 1200 feet, more or less, to the intersection with the Southeast line of Holcomb Road (County Road No. 354, a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Holcomb Road a distance of 210 feet,



## URBAN RENEWAL DISTRICT BOUNDARY

3

along the Northeast line of said PGE tract a distance of 260 feet, more or less, to a point on the Northwest line of South End Road (County Road No. 945, a 60 foot right-of-way); THENCE Southwesterly along the Northwest and West lines of said South End Road a distance of 4100 feet, more or less, to the intersection of the West line of said South End Road with the Southwesterly extension of the Southeast line of Barker Avenue (a 50 foot right-of-way), said line being also the Northwest line of the duly recorded plat of Lawton Heights (County Plat No. 289); THENCE N. 52° 55' E. along said Southwesterly extension a distance of 75 feet, more or less, to the East line of said South End Road; THENCE North and Northeast along the East and Southeast lines of said South End Road a distance of 4400 feet, more or less, to the intersection with the South line of said High Street; THENCE Southeast along the South line of said High Street a distance of 35 feet, more or less, to the intersection with the Southeast line thereof; THENCE Northeast along the Southeast line of said High Street a distance of 2750 feet, more or less, to the POINT OF BEGINNING.

EXCEPT THEREFROM that portion lying within the City Limits of the City of Gladstone.

EXCEPT THEREFROM that portion lying outside the existing corporate City Limits of the City of Oregon City.

STATE OF OREGON  
County of Clatsop  
I, John F. Kaufman, County Clerk for the County of Clatsop, do hereby certify that the instrument of conveyance referred to in the preceding plat is duly recorded.

91 APR 25 11:12:09



John F. Kaufman  
County Clerk  
Clatsop County, Oregon

91 18607

(Unrecorded)



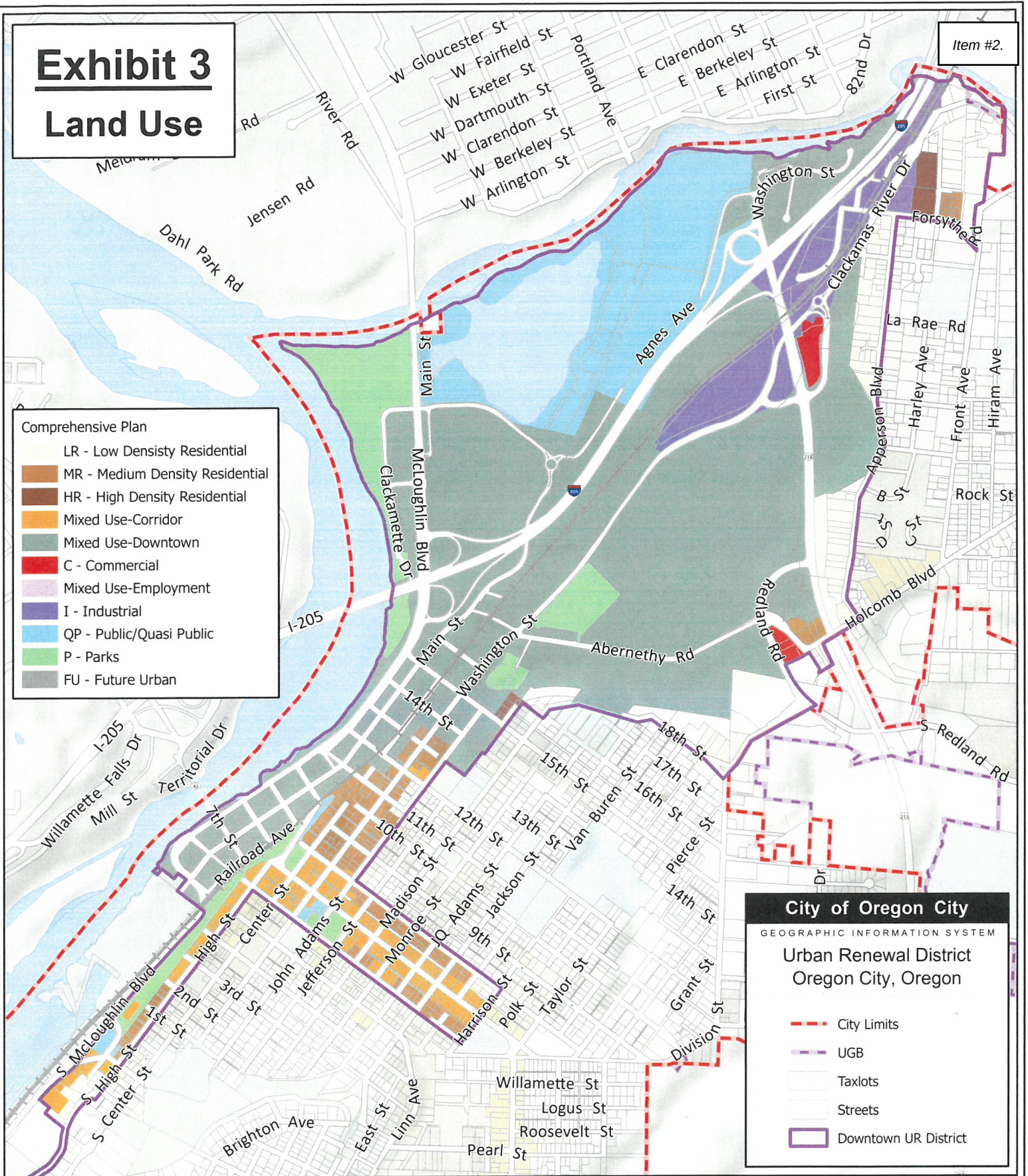
# Exhibit 3

## Land Use

Item #2.

### Comprehensive Plan

- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential
- Mixed Use-Corridor
- Mixed Use-Downtown
- C - Commercial
- Mixed Use-Employment
- I - Industrial
- QP - Public/Quasi Public
- P - Parks
- FU - Future Urban



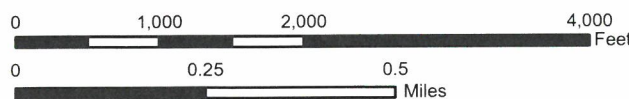
### City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

### Urban Renewal District Oregon City, Oregon

- City Limits
- UGB
- Taxlots
- Streets
- Downtown UR District

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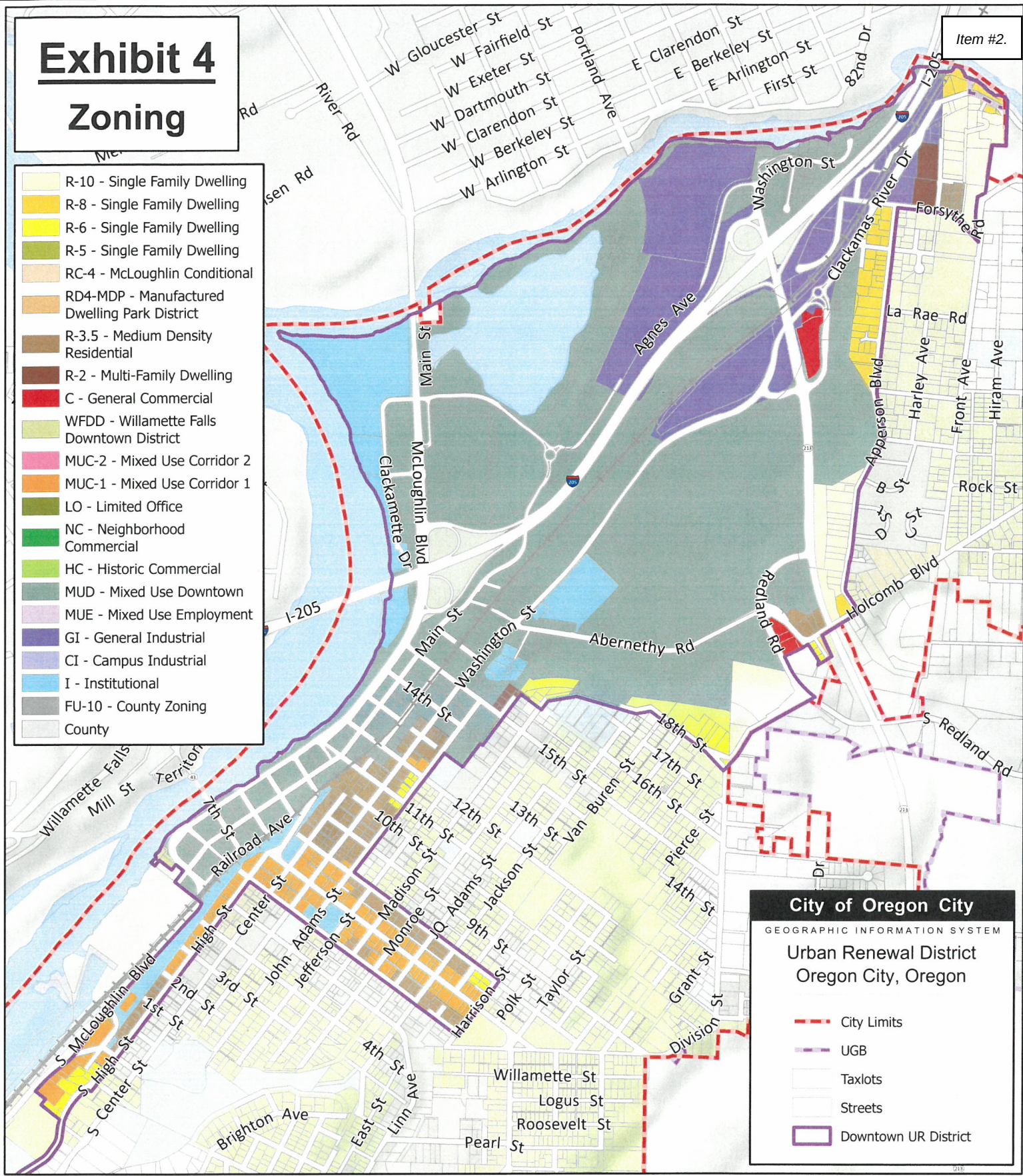
Plot date: July 19, 2022  
Plot name: Exhibit 3 - UR District with Comp - 8x10P - 202207  
Map name: Urban Renewal District with Comp - Urban Renewal



# Exhibit 4

## Zoning

- R-10 - Single Family Dwelling
- R-8 - Single Family Dwelling
- R-6 - Single Family Dwelling
- R-5 - Single Family Dwelling
- RC-4 - McLoughlin Conditional
- RD4-MDP - Manufactured Dwelling Park District
- R-3.5 - Medium Density Residential
- R-2 - Multi-Family Dwelling
- C - General Commercial
- WFDD - Willamette Falls Downtown District
- MUC-2 - Mixed Use Corridor 2
- MUC-1 - Mixed Use Corridor 1
- LO - Limited Office
- NC - Neighborhood Commercial
- HC - Historic Commercial
- MUD - Mixed Use Downtown
- MUE - Mixed Use Employment
- GI - General Industrial
- CI - Campus Industrial
- I - Institutional
- FU-10 - County Zoning
- County

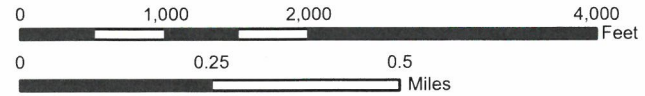


**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM

**Urban Renewal District**  
**Oregon City, Oregon**

- City Limits
- UGB
- Taxlots
- Streets
- Downtown UR District

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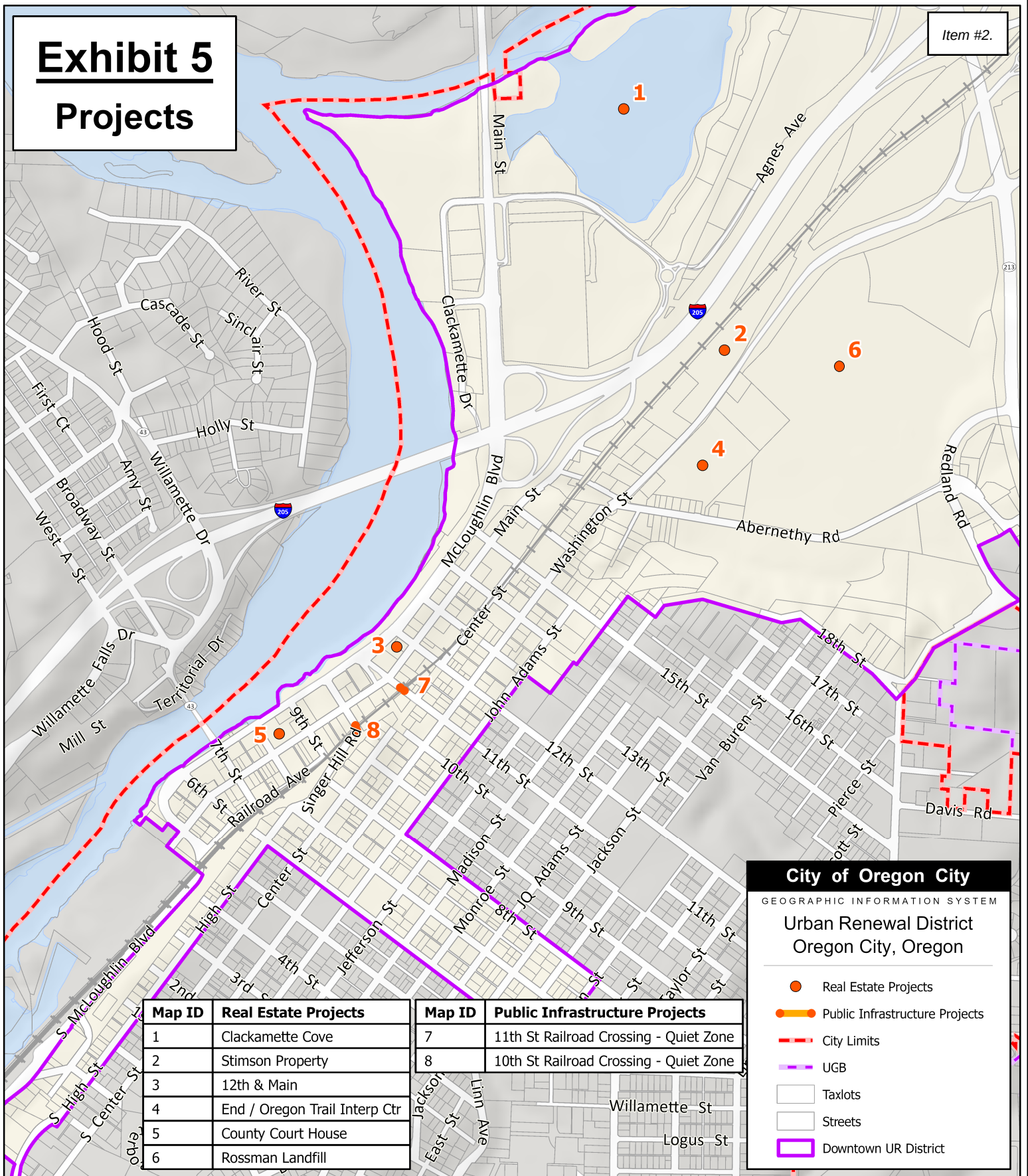
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# Exhibit 5 Projects

Item #2.



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City of Oregon City  
GEOGRAPHIC INFORMATION SYSTEM  
Urban Renewal District  
Oregon City, Oregon

City Limits

UCB

Downtown UR District

Urban Renewal Properties

City Owned Properties

Clackamas County Properties

Private Properties

Properties of Interest

Exhibit 6

Properties

| Map ID | APN           | Owner | Address            |
|--------|---------------|-------|--------------------|
| 1      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 2      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 3      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 4      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 5      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 6      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 7      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 8      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 9      | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 10     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 11     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 12     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 13     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 14     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 15     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 16     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 17     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 18     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 19     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 20     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 21     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 22     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 23     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 24     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 25     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 26     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 27     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 28     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 29     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 30     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 31     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 32     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 33     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 34     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 35     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 36     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 37     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 38     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 39     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 40     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 41     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 42     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 43     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 44     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 45     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 46     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 47     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 48     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 49     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 50     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 51     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 52     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 53     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 54     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 55     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 56     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 57     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 58     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 59     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 60     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 61     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 62     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 63     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 64     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 65     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 66     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 67     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 68     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 69     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |
| 70     | 2-2E-20-01300 | URA   | 1795 WASHINGTON ST |

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0 1,000 2,000 4,000

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Print date: July 19, 2022  
Project: District Properties - 11417L - 20220719.pdf  
Map name: Urban Renewal District Properties - Urban Renewal District maps.aprx

Item #2.

Page 68



**EXHIBIT 7 PROPERTIES****Table 1: Publicly Owned Property (with status as of June 30, 2022)**

| Tax Map   | Tax Lot | Property Description                                | Acquisition Status                                          |
|-----------|---------|-----------------------------------------------------|-------------------------------------------------------------|
| 2-2E-29   | 3600    | Clackamette Cove – 52.85 acres                      | URD Own/Undeveloped                                         |
| 2-2E-29   | 2800    | Clackamette Cove – 4.4 acres                        | URD Own/Undeveloped                                         |
| 2-2E-29   | 3700    | Clackamette Cove – 2.60 acres                       | URD Own/Undeveloped                                         |
| 2-2E-29   | 3000    | Clackamette Cove – 2.79 acres                       | URC Own/ Undeveloped                                        |
| 2-2E-29   | 3100    | Clackamette Cove - .91 acres                        | URC Own/ Undeveloped                                        |
| 2-2E-29   | 3200    | Clackamette Cove - 1.00 acres                       | URC Own/ Undeveloped                                        |
| 2-2E-29   | 3300    | Clackamette Cove - .90 acres                        | URC Own/Undeveloped                                         |
| 2-2E-29   | 3400    | Clackamette Cove – 3.16 acres                       | URC Own/ Undeveloped                                        |
| 2-2E-29   | 1100    | Clackamette Cove – 5.22 acres                       | URC Own/ Undeveloped                                        |
| 2-2E-29   | 3800    | Clackamette Cove - .50 acres                        | URC Own/ Undeveloped                                        |
| 2-2E-29   | 3500    | Clackamette Cove – 1.24 acres                       | URC Own/ Undeveloped                                        |
| 2-2E-29   | 1402    | Stimson Property (1795 Washington St)<br>6.83 acres | URC Own/Existing<br>Structure/Further<br>Development Needed |
| 2-2E-30DD | 4800    | 12 & Main - .27 acre                                | City Own/vacant lot/<br>Undeveloped                         |
| 2-2E-30DD | 4900    | 12 & Main - .16 acre                                | City Own/vacant lot/<br>Undeveloped                         |
| 2-2E-31AB | 4400    | 807 Main St. - .94 acre                             | County Own/County<br>Court House/To be<br>vacated           |
| 2-2E-29CA | 500     | 1726 Washington St. – 7.65 acres                    | End of the Oregon Trail                                     |
| 2-2E-29CA | 1500    | 1726 Washington St - .43 acres                      | End of the Oregon Trail                                     |
|           |         | Riverwalk P (falls access and viewing)              | City owned                                                  |

**Table 2: Private Property of Interest (with status as of June 30, 2022)**

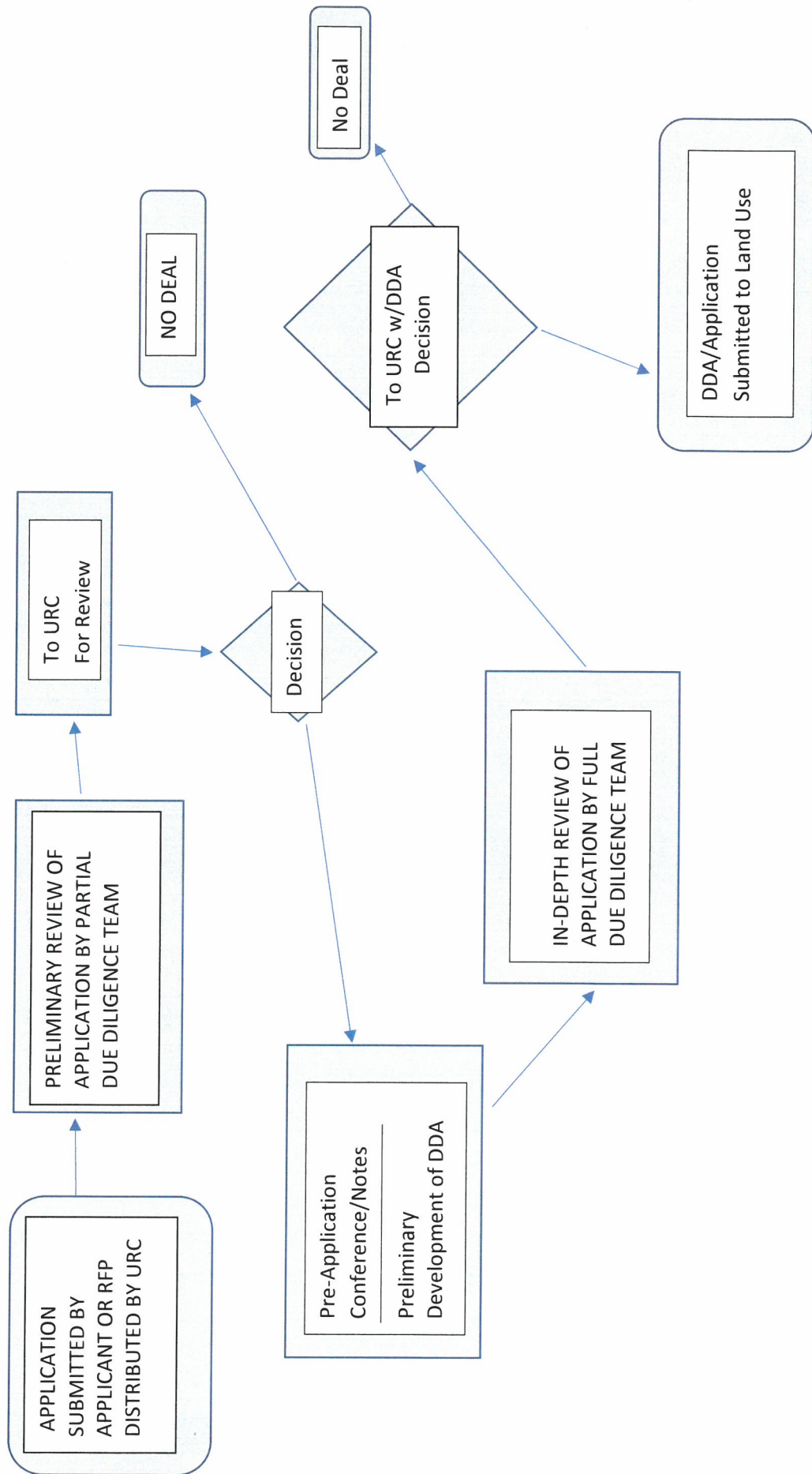
| Tax Map | Tax Lot | Property Description                                                           | Acquisition Status                     |
|---------|---------|--------------------------------------------------------------------------------|----------------------------------------|
| 2-2E-29 | 902     | Rossmann Landfill (Park Place Dev.,<br>Inc.) – 1105 Abernethy RD – 65.53 acres | Private<br>Ownership/Under<br>Contract |

**Table 3: Infrastructure Projects (with status as of June 30, 2022)**

| Name                          | Tax Lot | Property Description                                                             | Acquisition Status                                                                   |
|-------------------------------|---------|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Quiet Zone                    | N/A     | Railroad Track Crossings at 10 <sup>th</sup> and<br>11 <sup>th</sup> Streets     | Union Pacific Railroad<br>Owner/Federal Funding<br>Approved. Local Match<br>Required |
| McLoughlin Blvd.<br>to Tunnel | N/A     | 6 <sup>th</sup> Street/McLoughlin through Tunnel<br>to Tumwater Drive/McLoughlin | To be completed                                                                      |
| Main Street                   | N/A     | From 10 <sup>th</sup> to 15 <sup>th</sup> Street                                 | To be completed                                                                      |



# Framework for Decision-Making Urban Renewal Project Procedures Diagram





# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** Urban Renewal Commission  
**From:** Executive Director Tony Konkol

**Agenda Date:** 12/21/2022

### SUBJECT:

Urban Renewal Agency Ballot Measure to Authorize Borrowing of Funds to Implement Urban Renewal Projects

### STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission (“URC”) review and provide direction to staff regarding the proposed ballot measure to authorize the borrowing of funds to implement the urban renewal projects identified in the plan.

### EXECUTIVE SUMMARY:

The Urban Renewal Commission is in the process of updating the urban renewal plan and has identified a project list to be completed through the urban renewal program. Completion of the projects identified within the proposed plan will require the issuance of debt. The debt will be paid for from the existing tax increment revenue that the district is currently collecting. The applicable section of the Oregon City Charter, section 59, requires that:

“A. Bonded indebtedness issued by the Agency after the effective date of this section shall either:

- (i) Be approved by the voters of the city”

The Urban Renewal Commission has identified the May 16, 2023 election as a potential date for the voter approved authorization to borrow the funds to be on the ballot. Staff is requesting that the Urban Renewal Commission provide direction to staff on how the ballot measure should be prepared and presented to the voters.

### BACKGROUND:

The Urban Renewal Commission is required by the Oregon City Charter to receive voter approval prior to issuing any debt. The URC has generally discussed the ballot measure and what should be sent to the voters; the entire plan, individual projects, or the authority to borrow funds as example. The ballot measure caption is limited to 10



words, the question is limited to 20 words and the summary is limited to 175 words. In addition to URC approval, City Commission approval is necessary to place the measure on the ballot.

#### MAY ELECTION TIMELINE:

The following is the timeline to place a measure on the ballot for the May 16, 2023 election.

The SEL 802 form must be filed with Clackamas County Elections with final ballot measure language by Thursday, March 16, 2023.

The proposed ballot measure must be filed with the City Recorder (approved by the City Commission) by Friday, February 24, 2023. There is a 7-day appeal period of the ballot measure once it is approved/filed.

The City Commission will have meetings on February 15, 2023, and February 1, 2023. Additional meetings may be scheduled as necessary.

An example ballot measure is:

Caption: Authorize the Urban Renewal Agency to borrow funds for projects (10/10 words)

Question: Shall Urban Renewal be authorized to borrow up to \$35 million to complete projects identified in the Urban Renewal Plan? (20/20 words)

Summary: The Oregon City Urban Renewal Plan has identified projects that will meet the goals and objectives of the plan to improve livability, increase tourism and recreation opportunities, and provide for infrastructure investment on blighted properties in downtown Oregon City. The Urban Renewal Commission has identified three priority projects, the Rossman Landfill cleanup and redevelopment, development and mitigation projects at the Cove, and redevelopment of the old Stimson Property on Washington Avenue. The remaining projects identified in the Urban Renewal Plan are improvements and investments in the County Court House, the End of the Oregon Trail Interpretive Center, a downtown railroad crossing Quiet Zone and new development on the publicly owned 12<sup>th</sup> and Main Street property.

This measure would authorize the Urban Renewal Agency to borrow up to \$35 million to complete the priority projects identified in the Plan. The Urban Renewal Agency expects to repay the borrowed money over 20 to 30 years with existing tax increment revenues currently being collected by the urban renewal district. This measure will not result in additional property taxes. (175/175 words)

Section 59 of the Oregon City Charter is included below for reference. The Court of Appeals affirmed the Clackamas County Circuit Court decision, finding that section 59.E of the Oregon City Charter is preempted and, in the words of the court:

"we affirm the trial court, concluding that section 59E is preempted by ORS chapter 457, that ORS chapter 457 does not violate the city's home rule, and that nothing of section 59E survives that conclusion."

#### Oregon City Charter Section 59 – Urban Renewal Agency

The urban renewal agency of the city (the "Agency") shall not issue bonded indebtedness after the effective date of this section unless the bonded indebtedness complies with the restrictions of this section. The commission shall not approve any amendment to an urban renewal plan after the effective date of this section unless the plan requires that bonded indebtedness issued to carry out the plan be issued in compliance with the restrictions of this section.

A. Bonded indebtedness issued by the Agency after the effective date of this section shall either:

- (i) Be approved by the voters of the city;
- (ii) Be issued to refund lines of credit, bonds or other borrowings that were executed before the effective date of this section; or,
- (iii) Be issued to finance written commitments of the Agency that were entered into before the effective date of this section.

B. Each urban renewal plan of the Agency that exists on the effective date of this section is hereby amended to add the following provision: "No bonded indebtedness shall be issued under this plan except in compliance with the requirements of the Charter of the City of Oregon City. Any amendment of the preceding sentence must be approved by a non-emergency ordinance of the city."

C. For purposes of this section "bonded indebtedness" has the meaning defined for that term in ORS 310.140(3), as that section of the statutes exists on the date this section of the charter is approved by the voters of the city. That statute defines "bonded indebtedness" to mean "any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future."

D. This section shall not limit the Agency's rights or obligations under any lines of credit, bonds or other borrowings that were executed prior to the effective date of this section.

E. After June 30, 2016, the City of Oregon City, the Urban Renewal Agency of the City of Oregon City, or any agency created in whole or in part by the city, whether acting alone or in concert with other persons, entities or agencies:

- (a) Shall not finance, or authorize the financing of, any urban renewal plan or project, in whole or in part, with tax increment financing revenues.
- (b) Shall not borrow or spend, or authorize the borrowing or spending of, money to buy land or property for the purpose of urban renewal, or the development of property not owned by the city.
- (c) Shall use any and all existing tax increment revenues solely for the purpose of retiring existing Urban Renewal Agency debt.

(Res. No. 12-27, adopted by voters at the City election held November 6, 2012; Charter Ord. of 6-30-16; Res. No. 16-25, adopted by voters at the City election held November 8, 2016 which added part E. to



Section 59. Clackamas County Court Case #16CV42887 declared that part E. of Section 59 is unenforceable as preempted by state law)

**OPTIONS:**

1. Staff recommends that the Urban Renewal Commission review and provide direction to staff regarding the proposed ballot measure.



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### DRAFT MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, September 21, 2022 at 5:45 PM

#### **6:00 PM - URBAN RENEWAL COMMISSION MEETING**

#### **CALL TO ORDER**

*Vice Chair Neeley convened the meeting at 6:12 PM.*

#### **ROLL CALL**

**PRESENT: 5 -** Commissioner Rocky Smith, Commissioner Doug Neeley, Commissioner Shawn Cross, Commissioner Adam Marl, Commissioner Denyse McGriff

**ABSENT: 1 -** Commissioner Frank O'Donnell

**STAFFERS: 7 -** City Manager Tony Konkol, Community Development Director Aquilla Hurd-Ravich, Economic Development Director James Graham, Public Works Director John Lewis, Human Resources Director Patrick Foiles, City Recorder Jakob Wiley, Assistant City Recorder Angelique Nomie

#### **CITIZEN COMMENTS**

*There were no citizen comments.*

#### **DISCUSSION ITEM**

1. RestorCap Update on the Potential of Mitigation Banking or a Restoration Project at Clackamette Cove

*Tony Konkol, City Manager, introduced Amanda McCarthy and Robert Marinai, representatives of RestorCap, who offered a presentation on the company's project at Clackamette Cove. Mr. Graham also observed that the City had entered into a Letter of Interest (LOI) with RestorCap regarding this project approximately one year ago, that the LOI was about to expire, and that City Staff recommended that the Urban Renewal Commission (URC) consider renewing it.*

*Amanda McCarthy of RestorCap offered a presentation with updated data and recommendations for the ecological restoration and property development goals at Clackamette Cove.*

*Commissioner Neeley asked a question about the meaning of "residence time" in the presentation. Ms. McCarthy explained that this term refers to how long particular water particles remain in the Cove. Ms. McCarthy explained that in its current state, the water's residence time in the Cove is nearly endless. Commissioner Neeley also asked whether there are springs under the cove, and Ms. McCarthy explained that deep water springs from the old quarry do exist at the site.*

*Commissioner Adam Marl asked for clarification on why chemical, biological, and mechanical controls were not an option for the project. Ms. McCarthy explained that biological controls tended to interfere*



*unpredictably with the preexisting ecosystem. She also explained that chemical controls would be unlikely to gain regulatory approval because the Cove is open to a moving body of water, and that mechanical filtration controls would be ineffective because of the small size of the problematic algae cysts.*

*Commissioner McGriff asked whether the breach made to Clackamette Cove exacerbated the area's ecological problems. Ms. McCarthy explained that the current problems with sediment deposit stem more from factors including the flood in 1996 and the sediment replenishment that Portland General Electric (PGE) is engaging in below the dam.*

*Commissioner McGriff asked a question about pursuing property development along the Cove at the same time as pursuing the ecological measures outlined in RestorCap's presentation. Ms. McCarthy suggested that in order to expedite development, it would be appropriate to start by investigating regulatory permits from the Department of Environmental Quality (DEQ), and the conditions of the City's Prospective Purchaser Agreement (PPA).*

*Commissioner Neeley asked if there was any temperature stratification in the Cove. Ms. McCarthy explained that data showed the Cove is colder at the bottom but that its margins are becoming warmer. Commissioner Neeley also asked whether vertical circulation could be increased in the Cove. Ms. McCarthy explained that RestorCap was not currently considering aerators, dredging or pumps because these methods would need to be repeated perpetually and would not create a permanent restoration of the site, which is RestorCap's goal.*

*Commissioner Neeley asked a question about the maintenance needs of the floating islands described in the presentation. Ms. McCarthy explained that case studies show floating island systems maintain strong longevity, and that their plant growth often creates self-perpetuating natural systems.*

**Motion made by Commissioner McGriff, seconded by Commissioner Marl, to continue the LOI with RestorCap on the Clackamette Cove restoration project, and to allow the pursuance of permits and funding to begin development on the site. The motion passed by the following vote:**

**Yea: 5 – Commissioner Smith, Commissioner Cross, Commissioner Marl, Commissioner McGriff, Commissioner Neeley**

## 2. Minutes of the December 1, 2021 Urban Renewal Commission Meeting

**Motion made by Commissioner McGriff, seconded by Commissioner Marl, to approve the Minutes of the December 1, 2021 Urban Renewal Commission Meeting. The motion passed by the following vote:**

**Yea: 5 – Commissioner Smith, Commissioner Neeley, Commissioner Cross, Commissioner Marl, Commissioner McGriff**

## COMMUNICATIONS

*There were no further communications.*

## ADJOURNMENT

*Vice Chair Neeley adjourned the meeting at 7:05 PM.*

Respectfully submitted,

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Jakob S. Wiley, City Recorder



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### DRAFT MINUTES

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**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City**  
**Wednesday, October 05, 2022 at 6:00 PM**

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#### CALL TO ORDER

*Chair O'Donnell convened the meeting at 6:05 PM.*

#### ROLL CALL

**PRESENT: 5 -** Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Rocky Smith, Vice Chair Doug Neeley, Chair Frank O'Donnell

**ABSENT: 1 -** Commissioner Shawn Cross

**STAFFERS: 9 -** City Manager Tony Konkol, City Recorder Jakob Wiley, Executive Assistant to the City Manager, Economic Development Manager James Graham, Finance Director Matt Zook, Public Works Director John Lewis, Human Resources Director Patrick Foiles, Economic Development Coordinator Ann Griffin, Assistant City Recorder Angelique Nomie

#### CITIZEN COMMENTS

*There were no citizen comments.*

#### DISCUSSION ITEM

##### 1. Work Session/Retreat - Updating the Urban Renewal Plan – Project Identification

*James Graham, Economic Development Manager, introduced the meeting topic, which was to select and prioritize Urban Renewal Commission (URC) projects to be included in the updated Urban Renewal Plan. He offered a summary of work toward this goal at previous meetings and specially invited Commissioner O'Donnell to offer his selection of projects, since he was the only commissioner who did not have the opportunity to do so at a recent meeting.*

*Commissioner O'Donnell reported that he was largely in agreement with Commissioner Neely's selections from the previous URC meeting and that he also approved of the Stimson and Cove projects. He spoke in favor of pursuing projects on City-owned or URC-owned properties which could be completed with a comparatively brief turnaround. He also advised that the URC not be held back from progress by prospective lawsuits.*

*Commissioner O'Donnell asked whether the URC Plan's maximum indebtedness had been adjusted for inflation. Matt Zook, Finance Director explained that it had not.*

*Mr. Graham observed that the recent finance report necessitated either selecting smaller projects to be completed in one stage, or larger projects to be carried out over a longer period in two stages.*

*Commissioner O'Donnell said that he did not feel prepared to make a final selection of projects without seeing the financial breakdown of each option. Mr. Graham said that updated financials had been offered earlier in 2022 but that they were necessarily inexact because there were many unknowns about the*



projects.

Commissioner Smith suggested that the project list not be prioritized. Instead, he suggested selecting several projects and waiting to see which ones turned out to be feasible.

Commissioner Neely asked for clarification about the extent of the URC's involvement with the Quiet Zone project, because the recently passed Infrastructure Bill was slated to support this project. He suggested prioritizing the Rossman Landfill project because it would become a driver for other projects by creating revenue.

Commissioner Marl agreed with Commissioner Neeley's prioritization of the Rosman Landfill project. He also observed that though the estimated cost of the Rosman Landfill project was rising due to inflation, the developers were working to obtain funds from many sources.

Tony Konkol, City Manager, observed that the question of whether to prioritize the project list would affect a URC ballot measure. He suggested that if the URC did not want to prioritize projects, a ballot measure would probably need to request permission for maximum indebtedness. If the ballot measure were to request a smaller amount of money, then the URC plan would probably be forced to prioritize the project list, because there would not be enough funds for all the projects.

Commissioner Neely suggested that the ballot measure needs to offer specific projects if it is to gain voter approval.

Commissioner O'Donnell suggested prioritizing projects by net expenditure, time frame, and return on investment. He also expressed the opinion that the URC needs to take initiative in selecting projects rather than waiting to see which proposals appear.

There was discussion about how to keep the URC driving decisions while also waiting for the details of developers' proposals. For example, Commissioner McGriff suggested a multi-pronged approach in which the URC Plan would offer a list of projects that were unprioritized, but with financial estimates attached.

Commissioner Neely observed that prioritizing the Cove and Stimson properties would be valuable because they are City-owned properties which could give a strong return on investment.

There was discussion about the relative merits of engaging in large, impactful projects versus engaging in concurrent smaller projects. There was also discussion about balancing the need for flexibility with the need for bringing specific, detailed requests to the community.

Mr. Graham reiterated that URC ballot measures would consist of asking the community for permission to borrow money and warned against becoming too tied to very specific project proposals in a ballot measure.

Commissioner Marl suggested that prioritizing the Rossman, Cove, and Stimson projects would allow the URC to give voters a certain degree of specificity while also providing the URC with flexibility to pursue what turned out most viable from that list.

Mr. Konkol pointed out that even if the current Rossman Landfill site project proposal fell through, there would still be a need invest in that site to make it developable. He observed consensus on a request for budget range estimates and brief descriptions for the Stimson, Rossman, and Cove projects, and offered to add an estimate for the 12<sup>th</sup> and Main project to offer more flexibility while continuing to focus on City-owned properties. Mr. Konkol suggested that this information could likely be ready by the next URC meeting in October or the first URC meeting in November.

## 2. Minutes of the May 5, 2022 URC Retreat

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Motion made by Commissioner McGriff, seconded by Commissioner Smith, to approve the Minutes of the May 5, 2022 Urban Renewal Commission Meeting. The motion passed by the following vote:

Yea: 5 – Commissioner Marl, Commissioner McGriff, Commissioner Smith, Commissioner Neeley, Commissioner O'Donnell

## COMMUNICATIONS

*There were no additional communications.*

## ADJOURNMENT

*Chair O'Donnell adjourned the meeting at 7:10 PM.*

Respectfully submitted,

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Jakob S. Wiley, City Recorder





# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### DRAFT MINUTES

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**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City**  
**Monday, October 17, 2022 at 6:00 PM**

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#### CALL TO ORDER

*Chair O'Donnell convened the meeting at 6:04 PM.*

#### ROLL CALL

**PRESENT: 6 -** Commissioner Shawn Cross, Commissioner Rocky Smith, Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Doug Neely, Commissioner Frank O'Donnell

**STAFFERS: 8 -** City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Finance Director Matt Zook, Assistant City Recorder Angelique Nomie, Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Public Works Director John Lewis

#### CITIZEN COMMENTS

*There were no citizen comments.*

#### DISCUSSION ITEM

##### 1. Amendment to RestorCap's Existing Letter of Interest (LOI)

*Tony Konkol, City Manager, provided the staff report. Mr. Konkol reviewed the prior discussion of the Clackamette Cove restoration. On October 14, 2022, a large developer approached the Urban Renewal Commission to develop the remainder of the property. This project could potentially assist in funding the ecological restoration of the Cove. Mr. Konkol asked to place a hold on RestorCap's proposed letter of interest until the developer's proposal can be developed.*

*Commissioner Smith raised concerns with the development of the property and issues with the first phase of the development citing retail space vacancies on Main Street*

*Commissioner McGriff emphasized that the commission had wanted to return to the original plan that included an amphitheater and retail on the first level. Commissioner McGriff suggested taking 60 days to investigate the developer and review the original concept of the development.*

*Commissioner Neeley asked about how RestorCap would be involved in the development. Mr. Konkol suggested that the funding generated from the development could be used for funding the restoration.*

*Commissioner Smith asked whether RestorCap had been in communication with any other developers. Mr. Konkol explained that no such communication had been presented.*

*Commissioner Marl wanted to be sure that mixed use would be included, and that the proposal should provide for that kind of development.*

*Commissioner O'Donnell asked if RestorCap is in the position to select the developer and if they have a preferred developer. He also asked about the business model for RestorCap and how they generate funding. Commissioner O'Donnell believed that the 60-day extension would allow the Commission time to vet the both the new proposal and to reevaluate the terms of RestorCap's ROI.*

*Robert Marinai, President of RestorCap, stated that RestorCap was not aware of the proposal until a few hours before the meeting. RestorCap's position is to reduce the density and generate funding for restoration of Clackamette Cove. Because no credits could be generated by the restoration, funding options are limited. Mr. Marinai suggested that the proposed \$1 million per year would not be workable.*

**Motion made by Commissioner McGriff, Seconded by Commissioner Neeley, to place a sixty-day hold on RestorCap's LOI as per staff suggestion, in order to evaluate the recent developer's proposal. The motion passed by the following vote:**

**Voting Yea: 5 – Commissioner McGriff, Commissioner Cross, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell**

**Abstaining: 1 – Commissioner Smith**

2. Minutes of the April 6, 2022 Urban Renewal Commission Meeting

**Motion made by Commissioner McGriff, Seconded by Commissioner Smith, to approve the minutes of the April 6, 2022, April 20, 2022, May 4, 2022, and May 16, 2022 Urban Renewal Commission Meetings. The motion passed by the following vote:**

**Voting Yea: 6 – Commissioner McGriff, Commissioner Cross, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, Commissioner Smith, Jr.**

3. Minutes of the April 20, 2022 Urban Renewal Commission Meeting

4. Minutes of the May 4, 2022 Urban Renewal Commission Work Session and Regular Meeting

5. Minutes of the May 16, 2022 Urban Renewal Commission Retreat

## COMMUNICATIONS

*James Graham, Economic Development Manager, discussed scheduling a meeting with the developer of the 10th and Main property. Commissioner Smith asked if the project had any issues. Mr. Graham noted that the developer, Willamette Stone, has until May 2023 to close on the deal and two tenants had approached the developer about the project. There was a consensus to have Willamette Stone come to a meeting to have a conversation.*

## ADJOURNMENT

*Chair O'Donnell adjourned the meeting at 6:41 PM.*

Respectfully submitted,

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Jakob S. Wiley, City Recorder





# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### DRAFT MINUTES

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**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City**  
**Wednesday, November 02, 2022 at 6:00 PM**

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#### CALL TO ORDER

*Chair O'Donnell called the meeting to order at 6:03 PM.*

#### ROLL CALL

**PRESENT: 6 -** Commissioner Adam Marl, Commissioner Rocky Smith, Commissioner Shawn Cross, Commissioner Denyse McGriff, Commissioner Doug Neely, Commissioner Frank O'Donnell

**STAFFERS: 8 -** City Manager Tony Konkol, Executive Assistant to the City Manager Lisa Oreskovich, Finance Director Matt Zook, Human Resources Director Patrick Foiles, Economic Development Coordinator Ann Griffin, Economic Development Manager James Graham, Assistant City Recorder Angelique Nomie, Police Captain Shaun Davis

#### CITIZEN COMMENTS

*Mr. Seth Henderson, resident of Portland and President of Summit Development Group, asked if the Commissioners had any questions regarding an email he sent on October 17, 2022 concerning his efforts to obtain federal and state grants and forgivable loans. He also requested the Commission's approval to work with Tony Konkol and James Graham to continue pursuing funding options. There was consensus that this item be placed on a future agenda.*

#### DISCUSSION ITEM

##### 1. Financial Consulting Firm RFQ For Urban Renewal Projects

*James Graham, Economic Development Manager, presented a draft Request for Quote (RFQ) created by City staff, for hiring a consulting firm to evaluate potential Urban Renewal projects and developers.*

*Commissioner McGriff asked whether the RFQ was intended to hire a consulting firm for the purpose of preparing information to present to the public in a future ballot measure. Mr. Graham explained that the consulting firm would be part of a due diligence committee to review potential projects subsequent to a ballot measure, not before it.*

*Commissioner O'Donnell asked whether developers would pay for the potential consultant. Mr. Graham explained that often the expense of the consulting fee is built into developers' quotes. Commissioner O'Donnell asked at which point in the process this would occur, and Mr. Graham explained that developers would pay or reimburse the cost of the consulting firm once a disposition and development agreement (DDA) is approved and after closing.*

*Commissioner McGriff asked a question about the process to select a consulting firm. Mr. Graham explained that the present issue was approval of the RFQ, and that interviewing respondents and considering costs would be the next steps toward selecting a candidate.*

*Commissioner Neeley asked whether each project the Urban Renewal Commission (URC) is pursuing would require review by the potential consulting firm. Mr. Graham explained that the consultant would be a part of each project, and that there would not be a need for a new RFQ for each project.*

*Mr. William Gifford, resident of Oregon City, was invited to offer comments regarding the matter under discussion. Mr. Gifford expressed concern that the proposal did not contain language about housing or commercial developments. Mr. Gifford also suggested that this effort ought to result in a ballot measure that the Commissioners will actively support, in order for projects to be a success.*

*There was discussion that creation of jobs and housing ought to go hand in hand in Urban Renewal projects.*

**Motion made by Commissioner McGriff, Seconded by Commissioner Neeley, to approve the draft Financial Consulting Firm RFQ for Urban Renewal Projects. The motion passed by the following vote:**

**Voting Yea: 6 – Commissioner McGriff, Commissioner Cross, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, Commissioner Smith**

## COMMUNICATIONS

*Tony Konkol, City Manager, explained two documents that he had provided to the Commission. The first document described the funding opportunities and process Summit Development Group was currently pursuing for the Rossman Landfill site project. The second document was a copy of the original letter Summit Development Group had sent to request URC funding for the project.*

*Mr. Konkol explained that the next URC meeting would cover allocating funds to projects in the Urban Renewal Plan and would also cover specific Urban Renewal ballot measure language.*

*There was discussion about whether the URC should meet on the evening of November 8, 2022, which coincided with Election Day. It was determined that not enough Commissioners were available to have a meeting on that evening.*

## ADJOURNMENT

*Chair O'Donnell adjourned the meeting at 6:35 PM.*

Respectfully submitted,

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Jakob S. Wiley, City Recorder