



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION - REVISED

MINUTES

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

CALL TO ORDER

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

ROLL CALL

PRESENT: 7 - Commissioner Rocky Smith, Commissioner Mike Mitchell, Commissioner Denyse McGriff, Commissioner Shawn Cross, Commissioner Adam Marl, Commissioner Doug Neeley, Commissioner Frank O'Donnell

STAFFERS: 8 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Finance Director Matt Zook, Human Resources Director Patrick Foiles, Assistant City Recorder Angelique Nomie, Community Development Director Aquilla Hurd-Ravich, Public Works Director John Lewis, Library Director Greg Williams

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Third Extension Request to RestorCap's Existing Letter of Interest

James Graham, Economic Development Manager, explained that RestorCap's existing letter of interest was to expire on December 22, 2022. Mr. Graham introduced Amanda McCarthy of RestorCap, who withdrew her organization's request to extend their Letter of Interest at this time because the Urban Renewal Commission's (URC) Plan was not yet finalized.

There was discussion reviewing the URC's former decision regarding declining to accept new developer submissions until the URC plan was complete.

2. Updating the Urban Renewal Plan – Plan Review/Approval

Mr. Graham summarized the updates within the proposed Draft 11th Amendment URC Plan and recommended that the URC adopt it. Commissioner Marl requested clarification on the plan's update on maximum indebtedness. Tony Konkol, City Manager, explained that the plan does not expand maximum indebtedness, but rather updates on the cost estimates of proposed projects.

Commissioner Cross asked for clarification on the plan's wording in regard to certain matters of allocation of funds, including replacing the term "earmarked" on page 18 with the term "estimated."

Mr. Konkol pointed out that the draft URC Plan included the entirety of Section 59 of the Oregon City Charter. Since the Court of Appeals had recently ruled Section 59-E unenforceable, staff requested guidance on the manner in which Section 59 should be referenced in the plan. William Kabeiseman, City Attorney, summarized the contents of Section 59-E, which, if enforced, would essentially shut down new

Urban Renewal projects. He furthermore explained that the ruling on Section 59-E put the rest of Section 59 in doubt, which could be an argument for removing that content from the URC Plan. There was discussion regarding the pros and cons of keeping Section 59 in the plan, removing it, or including it with annotations.

Motion made by Commissioner Mitchell, seconded by Commissioner McGriff, to modify the URC Plan as presented, to remove the text on Section 59-E and replace it with a citation as to the legal standing of that section. The motion passed by the following vote:

Yea: 6 – Commissioner Smith, Commissioner Mitchell, Commissioner McGriff, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell

Nay: 1 – Commissioner Cross

There was discussion about the appropriate level of specificity in the total amount the URC would be willing to spend as delineated in the draft plan.

Motion made by Commissioner McGriff, seconded by Commissioner Cross, to approve the 11th Amendment to the Urban Renewal Plan as amended. The motion passed by the following vote:

Yea: 7 – Commissioner Smith, Commissioner Mitchell, Commissioner McGriff, Commissioner Cross, Commissioner Marl, Neeley, Commissioner O'Donnell

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

Mr. Konkol explained that the City Charter required that bonded indebtedness be approved by the voters of the city, and that staff were requesting guidance on how the ballot measure should be prepared for potential inclusion on the May 16, 2023 ballot. Specifically, staff asked whether the URC wished to present voters with the entire Urban Renewal Plan, with projects from said plan, with a request for authority to borrow funds, or with some other specific type of ballot measure. Mr. Konkol also stated that in order to meet the May 16, 2023 deadline, the ballot measure would need to be brought to Clackamas County Elections by March 16, 2023 and filed with the city by February 24, 2023. Mr. Konkol offered a sample draft for such a ballot measure.

Commissioner Neeley suggested asking for a higher indebtedness limit in the ballot measure to avoid having to present another ballot measure in the near future to authorize more spending. Commissioner Mitchell expressed preference for putting borrowing limits on the ballot measure instead of presenting the whole URC Plan or specific projects.

Commissioner McGriff suggested that the term "Washington Avenue" be corrected to "Washington Street" in the ballot measure draft.

There was discussion about clarifying whether the URC was asking for approval of spending on the three specific projects mentioned in the ballot measure draft, or whether the permission would cover additional projects. There was consensus that the ballot measure ought to preserve flexibility of project selection for the URC.

Motion made by Commissioner Neeley to raise the amount of maximum indebtedness requested in the draft ballot measure. The motion was not seconded.

There was discussion about whether the URC would prefer to request 35 million or 44 million on the ballot measure. There was consensus that cash on hand should be included in calculations when deciding what specific number to place on the ballot measure.

Commissioner Mitchell suggested that the term "Downtown Oregon City" be clarified in the ballot measure draft, because the Urban Renewal Zone encompasses a greater area than downtown Oregon City.

It was decided that staff would craft another draft ballot measure, taking into account the above preferences and corrections, to present to the URC for approval at a future meeting.

4. Minutes of the September 21, 2022 Urban Renewal Commission Meeting

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to approve the Minutes of the September 21, October 5, October 17, and November 2, 2022 Urban Renewal Commission Meetings. The motion passed by the following vote:

Yea: 7 – Commissioner Smith, Commissioner Mitchell, Commissioner McGriff, Commissioner Cross, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell

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

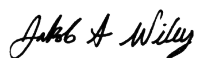
COMMUNICATIONS

There were no further communications.

ADJOURNMENT

Chair O'Donnell adjourned the meeting at 7:07 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder