



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, December 07, 2022 at 6:00 PM

CALL TO ORDER

Chair O'Donnell called the meeting to order at 6:02 PM.

ROLL CALL

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

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

CITIZEN COMMENTS

Paul Edgar, citizen of Oregon City, expressed concern about the return on investment of funds dedicated to Urban Renewal. He suggested that these funds could otherwise have been invested in causes such as education, social services, and public safety, and that therefore it is vital that the Urban Renewal Commission (URC) use their funds on projects that benefit the community as much as those other departments do.

DISCUSSION ITEM

1. Update the Urban Renewal Plan – Project Choices

Tony Konkol, City Manager presented a project list for the updated URC Plan, which included cost estimates and draft descriptions for projects under consideration. The proposal discussed the following projects: development of the Rossman Landfill site; the Clackamette Cove area; the Stimson property; the County Courthouse; End of the Oregon Trail Interpretive Center; and the Quiet Zone project.

Commissioner O'Donnell asked whether staff were aware of any private individuals interested in developing properties contained within the proposal. Mr. Konkol said that there was an individual who was interested in the Stimson property, but that the URC had chosen not to accept unsolicited development proposals until establishing their own goals for these properties in the new URC plan.

Commissioner O'Donnell invited Seth Henderson of Portland, who was present at the meeting, to discuss the Rossman Landfill site proposed project. Mr. Henderson emphasized that his organization, Summit Development, had not simply asked for \$30 million, but rather up to \$30 million; it is the URC's prerogative to decide how much they would choose to invest in the project. Mr. Henderson also explained that funds received would be spent on remediating the environmental conditions of the site and on geological research.

Commissioner Neeley clarified that the Stimson property is located on a floodplain, and for that reason Urban Renewal funds would be vital in making it a buildable site.

Commissioner Neeley asked a question about the funding sources for the Quiet Zone project. Mr. Konkol clarified that part of the funding came from the City and part from the Federal Government.

Commissioner Mike Mitchell expressed his priorities among the proposed URC projects, giving highest priority to the Rossman landfill development project, followed by the Courthouse, Stimson, and Quiet Zone projects.

Commissioner McGriff asked James Graham, Economic Development Manager to review the URC Plan process up to the current point, and he did so, summarizing discussion since August on narrowing down project choices, and maintaining decision-making authority on projects and developers.

Commissioner O'Donnell asked how the Stimson and Cove projects would progress if approved, since they currently did not have proposals attached. He suggested that meetings ought to be pursued to discuss proposals. Commissioner McGriff said that the URC Plan needed to be amended first in order to solicit proposals.

Mr. Konkol explained that the purpose of the current meeting was to reach agreement on which projects to pursue, and at what range of investment, in order to give that information to voters as a ballot measure.

Commissioner Neeley asked whether all the proposed projects were to be offered on the same ballot measure. Mr. Konkol explained that the exact content and verbiage of the ballot measure were a matter for future discussion.

There was discussion about pros and cons of accepting proposals from private individuals for development of URC properties in the interest of saving money.

Motion made by Commissioner Shawn Cross, seconded by Commissioner McGriff, to approve the updated URC Plan Project List as proposed. The motion passed by the following vote:

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

Commissioner Marl asked a question about how long it would take to prepare a measure for the May ballot. Mr. Konkol offered to obtain that information for the next meeting.

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

Motion made by Commissioner McGriff, seconded by Commissioner Cross, to approve the Minutes of the July 6, 2022, August 9, 2022, and September 7, 2022 Urban Renewal Commission Meetings as corrected. The motion passed by the following vote:

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

Abstain: 1 – Commissioner Mitchell

3. Minutes of the August 9, 2022 Urban Renewal Commission Retreat

4. Minutes of the September 7, 2022 Urban Renewal Commission Meeting

COMMUNICATIONS

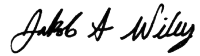
Commissioner McGriff clarified that funds allocated to the Urban Renewal District came from a different source than funds allocated to education, and that that these various allocations were the decisions of the

State, not the City. Commissioner McGriff emphasized the importance of Urban Renewal funding, and that it was not taking away from potential education funding.

ADJOURNMENT

Chair O'Donnell adjourned the meeting at 6:53 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder