



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, December 02, 2020 at 6:00 PM

6:00 PM - REGULAR MEETING OF THE URBAN RENEWAL COMMISSION

Convene Meeting and Roll Call

Chair Frank O'Donnell called the meeting to order at 6:05 PM.

Present: 6 - Commissioner Frank O'Donnell, Commissioner Denyse McGriff, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith, Jr., Commissioner Shawn Cross and Commissioner Doug Neeley

Staffers: 5 - City Manager Tony Konkol, City Recorder Kattie Riggs, Interim Finance Director Ryan Bredehoeft, Economic Development Manager James Graham and Assistant to the City Manager Lisa Oreskovich

Citizen Comments

There were no citizen comments.

Discussion Items

1. Environmental Mitigation Bank

Tony Konkol, City Manager, provided background as to what was discussed at the last Urban Renewal Commission meeting regarding mitigation banking at the Clackamette Cove. He proceeded by explaining the next steps including an option to engage with a partner for an environmental mitigation banking program. If the Commission wanted to proceed with a program, would they want to re-engage with RestoreCap or another entity. Mr. Konkol continued to explain what the program might look like, what would need to be done, and who might pay for that work.

Commissioner Neeley asked if Oregon City retains the plans from the last Cove proposal and Mr. Konkol indicated the City does retain some plans but not all of them.

Commissioner McGriff asked how much work had been previously done by RestoreCap. Mr. Konkol indicated he was not sure of the amount of work product that had been completed. Commissioner McGriff felt RestoreCap should honor the prior agreement and complete the work.

Commissioner O'Donnell asked about the sale of any lots that could be affected by the mitigation effort and Mr. Konkol indicated that those properties had been previously identified.

Jerry Herrmann, resident of Gladstone, expressed his support for the City re-engaging in this process and urged the Commission to move ahead and get in the cue, as other municipalities are looking to engage entities such as RestoreCap, on environmental projects. Commissioner O'Donnell asked Mr. Herrmann if RestoreCap was the only environmental banker other municipalities were dealing with and he indicated there are multiple entities that provide the service that could potentially be engaged.

Commissioner Neeley asked if the other municipalities have distinct projects in mind and Mr. Herrmann indicated they do and provided examples. Mr. Herrmann also indicated the water quality issues of the Cove certainly qualify as a project that is suitable for environmental mitigation banking.

William Gifford, resident of Oregon City, expressed his support of addressing the water quality of the Cove regardless of other property issues and feels the Commission should move forward with the process.

Commissioner Neeley and Commissioner O'Donnell had discussion on the history of the water temperature of the Cove and how that affects salmon migration and how that may cause denial of a potential project.

Commissioner Lyles Smith expressed her support of entering into a potential agreement with RestoreCap.

Commissioner McGriff expressed her support as long as information was provided as to what work RestoreCap had already completed.

Commissioner Cross supported the idea of the potential project but felt the Commission should explore other banker entities and that the engagement process should be completed first before any environmental projects are initiated.

Commissioner Smith agreed with Commissioner Cross' comments and does not feel staffing expenditures should be included. Mr. Konkol clarified staffing-related charges would be mostly legal negotiations, but Commissioner Smith still did not feel that was appropriate.

Commissioner O'Donnell expressed support for moving forward and felt the work would enhance the Cove and adjacent properties.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to authorize Mr. Konkol to work with RestoreCap on establishing a new agreement. The motion passed by the following vote:

Aye: 5 - Commission Chair Frank O'Donnell, Commissioner Shawn Cross, Commissioner Denyse McGriff, Commissioner Doug Neeley, Commissioner Rachel Lyle Smith

Nay: 1 - Commissioner Rocky Smith

2. Urban Renewal Public Engagement Process Update

James Graham, Economic Development Manager, presented Sam Brookham with the Leland Group and Anais Mathez (3J Consulting) that provided an update on the progress of the public engagement process. The interviews of the overlapping taxing districts were completed. Mr. Brookham presented the summary of the interviews to the Commissioners and outlined the key takeaways from those sessions. The virtual town hall sessions and community group presentations had been scheduled.

Commissioner O'Donnell inquired as to the citizen attendance with the virtual town hall sessions so far and it was indicated the numbers had been four to five per session.

The Commissioners, Mr. Brookham and Mr. Parks from GEL Oregon had discussion on adding or reducing the boundaries of the Urban Renewal District and what was legally allowable.

Commissioner McGriff would like to see more outreach with the fire districts as there tends to be a general lack of understanding of what the Urban Renewal Commission and District does.

William Gifford, resident of Oregon City, expressed concerns regarding the expenditures of educating the public on Urban Renewal as he did not feel citizens were concerned and that the Oregon City Business Alliance (OCBA) was not part of the community group discussions. Mr. Graham and Mr. Brookham clarified that there would be a presentation to the OCBA in January.

Commissioner O'Donnell and Mr. Parks had further discussion on boundaries.

Commissioner Neeley would like to see further discussion on the quiet zone related to the 10th and Main property. Commissioner O'Donnell indicated he would get Commissioner Neeley up to date on that topic, as it was covered extensively in prior meetings before Commissioner Neeley's appointment. Commissioner Smith expressed this topic would come back around for discussion.

3. Minutes of the September 8, 2020 Regular Meeting

4. Minutes of the October 21, 2020 Regular Meeting

Motion made by Commissioner McGriff, seconded by Commissioner Cross, to approve the meeting minutes for September 8, 2020 and the meeting minutes from October 21, 2020. The motion passed by the following vote:

Aye: 6 - Commission Chair Frank O'Donnell, Commissioner Rocky Smith, Commissioner Shawn Cross, Commissioner Denyse McGriff, Commissioner Doug Neeley, Commissioner Rachel Lyle Smith

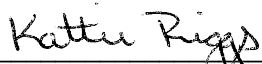
Communications

There were no communications.

Adjournment

Chair O'Donnell adjourned the meeting at 7:26 PM.

Respectfully submitted,



Kattie Riggs, City Recorder