



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, December 01, 2021 at 6:00 PM

CALL TO ORDER

Chair McGriff convened the meeting at 6:03 P.M.

ROLL CALL

PRESENT: 7 - Commissioner Rocky Smith, Jr., Commissioner Frank O'Donnell, Commissioner Shawn Cross, Commissioner Rachel Lyles Smith, Commissioner Adam Marl, Commissioner Doug Neeley, Commissioner Denyse McGriff

STAFFERS: 7 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Assistant to the City Manager Lisa Oreskovich, Finance Director Matt Zook, Public Works Director John Lewis

CITIZEN COMMENTS

Paul Edgar, citizen of Oregon City, suggested utilizing a parcel of Urban Renewal Commission (URC) land on Highway 99 East to provide shelters and services for the houseless community.

DISCUSSION ITEM

1. Disposition of Commercial Lease with Clackamas Landscape Supply, Inc.

James Graham, Economic Development Manager, explained the terms of the current lease of 1795 Washington Street, tenanted by Clackamas Landscape Supply. Mr. Graham shared the staff recommendation to create a new two-year lease to begin January 1, 2023. Mr. Graham described terms of the newly proposed lease, with the tenant to be given one year's notice if asked by the city to vacate the property, and with rent rates to be increased corresponding to inflation at the time of the new lease.

Steve Pearson, owner of Clackamas Landscape Supply, expressed gratitude for 25 years' tenancy. He observed that the newly proposed lease agreement would, in effect, extend the lease from one year to three, but would retain the city's prerogative to request that the tenant vacate, if requested, within twelve months.

There was discussion on the benefits and drawbacks of the length of the twelve-month notice to vacate stipulated in the proposed lease agreement, and it was clarified that a hypothetical future buyer of Mr. Pearson's business would inherit the lease.

Motion made by Commissioner Smith, Jr., Seconded by Commissioner Neeley, to approve the commercial lease with Clackamas Landscape Supply as presented. The motion passed by the following vote:

Yea: 6 – Commissioner McGriff, Commissioner Cross, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner Lyles Smith
Nay: 1 – Commissioner O'Donnell

2. Minutes of the June 16, 2021 URC Meeting

Motion made by Commissioner Neeley, Seconded by Commissioner Smith, Jr., to simultaneously approve the minutes of the June 16, 2021 URC Meeting and the minutes of the October 6, 2021 URC Meeting. The motion passed by the following vote:

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

3. Minutes of the October 6, 2021 URC Meeting

COMMUNICATIONS

Tony Konkol, City Manager, informed the commission that a contract had been negotiated with Andy Parks to create a draft scope of work to update the financial aspects of the Urban Renewal Plan.

Commissioner Smith and Commissioner O'Donnell expressed opposition to further Urban Renewal spending in general until the Urban Renewal Plan could be offered to the people of Oregon City for a vote. There was discussion about whether the financial aspect of the plan, or the project list, ought to be updated first. Mr. Graham expressed that it would be difficult to update the project list without first updating the plan's financials.

Motion made by Commissioner Cross, seconded by Commissioner Neeley, to enter into a contract with Andy Parks to create a new financial model for the Urban Renewal Plan. The motion passed by the following vote:

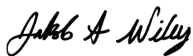
Yea: 5 – Commissioner Cross, Commissioner Lyles Smith, Commissioner Marl, Commissioner Neeley, Commissioner McGriff

Nay: 2 – Commissioner Smith, Jr., Commissioner O'Donnell

ADJOURNMENT

Chair McGriff adjourned the meeting at 6:42P.M.

Respectfully submitted,



Jakob S. Wiley, City Recorder