CITY OF OREGON CITY
URBAN RENEWAL COMMISSION - RETREAT
MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, November 16, 2021 at 6:00 PM

CALL TO ORDER AND ROLL CALL

Chair McGriff called the meeting to order at 6:00 PM.

PRESENT: 6 -	Commissioner Denyse McGriff, Commissioner Rachel Lyles Smith, Commissioner Adam Marl, Commissioner Doug Neeley, Commissioner Frank O'Donnell, and Commissioner Rocky Smith, Jr.
ABSENT: 1 -	Commissioner Shawn Cross
STAFFERS: 4 -	City Manager Tony Konkol, Asst. City Recorder Jakob Wiley, Asst. to the City Manager Lisa Oreskovich and Economic Development Manager James Graham

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Vision Statement and Framework for Decision-Making

James Graham, Economic Development Manager, provided a brief introductory summary and led the discussion with the Urban Renewal Commissioners.

The commissioners discussed each section and revisions to the text as needed. There were no changes to the "livability" section.

The Commission discussed replacing "river transportation and utilization" with "ferries" in the "tourism opportunities" section. The commission suggested adding "walking" was added to "recreational opportunities".

There was discussion regarding redevelopment of the courthouse location and it was agreed to include "the courthouse" to the line, "adaptive reuse of existing buildings" and listing additional examples.

Mr. Graham presented a flowchart of the general process of project approval "framework for decision-making," including fitting into the vision and goals, investment in public infrastructure, review by a full due diligence team, review of investments and expenditures and sources and uses of funds, and utilization of the "but for" test.

There was discussion regarding complimentary projects that may be done by developers in order to complete primary projects and also verbiage revisions to the section.

There was discussion regarding developers that have not been in existence for three years or less will be subject to additional reference checking and the proper verbiage for this section.

On the Disposition and Development Agreement section, there was discussion on the project funding regarding the specifications of general obligation bonds, pay-as-you-go tax increment financing, loans and grants. There was consensus to focus on general obligation bonds as the funding source.

The Commission reviewed the Tax Increment Financing Application and Procedure Diagram discussed how the application and process would work.

Mr. Graham discussed the scoring sheet and the weighted score of different elements, based on the four goals of livability, tourism opportunities, recreational opportunities and infrastructure investments.

There was discussion on whether scoring criteria was necessary and there was consensus to revise the scoring format and make other revision suggestions and bring back to Commission at another session.

COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Chair McGriff adjourned the meeting at 7:27 PM.

Respectfully submitted,

Jakob S. Wiley

Jakob S. Wiley, City Recorder