



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, November 02, 2022 at 6:00 PM

CALL TO ORDER

Chair O'Donnell called the meeting to order at 6:03 PM.

ROLL CALL

PRESENT: 6 - Commissioner Adam Marl, Commissioner Rocky Smith, Commissioner Shawn Cross, Commissioner Denyse McGriff, Commissioner Doug Neely, Commissioner Frank O'Donnell

STAFFERS: 8 - City Manager Tony Konkol, Executive Assistant to the City Manager Lisa Oreskovich, Finance Director Matt Zook, Human Resources Director Patrick Foiles, Economic Development Coordinator Ann Griffin, Economic Development Manager James Graham, Assistant City Recorder Angelique Nomie, Police Captain Shaun Davis

CITIZEN COMMENTS

Mr. Seth Henderson, resident of Portland and President of Summit Development Group, asked if the Commissioners had any questions regarding an email he sent on October 17, 2022 concerning his efforts to obtain federal and state grants and forgivable loans. He also requested the Commission's approval to work with Tony Konkol and James Graham to continue pursuing funding options. There was consensus that this item be placed on a future agenda.

DISCUSSION ITEM

1. Financial Consulting Firm RFQ For Urban Renewal Projects

James Graham, Economic Development Manager, presented a draft Request for Quote (RFQ) created by City staff, for hiring a consulting firm to evaluate potential Urban Renewal projects and developers.

Commissioner McGriff asked whether the RFQ was intended to hire a consulting firm for the purpose of preparing information to present to the public in a future ballot measure. Mr. Graham explained that the consulting firm would be part of a due diligence committee to review potential projects subsequent to a ballot measure, not before it.

Commissioner O'Donnell asked whether developers would pay for the potential consultant. Mr. Graham explained that often the expense of the consulting fee is built into developers' quotes. Commissioner O'Donnell asked at which point in the process this would occur, and Mr. Graham explained that developers would pay or reimburse the cost of the consulting firm once a disposition and development agreement (DDA) is approved and after closing.

Commissioner McGriff asked a question about the process to select a consulting firm. Mr. Graham explained that the present issue was approval of the RFQ, and that interviewing respondents and considering costs would be the next steps toward selecting a candidate.

Commissioner Neeley asked whether each project the Urban Renewal Commission (URC) is pursuing would require review by the potential consulting firm. Mr. Graham explained that the consultant would be a part of each project, and that there would not be a need for a new RFQ for each project.

Mr. William Gifford, resident of Oregon City, was invited to offer comments regarding the matter under discussion. Mr. Gifford expressed concern that the proposal did not contain language about housing or commercial developments. Mr. Gifford also suggested that this effort ought to result in a ballot measure that the Commissioners will actively support, in order for projects to be a success.

There was discussion that creation of jobs and housing ought to go hand in hand in Urban Renewal projects.

Motion made by Commissioner McGriff, Seconded by Commissioner Neeley, to approve the draft Financial Consulting Firm RFQ for Urban Renewal Projects. The motion passed by the following vote:

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

COMMUNICATIONS

Tony Konkol, City Manager, explained two documents that he had provided to the Commission. The first document described the funding opportunities and process Summit Development Group was currently pursuing for the Rossman Landfill site project. The second document was a copy of the original letter Summit Development Group had sent to request URC funding for the project.

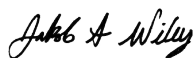
Mr. Konkol explained that the next URC meeting would cover allocating funds to projects in the Urban Renewal Plan and would also cover specific Urban Renewal ballot measure language.

There was discussion about whether the URC should meet on the evening of November 8, 2022, which coincided with Election Day. It was determined that not enough Commissioners were available to have a meeting on that evening.

ADJOURNMENT

Chair O'Donnell adjourned the meeting at 6:35 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder