



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, October 21, 2020 at 5:30 PM

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orc.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone testimony.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045.*

CALL TO ORDER

Commission Chair Frank O'Donnell called the meeting to order at 5:34 PM.

ROLL CALL

PRESENT: 4 - Commissioner Frank O'Donnell, Commissioner Denyse McGriff, Commissioner Shawn Cross and Commissioner Doug Neeley

ABSENT: 3 - Mayor Dan Holladay, Commissioner Rocky Smith (arrived at 6:38) and Commissioner Rachel Lyles Smith

STAFFERS: 3 - City Manager Tony Konkol, Assistant to the City Manager Lisa Oreskovich, Interim Finance Director Ryan Bredehoeft and Economic Development Manager James Graham

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Election of Vice Chair for 2020

Kattie Riggs, City Recorder, outlined the election process for the vice chair position, with the options to choose someone now to finish out the year or wait until January 2021. The requirement is that is not be a current City Commissioner.

Commissioner McGriff nominated Commissioner Doug Neeley. Commissioner Neeley declined the nomination.

Commissioner McGriff then nominated Commissioner Shawn Cross. Commissioner Cross accepted the nomination.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to nominate Commissioner Shawn Cross as the Vice Chair for the remainder of 2020. The motion carried by the following vote:

Aye: 4 - Commissioner Frank O'Donnell, Commissioner Denyse McGriff, Commissioner Doug Neeley, and Commissioner Shawn Cross

2. Environmental Mitigation Banking Presentation by Mr. Jerry Herrmann

Jerry Herrmann, resident of Gladstone, provided a presentation concerning the opportunity to create an environmental mitigation bank program at the Cove and the surrounding area. Mitigation banking is a system of credits and debits devised to ensure that ecological loss, especially to wetlands and streams resulting from various development works, is compensated for by the preservation and restoration of wetlands, natural habitats, streams, etc. in other areas so that there is no net loss to the environment. As part of the Cove project the Urban Renewal Commission (URC) had entered into an agreement with RestorCap to investigate the possibility of a mitigation bank program along certain areas of the Cove. The project did not advance and there had been insufficient research and study completed to determine if there were any environmentally beneficial restoration program that would be economically feasible at the site.

Commissioner O'Donnell asked Mr. Hermann to describe who would be the mitigation banker for Oregon City; could the URC act as it's own banker, how does the URC prepare to get the funds, is there a list of mitigation projects and how can they be pursued.

Mr. Hermann referred to an earlier water quality study that was done by the City, that described landscape issues in the Cove area that developers would not take on, as the foundation to work from.

John Runyon, principal with the Cascade Environmental Group, walked through the mechanics of the mitigation banking process and indicated that a developer does not need to be currently engaged for the City to move forward. As the prior agreement with RestorCap has expired, they have not continued with any further feasibility work and as they have moved on to other Portland area projects, RestorCap may potentially not desire to re-enter an agreement with the City. Mr. Runyon suggested that as part of a next step, soliciting community input is desirable, to see if the public is supportive of the Cove project. If there were to be a new agreement, no money exchange would be needed.

Mr. Konkol asked Mr. Runyon regarding what the City of Gladstone had done with a mitigation project and the options they looked at in financing the project. Mr. Runyon described the funding option the City of Gladstone pursued with the Port of Portland.

Commissioner Cross asked if a new agreement would be with the City, or with the URC, and Mr. Konkol indicated that it would be with the URC, as they own the property in question.

Commissioner Neeley asked if there will be environmental mitigation involving the I-205 Abernethy Bridge project whenever that occurs and Mr. Runyon indicated there would be and emphasized that now would be the best time for Oregon City to enter into an agreement with a mitigation banker so as to not lose out on funding opportunities.

Commissioner McGriff asked Mr. Runyon if the Bureau of State Lands and the Environmental Protection Agency (EPA) would also be involved in the Cove mitigation and Mr. Runyon indicated yes, as the contaminated soil under the Cove would be a significant issue.

The Commission agreed to have Mr. Konkol bring the topic back in the next December meeting and present possible next steps for proceeding with the process.

3. Oregon City Urban Renewal Study Update

The Oregon City Urban Renewal Study would take a “second look” at urban renewal as a tool for development/redevelopment in the community. The project would engage stakeholders and the public in a transparent and thoughtful conversation regarding the use of Oregon City’s Urban Renewal District and its impacts on the community. Staff requested that the Urban Renewal Commission review and approve the implementation steps of the public involvement plan presented by the Leland Consulting Group, understanding that there may be future steps presented that may need additional input from the Urban Renewal Commission.

James Graham, Economic Development Manager, introduced Anais Mathez, from 3J Consulting, and Sam Brookham, from Leland Consulting Group, the two provided a presentation with an update on stakeholder interviews, community meetings/commissioner townhalls and website framework. The stakeholder interviews included overlapping taxing districts, community groups and neighborhood associations.

There was clarifying discussion with the Commissioners and Mr. Brookham on other stakeholders that should be added to the interviews, such as the Oregon City School Board.

There was a presentation of the draft website and information materials in development.

COMMUNICATIONS

There were no communications from the Commissioners.

ADJOURNMENT

The meeting was adjourned at 6:59 PM.

Respectfully submitted,

Kattie Riggs, City Recorder