



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, October 07, 2020 at 6:00 PM

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

Call to Order and Roll Call

Chair Frank O'Donnell called the meeting to order at 6:04 PM.

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

Absent: 1 - Commissioner Dan Holladay

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

Citizen Comments

There were no citizen comments.

Public Hearing

1. Resolution No. UR20-01, Supplemental Budget to Appropriate Funds to Pay Off Outstanding Debt for the 2019-21 Biennium

Chair O'Donnell opened the public hearing.

Ryan Bredehoeft, Interim Finance Director, provided the staff report. This was a proposal to pay-off the debt of the Urban Renewal Agency, which would require a budget adjustment.

Chair O'Donnell said the funds were earning little to no interest income while paying interest income on debts that could be paid off. In the interest of good housekeeping the Commission had decided to pay-off the debts.

Mr. Bredehoeft clarified they were moving the funds from reserve and appropriating them for the expenditure.

Commissioner McGriff clarified they were not closing the Urban Renewal District or doing anything other than paying-off the debt.

There was no public testimony.

Chair O'Donnell closed the public hearing.

Motion made by Commissioner Denyse McGriff, seconded by Commissioner Shawn Cross, to approve Resolution No. UR20-01, adopting a Supplemental Budget to appropriate funds to pay off outstanding debt for the 2019-21 Biennium. The motion carried by the following vote:

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

General Business

2. Minutes of the August 19, 2020 Regular Meeting

Motion made by Commissioner Denyse McGriff, seconded by Commissioner Rocky Smith, to approve the minutes of the August 19, 2020 Regular Meeting. The motion carried by the following vote:

Aye: 5 - Chair Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Denyse McGriff, Commissioner Rocky Smith Jr., and Commissioner Shawn Cross

Abstain: 1 - Commissioner Doug Neeley

Communications

Commissioner Neeley suggested a discussion on using Urban Renewal funds for no or low interest rates to businesses or property owners in the District to offset costs due to Covid-19.

There was consensus for staff to get a legal opinion about whether it was an allowed use of Urban Renewal funds. If it was allowed, the topic would be brought back to the Commission.

Commissioner McGriff asked for an update on the Urban Renewal Community Conversation project. Tony Konkol, City Manager, said Leland Consulting would provide an update at the next meeting.

Commissioner Smith welcomed Commissioner Neeley.

Mr. Konkol reviewed the items for the next meeting. In November 2016, the voters adopted Measure 3-514 which amended the City Charter to limit the ability of the Urban Renewal Agency to utilize tax increment financing or to buy land for Urban Renewal or development. This resulted in two lawsuits and the Clackamas County Circuit Court ultimately concluded that the measure was preempted by state law and was therefore ineffective. This decision had been appealed to the Oregon Court of Appeals and was scheduled for submission on December 10, 2020. Oral arguments would be held on the same day. It was anticipated that there would be a decision from the Court of Appeals in one year.

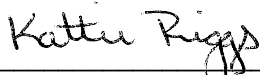
Commissioner Neeley asked when the property tax funds came in. Mr. Bredehoeft stated the bulk came in November. Mr. Konkol said they would get a good idea in November of how significant delinquent payments due to Covid would be.

James Graham, Economic Development Manager, explained how they had helped relieve some of the pressure off their renters. He would be surprised if they could lower the interest rate on outstanding debt, but they would wait to see what the attorney said.

Adjournment

Chair O'Donnell adjourned the meeting at 6:26 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Kattie Riggs". The signature is written in a cursive, flowing style.

Kattie Riggs, City Recorder