



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, October 06, 2021 at 6:00 PM

CALL TO ORDER

Vice Chair Cross called the meeting to order at 6:01 PM.

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

STAFFERS: 11 - City Manager Tony Konkol, Asst. City Recorder Jakob Wiley, City Attorney Bill Kabeiseman, Asst. to the City Manager Lisa Oreskovich, Finance Director Matt Zook, Economic Development Manager James Graham,

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Third Amendment to Purchase and Sale Agreement (922 Main Street)

James Graham, Economic Development Manager, gave a background on the Purchase and Sale Agreement. This was the third amendment to the agreement, to build to suit for one tenant only. The first floor would accommodate a brewery operation with a tasting room and a retail sales area. The second floor would be a restaurant and the third floor would be a roof top garden. He discussed the funding for the Quiet Zone project which would be completed in 2025/2026. Staff recommended approval to proceed with the agreement contingent on \$10,000 more in earnest money and an executed lease agreement with the proposed tenant.

Chair McGriff arrived at the meeting at 6:03 PM.

Commissioner Smith said they had agreed to wait on selling properties until they completed the Urban Renewal visioning process and decided whether or not this property should be used for residential.

Commissioner Neeley said this property had been sitting empty for years and he thought it was time for it to be developed.

Commissioner Lyles Smith said this property was in the heart of downtown near other businesses. She thought it was a good proposal.

Commissioner Marl agreed with Commissioner Smith that it should be used for housing.

Commissioner O'Donnell thought what was proposed would be a good fit. There were other options for housing that would give a higher return on unit costs.

Commissioner Smith said if they decided to approve the agreement, he wanted to make sure it was built

for this use and that it would stay this use.

Derek Metson, architect for the applicant, said this tenant came to them after the conversations had started and asked if they could change the use from residential to commercial. He did not think residential would work on this site due to the cost and delay of the Quiet Zone. The retail and bar component would be on the main level and would open the building up to the public. They intended to build to suit for this use and were not asking for any Urban Renewal funds. He asked that no additional earnest money be required.

Chair McGriff wanted to make sure the façade was compatible with the existing buildings.

William Gifford, resident of Oregon City, thought this property should be developed with something attractive that would bring people downtown. He thought this would reduce blight and the Commission should move forward with the proposal.

There was discussion regarding the design of the building.

Motion made by Commissioner Neeley, seconded by Commissioner Cross, to approve the third amendment to the Purchase and Sale Agreement for 922 Main Street contingent on a fully executed lease agreement with the proposed tenant and \$10,000 extra in earnest money.

Commissioner Lyles Smith thought they should add a condition that if the applicant proposed something different than this, they would have to come back to the Commission.

Kerry Hughes, developer for the applicant, said one of the contingencies in the original contract was to go through the planning process as well as pulling permits and at that time the plans would be approved. They would be working with the tenant on a lease agreement if this was approved, which would take time and negotiation.

Tony Konkol, City Manager, suggested giving staff time to work with the applicant and bringing back a clean agreement that would incorporate what was discussed.

Commissioners Neeley and Cross withdrew the motion.

There was consensus for staff to bring the agreement back to a future meeting.

2. North End Wetlands Cleanup

This item was skipped due to time constraints.

3. Minutes of the July 7, 2021 Urban Renewal Commission Meeting

4. Minutes of the July 21, 2021 Urban Renewal Commission Meeting

5. Minutes of the August 16, 2021 Urban Renewal Commission Retreat

Motion made by Commissioner Neeley, seconded by Commissioner O'Donnell, to approve the minutes of July 7 2021, July 21, 2021, and August 16, 2021 as written. The motion carried by the following vote:

Yea: 7 - Commissioner Lyles Smith, Commissioner Marl, Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Cross, and Commissioner Neeley

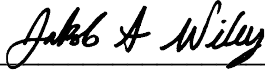
COMMUNICATIONS

There were no communications.

ADJOURNMENT

Chair McGriff adjourned the meeting at 6:59 PM.

Respectfully submitted,

A handwritten signature in black ink, reading "Jakob A. Wiley", written over a horizontal line.

Jakob Wiley, Assistant City Recorder