



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, October 05, 2022 at 6:00 PM

CALL TO ORDER

Chair O'Donnell convened the meeting at 6:05 PM.

ROLL CALL

PRESENT: 5 - Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Rocky Smith, Vice Chair Doug Neeley, Chair Frank O'Donnell

ABSENT: 1 - Commissioner Shawn Cross

STAFFERS: 9 - City Manager Tony Konkol, City Recorder Jakob Wiley, Executive Assistant to the City Manager, Economic Development Manager James Graham, Finance Director Matt Zook, Public Works Director John Lewis, Human Resources Director Patrick Foiles, Economic Development Coordinator Ann Griffin, Assistant City Recorder Angelique Nomie

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Work Session/Retreat - Updating the Urban Renewal Plan – Project Identification

James Graham, Economic Development Manager, introduced the meeting topic, which was to select and prioritize Urban Renewal Commission (URC) projects to be included in the updated Urban Renewal Plan. He offered a summary of work toward this goal at previous meetings and specially invited Commissioner O'Donnell to offer his selection of projects, since he was the only commissioner who did not have the opportunity to do so at a recent meeting.

Commissioner O'Donnell reported that he was largely in agreement with Commissioner Neely's selections from the previous URC meeting and that he also approved of the Stimson and Cove projects. He spoke in favor of pursuing projects on City-owned or URC-owned properties which could be completed with a comparatively brief turnaround. He also advised that the URC not be held back from progress by prospective lawsuits.

Commissioner O'Donnell asked whether the URC Plan's maximum indebtedness had been adjusted for inflation. Matt Zook, Finance Director explained that it had not.

Mr. Graham observed that the recent finance report necessitated either selecting smaller projects to be completed in one stage, or larger projects to be carried out over a longer period in two stages.

Commissioner O'Donnell said that he did not feel prepared to make a final selection of projects without seeing the financial breakdown of each option. Mr. Graham said that updated financials had been offered earlier in 2022 but that they were necessarily inexact because there were many unknowns about the

projects.

Commissioner Smith suggested that the project list not be prioritized. Instead, he suggested selecting several projects and waiting to see which ones turned out to be feasible.

Commissioner Neely asked for clarification about the extent of the URC's involvement with the Quiet Zone project, because the recently passed Infrastructure Bill was slated to support this project. He suggested prioritizing the Rossman Landfill project because it would become a driver for other projects by creating revenue.

Commissioner Marl agreed with Commissioner Neeley's prioritization of the Rosman Landfill project. He also observed that though the estimated cost of the Rosman Landfill project was rising due to inflation, the developers were working to obtain funds from many sources.

Tony Konkol, City Manager, observed that the question of whether to prioritize the project list would affect a URC ballot measure. He suggested that if the URC did not want to prioritize projects, a ballot measure would probably need to request permission for maximum indebtedness. If the ballot measure were to request a smaller amount of money, then the URC plan would probably be forced to prioritize the project list, because there would not be enough funds for all the projects.

Commissioner Neely suggested that the ballot measure needs to offer specific projects if it is to gain voter approval.

Commissioner O'Donnell suggested prioritizing projects by net expenditure, time frame, and return on investment. He also expressed the opinion that the URC needs to take initiative in selecting projects rather than waiting to see which proposals appear.

There was discussion about how to keep the URC driving decisions while also waiting for the details of developers' proposals. For example, Commissioner McGriff suggested a multi-pronged approach in which the URC Plan would offer a list of projects that were unprioritized, but with financial estimates attached.

Commissioner Neely observed that prioritizing the Cove and Stimson properties would be valuable because they are City-owned properties which could give a strong return on investment.

There was discussion about the relative merits of engaging in large, impactful projects versus engaging in concurrent smaller projects. There was also discussion about balancing the need for flexibility with the need for bringing specific, detailed requests to the community.

Mr. Graham reiterated that URC ballot measures would consist of asking the community for permission to borrow money and warned against becoming too tied to very specific project proposals in a ballot measure.

Commissioner Marl suggested that prioritizing the Rossman, Cove, and Stimson projects would allow the URC to give voters a certain degree of specificity while also providing the URC with flexibility to pursue what turned out most viable from that list.

Mr. Konkol pointed out that even if the current Rossman Landfill site project proposal fell through, there would still be a need invest in that site to make it developable. He observed consensus on a request for budget range estimates and brief descriptions for the Stimson, Rossman, and Cove projects, and offered to add an estimate for the 12th and Main project to offer more flexibility while continuing to focus on City-owned properties. Mr. Konkol suggested that this information could likely be ready by the next URC meeting in October or the first URC meeting in November.

2. Minutes of the May 5, 2022 URC Retreat

Motion made by Commissioner McGriff, seconded by Commissioner Smith, to approve the Minutes of the May 5, 2022 Urban Renewal Commission Meeting. The motion passed by the following vote:

Yea: 5 – Commissioner Marl, Commissioner McGriff, Commissioner Smith, Commissioner Neeley, Commissioner O'Donnell

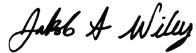
COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Chair O'Donnell adjourned the meeting at 7:10 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder