



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION RETREAT

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, August 09, 2022 at 7:15 PM

CALL TO ORDER AND ROLL CALL

Vice Chair Neely called the meeting to order at 7:22 PM.

PRESENT: 5 - Commissioner Denyse McGriff, Commissioner Rocky Smith, Commissioner Shawn Cross, Commissioner Adam Marl, and Commissioner Doug Neeley

ABSENT: 1 - Commissioner Frank O'Donnell

STAFFERS: 7 - Executive Assistant to the City Manager Lisa Oreskovich, Parks and Recreation Director Kendall Reid, Economic Development Director James Graham, Finance Director Matt Zook, Public Works Director John Lewis, Human Resources Director Patrick Foiles, and Economic Development Coordinator Ann Griffin

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

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

Patrick Foiles, Oregon City Human Resources Director, introduced James Graham, Economic Development Director. Mr. Graham reviewed the prior work on the Urban Renewal Commission (URC) Vision; specifically, progress on two URC-owned properties, one at 922 Main Street and one on McLoughlin Boulevard. Mr. Graham reported that work on the 922 Main Street URC property was delayed due to inflation and supply chain issues. He then explained that the City-owned property on McLoughlin Boulevard had various stipulations entered into its deed of sale, all of which had expired except a requirement to retain an embankment around the property. Mr. Graham explained that research is being done to determine how best to comply with this requirement.

Commissioner Smith mentioned that a lawsuit has been filed against the Urban Renewal Commission and cautioned that this be taken into account prior to making new decisions. Commissioner McGriff responded that today's meeting was a work session in which no final decisions would be made.

Mr. Graham explained that a staff report regarding the Urban Renewal plan had been shared with the commissioners and would be discussed at this meeting. He introduced Matt Zook, Finance Director, who described the updated financial details contained in the staff report, including guidelines on the URC's spending. He requested discussion of three items: which projects the URC desired for inclusion in the final plan; how much money the URC wished to allocate to each project; and priority order for the first and second phases of the project.

Commissioner McGriff asked if the riverwalk project was still included in the plan. Mr. Graham said it had been re-added to the list.

Commissioner Smith discussed some concerns with the Rossman Landfill site and the North End development. He also discussed concerns that there was not enough attention to infrastructure and tourism included in the URC plan.

Commissioner McGriff commented on the courthouse in downtown Oregon City and compared it to the Willamette Falls project. She advocated for the acquisition of the courthouse property from Clackamas County and to not let it fall into private hands.

Commissioner Cross suggested ranking the projects and polling the commissioners on their preferences. He thought the quiet zone was the most important, followed by the Rossman Landfill and the Clackamette Cove projects. He suggested the larger projects be completed first so that the smaller projects align with the larger ones already constructed.

Commissioner Marl agreed with Commissioner Cross, though he put the Rossman Landfill site development as his top priority.

Commissioner Neeley had concerns with traffic and parking if the Rossman Landfill area is developed. Mr. Graham asked if he had a priority for certain projects.

Commissioner Smith objected to ranking the projects without knowing the specifics of the projects. The commissioners discussed providing their top five projects, in unranked lists, and each commissioner offered their own unique list to Mr. Graham. There was discussion that, in order to rank the collected list of projects, more details were needed regarding the scope and content of each project. There was discussion that the Rossman Landfill site project could be a place to start in this ranking discussion because a developer was already identified.

Commissioner Marl suggested that the developer for the Rossman Landfill site come to provide more details on their proposal. Commissioner Smith had concerns with a presentation but wanted an opportunity to ask questions about the fit of the development with the surrounding area. There was consensus to invite the developer to a special work session in which the commissioners could ask their remaining questions about the project.

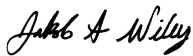
COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Vice Chair Neeley adjourned the meeting at 8:46 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder