



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Avenue, Oregon City
Wednesday, July 05, 2023 at 5:30 PM

CALL TO ORDER

Chair Mike Mitchell called the meeting to order at 5:34 PM.

ROLL CALL

PRESENT: 7 - Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Rocky Smith, Commissioner Frank O'Donnell, Commissioner Doug Neeley, Vice Chair Shawn Cross, Chair Mike Mitchell

STAFFERS: 7 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Public Works Director John Lewis, Community Development Director Aquilla Hurd-Ravich, Parks and Recreation Director Kendall Reid, Finance Director Matt Zook

CITIZEN COMMENTS

William Gifford, resident of Oregon City, expressed disagreement with the Urban Renewal Commission's (URC's) decision to reduce the biennial budget as decided in the previous URC meeting. Commissioner O'Donnell responded that this issue had been sufficiently discussed and explained at the previous URC meeting.

DISCUSSION ITEM

1. The Mixed Used Downtown zoning code

Tony Konkol, City Manager, explained that apart from two residential homes near the Museum of the Oregon Territory, all URC properties under discussion were in the Mixed-Use Downtown zoning code. This zoning code is a multi-use category which strives for high-density residential use with a mix of office and retail. It is meant to be a pedestrian-friendly category.

Commissioner Mitchell asked how much usage detail was generally included in Requests for Proposals (RFPs), and Mr. Konkol answered that deciding this would be part of this meeting's discussion. James Graham, Economic Development Manager, added that committing too much usage specificity to RFPs can discourage investors by making the property unprofitable for them.

Commissioner Neeley asked whether RFPs suggesting retail usage on properties in flood plain areas would be realistic. Mr. Konkol replied that relevant property development limitations were provided in the analyses of each URC property.

2. Urban Renewal Commission Discussion of the Stimson Property

Commissioner O'Donnell asked if it would be appropriate to invest URC funds in obtaining subsoil core samples in order to better inform prospective buyers. Mr. Konkol agreed that this would be a worthwhile use of URC funds. He also explained that according to the current rules in the City Charter, limits on indebtedness for the URC required that contracts be limited to one year; all other contracts had to be put

to a vote. Mr. Konkol expressed the opinion that it was unlikely that such a contract could be completed in less than a year, and he advised the Commissioners to consider that circumstance while discussing URC properties.

Mr. Graham suggested that mitigation review on a URC property could be undertaken by a potential buyer, and the cost of that process deducted from the price of the property. There was discussion about the possibility of potential buyers analyzing properties, as opposed to the URC doing so.

There was discussion about the No Further Action DEQ report on the Stimson property, Mr. Konkol suggested that an Environmental Phase 1 consultant might be able to build off of this previous research. However, he was unsure if the DEQ report extended to core samples.

There was consensus that City Staff be asked to report back with the cost of a potential core sample environmental analyses on the Stimson property.

3. Urban Renewal Commission Discussion of the 922 Main Street Property

Mr. Konkol reported that this property had been under a purchase and sale agreement which expired. He also explained that this property had limited access, was relatively small, and had been envisioned as a mixed used restaurant property with residential usage above.

Commissioner Mitchell asked whether, if the Quiet Zone went forward, that would further restrict access to the property. Mr. Konkol replied that it would probably not reduce access significantly.

Commissioner McGriff asked if the property was still being used for parking. Mr. Konkol replied that, due to land use issues, the temporary parking use of this property had been discontinued.

Commissioner Smith requested an update on access issues to the 922 Main Street property.

Commissioner Neeley asked about previous parties interested in purchasing the 922 Main Street property, and why those purchases had not occurred. Mr. Konkol replied that complications arose from the delay on the completion of the Quiet Zone project.

Commissioner Cross asked if there was any update on the Quiet Zone project. John Lewis, Public Works Director, replied that because the Quiet Zone is a federally funded project, the city is not qualified to implement it alone, and relies on the collaboration of the Oregon Department of Transportation (ODOT). The city is currently waiting on ODOT, which is busy and moving slowly, and that they currently predict the project to be complete in September of 2026. Mr. Lewis also reported that the State Transportation Improvement Plan (STIP) and Metro Transportation Improvement Plan (MTIP) need to be adopted before the Quiet Zone project can be finished, and that ODOT staff predict those documents to be adopted by September of 2023. Furthermore, Mr. Lewis reported that design work on the project is ongoing with a collaboration between the city, ODOT, Union Pacific, and ODOT Rail, and that right-of-way acquisition, ADA access design, and funding completion are also ongoing.

There was discussion about where to place this property in the priority list while waiting for completion of the Quiet Zone project. There was consensus that the property remains a URC priority, but that it should be placed on hold until the Quiet Zone project is nearer completion.

Commissioner Mitchell asked about parking provision requirements for the 922 Main Street project. Aquilla Hurd-Ravich, Community Development Director, reported that Climate-Friendly and Equitable Communities legislation precludes requiring minimum parking within half a mile of frequent transit lines.

There was consensus to request that City Staff research the pros and cons of City versus Urban Renewal Agency ownership of this property, with attention to which owner would be likelier to make progress on selling the property to a developer.

4. Urban Renewal Commission Discussion of the 12th and Main Street properties

Mr. Konkol reported that this property is currently a vacant lot of approximately 0.43 acres, owned by the city (not by the Urban Renewal Agency). It had been identified as a potential URC project since 1996.

Commissioner Cross asked what the most significant setback was to selling this property. Mr. Konkol reported that an existing storm utility line on the corner of the property needs to be rerouted, a project that is part of the city's Stormwater Master Plan. He also reported that a red sanitary sewer line runs along the western property line, and accessing that sewer's easement creates a design challenge.

Commissioner McGriff observed that the property is in the Willamette Greenway.

Commissioner Mitchell asked if it would be possible to place a parking lot over the sewer easement. Mr. Lewis explained that in order for a parking structure to be built there, the city would need to partner with the builder to work sewer line access into the design. Mr. Lewis also explained that the stormwater line beneath the property would be relocated as part of the Stormwater Master Plan, but that the process will take a significant amount of time.

Commissioner Smith observed that the block in question possesses historic significance and that this ought to be borne in mind when developing the site.

Commissioner McGriff observed that students from Tumwater High School had offered thoughtful proposals for use of the property, which received limited attention due to timing circumstances. She suggested that those students be given the opportunity to discuss their proposals.

Mr. Konkol suggested a holding a City Commission discussion regarding this property, since it is owned by the city, and also pointed out that the URC does not currently have appraisals for any of the properties under discussion at the current meeting,

5. Urban Renewal Commission Discussion of 214 Tumwater Drive and 313 S 2nd Street Properties

Mr. Konkol reported that these two adjoining residential properties are owned by the city, but in 2007 the URC approved the purchase of these properties and invested funds in them. City Staff were not able to locate records regarding the details of this sale.

Commissioner Smith suggested bearing in mind trail connections when determining the best use of these properties. Commissioner McGriff emphasized considering the best interests of the neighborhood when considering these properties. Commissioner Marl also suggested deeper conversations by the City Commission about the best use of the properties.

Commissioner Mitchell asked if these properties were currently being leased, and Mr. Konkol replied that both are currently leased and generating income for the city. Chair Mitchell suggested this means that selling the properties is not an urgent issue from a financial standpoint.

There was consensus to refer discussion of these properties to the City Commission.

6. Urban Renewal Commission Discussion of the Clackamette Cove Properties

There was consensus to defer discussion of this property until a future meeting.

7. Minutes of the June 7, 2023 Urban Renewal Commission Meeting

8. Minutes of the June 21, 2023 Urban Renewal Commission Meeting

It was observed that the last vote recorded in the June 7th minutes refer to "5" commissioners but in fact lists 7 commissioners, and it was requested that the minutes be amended to correct this.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to approve the minutes of the June 7 and June 21 Urban Renewal Commission Meeting, as amended. The motion passed by the following vote:

Yea: 7 – Commissioner Marl, Commissioner McGriff, Commissioner Smith, Commissioner O'Donnell, Commissioner Neeley, Vice-Chair Cross, Chair Mitchell

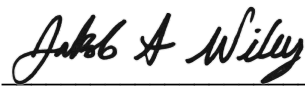
COMMUNICATIONS

There were no further communications.

ADJOURNMENT

Chair Mitchell adjourned the meeting at 6:55 pm.

Respectfully submitted,



Jakob S. Wiley, City Recorder