



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, June 21, 2023 at 5:30 PM

CALL TO ORDER

Chair Mike Mitchell called the meeting to order at 6:11 PM.

ROLL CALL

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

STAFFERS: 7 - City Manager Tony Konkol, City Recorder Jakob Wiley, Finance Director Matt Zook, Deputy Finance Director Erin Wilkie, Human Resources Director Patrick Foiles, City Engineer Dayna Webb, Senior Project Engineer Patty Nelson

CITIZEN COMMENTS

Paul Edgar, resident of Oregon City, suggested that the Urban Renewal Commission (URC) ought to invest in developing properties to ameliorate the housing crisis. He suggested that a shelter village would be appropriate and argued that building small, secure housing units to shelter the unhoused was affordable.

James Nicita, resident of Oregon City, remarked that in Williams vs. Konkol and URC Case # 22 CV 26004, argument had been made that Section 59 of the Oregon City Charter was preempted by State law. He said that when the case was first filed, the URC had only challenged Section 59 E, but suggested that now the URC was challenging the entirety of Section 59. He requested that the URC add to tonight's agenda a vote to contest only Section 59 E, not the entirety of Section 59, suggesting that not to do so was challenging Oregon City citizens' right to vote provision as established in Measure 3407, voted on in 2012. Mr. Nicita also suggested that if the URC wanted to challenge Section 59, the challenge ought to be presented to citizens as a public meeting or ballot measure.

William Gifford, resident of Oregon City, requested six minutes to make his upcoming comment in relation to a discussion item. He explained that he was speaking on behalf of his wife as well as himself, and stated as precedent that at a previous meeting, a legal representative of two individuals was granted six minutes to speak rather than three. The request was granted.

DISCUSSION ITEM

2. Resolution No. UR 23-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2023-2025 Biennium

Matt Zook, Finance Director, summarized the process by which City Staff had adjusted the Urban Renewal Budget to reflect the changes requested at the previous URC meeting; namely, that the budget declare zero dollars of tax increment for 2023/2024, and 25% tax increment for the following fiscal year. He stated that in accordance with ORS 457.4453, he had consulted with the taxing districts regarding this budgetary change and that he had met with no objections. Mr. Zook requested that the URC decide at the

present meeting whether to approve the resolution, deny it, or request edits, adding that the deadline for taking action upon it was June 30.

William Gifford, resident of Oregon City, stated that the URC ought not to have overturned the decisions that the URC Budget Committee had made at their meeting on May 23, 2023. He asserted that it would be a mistake to cease collecting URC monies and that the way to combat the devaluing of money due to inflation was to invest it in projects that would create a return upon the investment. He requested that the URC deny Resolution No. UR 23-01, and instead accept the URC Budget that had been approved at the May 23, 2023 URC Budget Meeting.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to approve Resolution No. UR 23-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2023-2025 Biennium. The motion carried by the following vote:

Yea: 4 – Commissioner Neeley, Commissioner McGriff, Commissioner O'Donnell, Commissioner Marl

Nay: 3 – Commissioner Smith, Vice Chair Cross, Chair Mitchell

3. Request to Release the January 18, 2023 Urban Renewal Commission Executive Session Minutes

Tony Konkol, City Manager, stated that at the June 7, 2023 URC Meeting, a member of the public had requested the release of the minutes of the January 18, 2023 URC Executive Session, and asked the URC to decide whether to accede to this request.

Commissioner McGriff noted that the person who requested the information had served as an Urban Renewal Commissioner and a City Commissioner, and that as such he would know the rules of Executive Sessions. She expressed surprise at the person's request.

Commissioner Neeley stated that Executive Sessions were subject to Attorney-Client privilege, and that as such it was not appropriate to release the minutes.

Motion made by Commissioner Neeley, seconded by Commissioner O'Donnell, to decline to release the Minutes of the January 18, 2023 Urban Renewal Commission Executive Session Minutes. The motion passed by the following vote:

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

4. Discussion of the Urban Renewal District and Implementation of the Urban Renewal Plan

Tony Konkol, City Manager, requested guidance from the URC regarding how to proceed with implementation of the Urban Renewal Plan considering changes made to the URC Budget. He asked if there was information the URC would like Staff to provide to assist in this discussion, and whether the Commission wished to devote a future meeting – possibly an hour and a half in length – to discuss this topic.

Commissioner Neeley suggested that, during the next biennium, the URC ought to focus on properties it already owns.

Commissioner McGriff suggested that the URC pursue selling residential properties that it owns, and that Staff be asked to prepare paperwork to do so. She also recommended that the URC prioritize the Stimson property, suggesting that the public be asked for input, and that City Staff create a Request for

Proposals (RFP) on the development of this property. Finally, she suggested prioritizing other properties with the same zoning classification as the Stimson property.

Commissioner O'Donnell expressed interest in the Quiet Zone project and stated that he wanted to hear more about what the citizens of Oregon City wanted from the Urban Renewal Commission.

Chair Mitchell suggested examining the URC's owned properties and their zoning classifications and creating RFPs with guidelines for developers.

Commissioner McGriff suggested revisiting the plans made for the Cove project.

Commissioner O'Donnell suggested revisiting the Rossman Landfill project on a smaller scale than previously proposed, in order to obtain public support for that particular URC project. He also suggested reviewing all the URC projects under consideration, in order to begin with those easiest and most economical to undertake.

Mr. Konkol suggested that of the four main projects under consideration, the Stimson property would likely be the easiest to develop, those on 10th and Main and 12th and Main would be somewhat more difficult to develop, and the hardest to develop would be the Cove project.

Commissioner O'Donnell suggested that the Cove project would be too ambitious for a first project and expressed support for prioritizing disposition of the residential properties and development of the Stimson property.

Commissioner Cross expressed interest in examining projects for the 10th Street and 12th Street properties as well. He suggested researching what the URC could do to make the 10th and 12th Street properties more attractive to developers.

Commissioner Neeley emphasized the importance of obtaining public input on the development of public properties. He also suggested that the URC take up Mr. Konkol's suggestion of longer URC meetings, for the purpose of access for public discussion. He also suggested that the meetings might need to be on different nights than City Commission meetings.

Commissioner Marl remarked on Mr. Gifford's comment from earlier in the meeting. He expressed agreement with Mr. Gifford's urge to invest URC money in projects, but explained that his comments about compromise at a previous meeting were motivated by the fact that litigation was preventing the spending of money. He stated that public support was as important as financial support for URC projects.

There was consensus that City Staff be asked to pursue the disposition of URC-owned residential properties, then draw up information for pursuing work on the Stimson, 10th and 12th Street, and Cove projects, in that order.

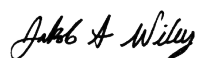
COMMUNICATIONS

There were no further communications.

ADJOURNMENT

Chair Mitchell adjourned the meeting at 7:00 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder