



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Virtual Meeting
Wednesday, May 19, 2021 at 6:00 PM

CALL TO ORDER

Chair Denyse McGriff called the meeting to order at 6:01 PM.

ROLL CALL

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

STAFFERS: 4 - City Manager Tony Konkol, City Recorder Kattie Riggs, Economic Development Manager James Graham, and Finance Director Matt Zook.

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

1. Amending Existing Commercial Lease with L & B Station dba Coasters Crossing

James Graham, Economic Development Manager, explained that Coaster Crossing has leased the property since June 2018. The existing lease option allows an extension of an additional five years, until May 31, 2026. The amended lease would allow the tenant to continue for five more years and dictates the next steps including rent increases. There was further discussion of the history of the property, the rent value increases, and original negotiation of the lease terms.

Motion made by Commissioner Lyles Smith, seconded by Commissioner Cross, to extend the commercial lease agreement with Coasters Crossing. The motion carried with the following vote:

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

2. Study of Urban Renewal – Next Steps Under Current Contract

Mr. Graham explained at the last Urban Renewal Commission meeting on April 19, 2021, there was discussion about the direction to take with urban renewal based on the findings of the ongoing Urban Renewal Study. Although there was not an official vote by the Urban Renewal Commission regarding a specific use of urban renewal, all Commissioners verbally advocated for moving forward and decided they would like to explore more options on how to use urban renewal in Oregon City.

There was clarifying discussion regarding what the direction was from the last meeting and the deliverables still to come from Leland Consulting Group for the amount paid under their current contract including editing to the Urban Renewal Plan or closing the District.

Tony Konkol, City Manager, asked for directions from the Commission about the desire to close the District or keep it open and update the Urban Renewal Plan and Project List.

Commissioner O'Donnell didn't feel the Commission was at a point to determine if the District should be closed or remain open. He felt the questions were: Does the Commission continue to collect the TIF (Tax Increment Financing) at the current rates? Does the Commission not collect TIF at all for some period of time? Is TIF collected at a reduced rate?

Sam Brookham, Leland Consulting Group, reviewed where the Commission was and what steps were left. There were questions to be answered and top items to be discussed, such as exploring debt related matters, engaging a Bond Counsel, updating financial projections, updating project costs and adjusting for inflation, assisting with project planning and draft project scopes, specifically for urban renewal-owned properties.

Mr. Graham discussed how the staff's ongoing work on a draft decision-making framework (due diligence team) and vision statement could contribute to the work by Leland Consulting Group. Andy Parks, Leland Consulting Group, provided some information related to debt issuance and revenue bonds.

Chair McGriff discussed a vote about whether the City should continue the Urban Renewal District. Commissioner O'Donnell noted that public opinion might improve if a specific project were identified. There was discussion of visioning, planning, and identifying projects for urban renewal and the Commissioners discussed their support of urban renewal in general. There should be an advisory vote for a specific project. There was discussion of the wording of a motion that would have the general support of the Urban Renewal Commission.

Motion made by Commission Neeley, seconded by Commission Cross, to continue the Urban Renewal District. The motion and second was withdrawn.

Motion made by Commissioner O'Donnell, seconded by Commissioner Neeley, to agree that the Commission believes Urban Renewal is a good tool. The motion carried with the following vote:

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

There was discussion of holding a specific meeting in the near future just to discuss the question of continuing the Urban Renewal District.

3. Minutes of the April 19, 2021 Urban Renewal Commission Meeting
4. Minutes of the April 21, 2021 Urban Renewal Commission Meeting

Motion made by Commissioner Neeley, seconded by Commissioner Cross, to approve the minutes of April 19, 2021 and April 21, 2021 as presented. The motion carried with the following vote:

Yea: 6 - Commissioner O'Donnell, Commissioner Cross, Commissioner McGriff, Commissioner Lyles Smith, and Commissioner Smith, Jr.

Abstaining: 1 - Commissioner Neeley

Mr. Konkol asked one more clarifying question for the Commissioners to answer: Are the next steps, as explained by Leland Consulting, appropriate to move forward with?

The answers were as follows:

Commissioner Neeley – Yes

Commissioner O'Donnell – No

Commissioner Marl – No

Commissioner Cross – Yes

Commissioner Smith – No

Commissioner Lyles Smith – No

Chair McGriff – Yes

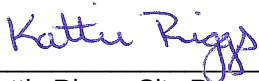
Mr. Konkol explained that staff would find a day, not before a City Commission meeting to bring back the same or similar discussion for further deliberation.

COMMUNICATIONS

ADJOURNMENT

Chair Denyse McGriff adjourned the meeting at 7:02 PM.

Respectfully submitted,



Kattie Riggs, City Recorder