



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION RETREAT

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Monday, May 16, 2022 at 6:00 PM

CALL TO ORDER

Chair O'Donnell convened the meeting at 6:02 PM.

ROLL CALL

PRESENT: 6 - Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Rocky Smith, Jr., Commissioner Doug Neeley, Commissioner Shawn Cross, Commissioner Frank O'Donnell

STAFFERS: 5 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Assistant to the City Manager Lisa Oreskovich, Finance Director Matt Zook

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Retreat - Updating the Urban Renewal Plan

James Graham, Economic Development Manager, briefly described the goals of the retreat: to discuss the vision and focus of the Urban Renewal Commission (URC) Plan, to identify projects that fit that vision, and to authorize staff to research construction costs on identified Urban Renewal projects.

Commissioner O'Donnell made an opening statement encouraging the URC to take initiative in pursuing projects on URC-owned or City-owned properties.

Mr. Graham reviewed the Urban Renewal Vision Statement and the criteria identified in the statement.

Mr. Graham discussed the Rossman Landfill site and the project description. Mr. Graham also reviewed the Clackamette Cove Project and the environmental concerns associated with it. Commissioner McGriff suggested that affordable housing be included in any residential development on the site. There was discussion of updating the URC Plan with emphasis on environmental care of the area.

Mr. Graham discussed the Metro Transfer Station. Commissioner O'Donnell asked if there was still discussion of moving the operation. Commissioner McGriff noted that the item has been indefinitely tabled until a new location can be identified.

Mr. Graham discussed the Amtrak Station Project. Commissioner Neeley suggested parking should be included in the development of the site. Commissioner McGriff asked if a better awning could be used. Commissioner O'Donnell asked who controlled the terminal and requested that this information be added to the URC Plan documents.

Mr. Graham summarized the County Shops property. There was discussion that the property would be moving into private ownership.

Mr. Graham summarized the City-owned property on McLoughlin Blvd at 12th Street and Main Street. Commissioner Neeley asked what the issues were with development on the property. Tony Konkol, City Manager, mentioned that there is a deep sewer line crossing the property diagonally. Commissioner Neeley asked if moving the sewer line was a potential investment. Mr. Konkol discussed some previous attempts to construct on the property and provide access to the sewer line. Commissioner Smith observed that the property is listed as City-owned. Mr. Konkol discussed that the City and the URC can partner to develop on properties such as these. Commissioner McGriff noted the development ideas developed by students recently and their creativity.

Commissioner O'Donnell asked about conditions on the sale of property. Mr. Konkol discussed timelines that place conditions on the sale for things like applying for a building permit.

Mr. Graham discussed the Stimson property summary. Commissioner O'Donnell mentioned that the neighboring Rossman Landfill property could compliment this development. Commissioner Neeley suggested that Washington Street might need to be widened if the area is developed further. Commissioner O'Donnell suggested that URC funds might be used to relocate the current tenant, Clackamas Landscape Supply.

Commissioner Cross suggested waiting to see what the Rossman Landfill site becomes before moving forward on the Stimpson property. Commissioner McGriff was concerned about waiting, since that reasoning has delayed developments in the past. Commissioner McGriff suggested that perhaps development should be targeted at the Amtrak Station or make the Rossman Landfill compliment the Stimpson development, whatever that becomes. Mr. Konkol discussed that the property value of the Stimpson property could increase considerably if the Rossman Landfill property is developed, which would make it easier to develop.

Mr. Graham discussed the Oregon City Shopping Center. Mr. Konkol discussed that a road was planned through the shopping center to connect to the Main Street extension. Commissioner Smith noted that the Clackamette Cove apartments are somewhat isolated due to how they were developed. Mr. Graham discussed that shopping centers have been struggling economically, so that will guide discussions of development on the property. Commissioner O'Donnell mentioned that the URC might look at assisting the existing development to improve.

Mr. Graham discussed the Krueger Lumber building. Commissioner O'Donnell mentioned that the property is larger than expected.

Mr. Graham discussed the End of Oregon Trail property. Commissioner McGriff mentioned that it was a good source of tourism and requested recognition of that in the URC plan.

Mr. Graham summarized the various downtown Oregon City projects. Mr. Konkol noted that one of the projects identified in the URC plan as McLoughlin lots appears to discuss the two lots near McDonalds and Clackamette Park.

Commissioner Cross noted that the quiet zone should be prioritized since the money for it is already available. Mr. Konkol noted that the city has earmarked money for the project, but it would require \$600,000.00 in matching funds. There was discussion of sources of funding including American Rescue Plan Act (ARPA), or URC funds.

There was further discussion of the two lots along McLoughlin and near McDonalds. Mr. Graham mentioned that the lots have a deed restriction that restricts the use as park property.

There was discussion of the courthouse and seismic issues and foundation issues. There was a desire to acquire the Liberty Park property to preserve as an open space, which originated when the Liberty

Theater was demolished. The property is leased by the Downtown Oregon City Association (DOCA) but owned by Clackamas County.

Commissioner Neeley wanted to make funds available for commercial property in addition to residential property.

There was discussion of the falls access and viewing area. This project was added before the Willamette Falls Legacy Project development on the Blue Heron Paper Mill site, and there was discussion about updating this narrative in the URC plan to reflect to the current state of the Riverwalk Project.

Mr. Konkol discussed the costs for each project and the estimates included in the meeting materials. Mr. Konkol mentioned that Tax Increment Funding (TIF) generates about \$3 million each year.

Mr. Konkol suggested that the URC reconvene at a future meeting to discuss prioritization of the funding of each of the projects discussed at today's meeting. He also discussed the process City staff would take in estimating project costs.

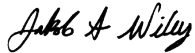
COMMUNICATIONS

There were no further communications.

ADJOURNMENT

Chair O'Donnell adjourned the meeting at 8:20 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder