



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION RETREAT

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, April 05, 2022 at 6:00 PM

CALL TO ORDER

Chair McGriff convened the meeting at 6:08 PM.

ROLL CALL

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

ABSENT: 1 - Commissioner Shawn Cross

STAFFERS: 5 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Finance Director Matt Zook, Public Works Director John Lewis

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. The Process of Updating the Urban Renewal Plan

Tony Konkol, City Manager, introduced James Graham, Economic Development Manager, explaining that Mr. Graham would offer reports on the process of updating the Urban Renewal Plan, and on the plan's current finances.

Mr. Graham presented a flowchart detailing the process of urban renewal projects, starting with the application phase, and delineating the progression through review, presentation to the Urban Renewal Commission (URC), and approval.

Commissioner Neeley observed that urban renewal projects often require collaboration with additional city departments and suggested that room for interdepartmental communication be made in the process chart.

2. Financial Update of the Oregon City Urban Renewal Agency

Matt Zook, Finance Director, offered a report on the current financial state of the Urban Renewal Agency. He reported that the agency is currently debt-free, discussed the annual revenue generated from property taxes, and described the agency's debt ceiling. Mr. Zook also discussed the effect of inflation and rising building costs upon the financial calculations made for the plan in 2007.

There was discussion to clarify the scope of the new financial model Andy Parks, GEL Oregon, had been tasked to create for the Urban Renewal Plan.

Mr. Graham presented a list of fourteen proposed urban renewal projects. There was discussion regarding which projects to prioritize, and regarding the prioritization factors of URC projects in general.

Commissioner O'Donnell suggested prioritizing projects on properties owned by the Urban Renewal Agency. There was discussion regarding how this method would benefit the URC by producing swift and visible results. There was further discussion regarding how to balance projects on URC-owned properties with other projects with a more gradual rate of return.

There was discussion regarding the prioritization of infrastructure projects, including the prospect of a parking structure. There was also discussion regarding location as a factor in prioritizing URC projects, and discussion regarding the addition of further projects to the list.

Staff were requested to assist by categorizing proposals by the factors discussed above and providing updated cost breakdowns. Additionally, Chair McGriff requested that each commissioner create their own ranking of the listed projects, in order to compare opinions and approach consensus.

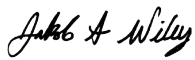
COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Chair McGriff adjourned the meeting at 7:50 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder