



CITY OF OREGON CITY URBAN RENEWAL COMMISSION MINUTES

Virtual Meeting
Tuesday, January 26, 2021 at 6:00 PM

VIRTUAL MEETING OF THE URBAN RENEWAL COMMISSION

This meeting will be held online via Zoom and streamed live on the City's YouTube; For participation in the meeting, please contact recorderteam@orc.org.

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orc.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or register to provide over-the-phone testimony.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045.*

CALL TO ORDER

Chair Frank O'Donnell called the meeting to order at 6:05 PM.

ROLL CALL

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

STAFF: - 5 City Manager Tony Konkol, City Recorder Kattie Riggs, Economic Development Manager James Graham, Finance Director Matt Zook, Business Analysis Ryan Bredehoeft

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

Chair O'Donnell requested Mr. Konkol provide a financial report for the District and was proud of what the Urban Renewal Commission had achieved. He felt confident that the Commission, in conjunction with the OC2040 Plan, would come up with a list of projects to go out for RFQ's or RFP's, rather than individual projects.

1. Election of Chair for 2021

Kattie Riggs, City Recorder, provide the staff report and Chair O'Donnell opened the floor for nominations.

Commissioner Doug Neeley nominated Commissioner Denyse McGriff for the 2021 Urban Renewal Commission Chair. Commissioner Lyles Smith seconded the nomination. Nominations were closed and the nomination was voted on. The nomination passed with the following vote:

Yea: 6 - Commission Chair O'Donnell, Commission Vice Chair Cross, Commissioner McGriff, Commissioner Neeley, Commissioner Lyles Smith, Commissioner Smith, Jr.

Chair O'Donnell turned the meeting over to new Chair Denyse McGriff.

2. The Next Phase of the Urban Renewal Public Engagement Process as Presented by The Leland Consulting Group

James Graham, Economic Development Manager, introduced Sam Brookham with Leland Group, Andy Parks with GEL Oregon and Anais Mathez from 3J Consulting to present.

Sam Brookham, Consultant from Leland Group, provided a presentation including background and where the Commission was on the timeline of the project. The Leland Group initiated its first public engagement activity with the hosting of its first community meeting on October 29, 2020. In addition, a series of Town Halls hosted by each Urban Renewal Commissioner had been conducted. This phase collected questions and comments from the community at large, which helped refine key messages and informational materials, and gauge interest in key topics. The next phase of engagement would build upon this foundation of education and allow more in-depth facilitated discussion to identify and establish community priorities. This would lead to the final phase of the study that would review options and a decision for the District. Mr. Brookham reviewed the upcoming schedule which included a March Business Alliance presentation and community workshop. Survey responses were reviewed and there was strong community support overall for urban renewal in Oregon City. Next steps were reviewed in-depth, which included continuing technical analysis and phase 2 community meetings/presentations.

Commissioner O'Donnell mentioned the need for the project to engage the community and he had concerns about how many community members had actually participated.

Commissioner Lyles Smith asked clarification regarding the overlapping taxing districts and where and when the Commission would engage them/receive their approval on various projects. Mr. Brookham responded that it was not necessary to get the taxing districts approval unless there was a plan amendment or a project that might be a public building, in which case three of the four taxing districts would need to provide approval.

Chair McGriff asked further clarification on prior and current requirements regarding the taxing districts and Mr. Parks indicated the three of the four taxing districts approval was the new requirement.

Commissioner Neeley asked about trading properties and that would result in only a minor plan amendment. Mr. Parks confirmed.

Commissioner O'Donnell commented on the variety of information that was received and discussed at the community meetings. He expressed the importance of educating the public and gaining their support.

Ms. Mathez, Consultant from Leland Group, continued with the presentation by explaining what Phase II included from community meetings, presentations, surveys, to other engagement methods. She continued with asking the Commission what types of key topics and/or questions they would like Leland Group to discuss with the community when launching into the Phase II of the engagement project. Potential topics included the district timeline, project prioritization, potential new projects to be included and geography/boundaries.

Commissioner O'Donnell explained his request for the financial status of the district, and how the vision of the Urban Renewal District should fit with the vision for Oregon City.

Chair McGriff felt there should be a detailed listing of all properties currently owned by the District. Commissioner O'Donnell indicated an assets listing had been completed by the prior finance director and was available for the Commissioners to review.

Commissioner Neeley indicated he was only aware of the 10th & Main project and not others.

Commissioner Smith mentioned the purpose of the process and was unsure if this project would accomplish the initial purpose and need. He felt that successfully completing smaller projects and working with existing vacant properties would gain more public support for urban renewal, then being able to move on to larger projects.

Chair McGriff felt portions of the plan needed to be rewritten and emphasis on prior projects that were successful.

Commissioner Lyles Smith agreed with Commissioner Smith that the project had not accomplished the initial purpose/need. There should be more demonstration of the partnership and support with the overlapping taxing districts and resetting the tax base. There was discussion on the taxing districts projects and defining a vision statement.

Ms. Mathez summarized the discussion and asked what other questions should be part of the community engagement going forward.

Chair McGriff commented on how the Clackamas Fire District was affected by other cities urban renewal efforts and wondered if that effected Oregon City's urban renewal.

There was Commission discussion on the special districts and the publics perception of how urban renewal affects the districts and their funding. There was a need to clarify this and provide factual statements regarding whether urban renewal impacted the school district and other special districts.

Commissioner O'Donnell expressed concerns that the public would disapprove of a public building project and that the OC2040 work should help direct where urban renewal projects fit within the City.

Mr. Brookham suggested keeping the essentials of the 2007 Urban Renewal District Plan and updating based on the OC2040 Plan.

Ms. Mathez asked if the focus should be more towards detailed conversations with focus groups for Phase II.

Commissioner O'Donnell felt prior mistakes should be addressed/corrected, so that the public could better understanding the current plan and what would be achieved.

Mr. Brookham indicated the next phase should likely concentrate on the owned properties and what the public's view is on how to proceed. Emphasize small wins versus large wins.

There was further discussion on the perceptions of school funding, jobs created by urban renewal investment, property tax increases and how to counter those that oppose urban renewal by creating more public dialogue and engagement.

Mr. Brookham suggested the next phase should engage the public on project categories.

Mr. Graham summarized what had been discussed and encouraged the Commission to emphasize the visioning rather than projects.

Commissioner Lyles Smith commented the Commission needs to decide on next steps.

Mr. Brookham felt the Leland Group had enough information to create next steps and present to the Commission at a future meeting.

Commissioner O'Donnell expressed the need to expand public engagement.

The Commissioners reviewed the outreach schedule. Mr. Brookham outlined the next items on the schedule.

Commissioner Smith expressed the need to reach out to the specific public that voted against urban renewal.

Ms. Mathez presented the possible options for the District: Verifying the vision for the Urban Renewal Plan. Identifying possible alternatives; closing the District, amending the District or keeping the District open the way it currently was and lastly, prioritizing projects.

Commissioner Neeley left the meeting at 7:53 PM.

Mr. Konkol commented on Commissioner Smith's earlier statement regarding the public that voted against urban renewal and asked them to think about conversations with the public and that possibly it may not be determined why there was a no vote.

Chair McGriff recounted conversations she had with the public and there was a lack of understanding about what urban renewal was.

Commissioner O'Donnell agreed with Chair McGriff and emphasized that successes should be promoted.

3. Minutes of the September 16, 2020 Regular Meeting
4. Minutes of the October 7, 2020 Regular Meeting
5. Minutes of the December 2, 2020 Regular Meeting

Motion made by Commissioner Cross, seconded by Commissioner Smith, Jr., to approve the meeting minutes from September 16, 2020, October 7, 2020, and December 2, 2020. The motion carried with the follow vote:

Yea: 5 - *Commission Chair O'Donnell, Commission Vice Chair Cross, Commissioner McGriff, Commissioner Smith, Commissioner Smith, Jr.*

COMMUNICATIONS

Chair McGriff asked Mr. Konkol if he had contacted RestoreCap.

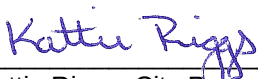
Staff had met with a representative from RestoreCap and they are reviewing the prior work that had been completed and working on the plan for moving forward. They will provide an update at a future meeting.

Chair McGriff commented that she felt there needed to be work on visioning before other projects were reviewed.

ADJOURNMENT

Chair Denyse McGriff adjourned the meeting at 8:09 PM.

Respectfully submitted,



Kattie Riggs, City Recorder