



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, January 04, 2023 at 6:00 PM

CALL TO ORDER

Chair O'Donnell called the meeting to order at 6:01 PM.

ROLL CALL

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

STAFFERS: 9 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Finance Director Matt Zook, Human Resources Director Patrick Foiles, Assistant City Recorder Angelique Nomie, Public Works Director John Lewis, Parks and Recreation Director Kendall Reid, Community Communications Manager Jarrod Lyman

CITIZEN COMMENTS

There were no citizen comments unrelated to discussion items.

DISCUSSION ITEM

1. Election of Chair and Vice Chair for 2023

Motion made by Commissioner Denyse McGriff, seconded by Commissioner Adam Marl, to nominate Shawn Cross as the Vice Chair of the Oregon City Urban Renewal Commission for 2023. The motion passed by the following vote:

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

Motion made by Commissioner Marl, seconded by Commissioner McGriff, to nominate Commissioner Mike Mitchell as Chair of the Oregon City Urban Renewal Commission for 2023. The motion passed by the following vote:

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

2. Urban Renewal Agency Ballot Measure to Authorize Borrowing of Funds to Implement Urban Renewal Projects

Tony Konkol, City Manager, presented the current version of the Urban Renewal Agency ballot measure, summarizing alterations made to the draft measure after the previous Urban Renewal Commission (URC) meeting. The measure allowed for borrowing up to \$44 million, and it specified several projects without limiting the URC's ability to pursue additional projects.

Commissioner Mitchell asked whether this ballot measure draft would be the final version, or whether it would be sent to the City Commission for approval first. Mr. Konkol explained that the measure would be sent to the City Commission. William Kabeiseman, City Attorney, explained that though the URC was a separate political entity from the City Commission, it was still customary to send ballot measures to the City Commission for approval.

Commissioner McGriff made suggestions for clarifying the language of the ballot measure.

Commissioner Neeley suggested clarifying language around redeveloping the County Courthouse site, and there was discussion about how best to clearly state the intentions for each site mentioned in the ballot measure.

Mr. Konkol explained that the \$44 million figure quoted in the ballot measure was a maximum estimate, and that various expenses and circumstances such as interest rates would likely lower that total in practice. He also explained that this request was not going to be backed by the full faith and credit of the city, which would affect interest rates. Commissioner O'Donnell asked for clarification on the reasons for this, and Mr. Konkol explained that it was to simplify the endeavor, and to make it clear that the URC Plan would not imply an eventual raising of taxes.

Commissioner Cross suggested further semantic clarifications. There was discussion about how to best clarify that the ballot measure would not result in tax increases.

There was discussion about whether to emphasize the goals of job creation and environmental cleanup in the ballot measure, rather than, or in addition to, tourism and recreation opportunities. Mr. Konkol and Mr. Kabeiseman explained that the language in the ballot measure reflects the exact wording of the Urban Renewal Plan.

Commissioner Smith expressed concerns with the lack of discussion between the URC and the public after previous unsuccessful projects and public responses.

Mr. William Gifford, resident of Oregon City, expressed support for reflecting the URC Plan's language in the ballot measure, and for emphasizing that the measure would not result in new taxes. Mr. Gifford also suggested that the URC is already authorized to take on debt without the voters' approval, and he suggested that this be clarified in the ballot measure. Mr. Gifford encouraged all commissioners to publicly support the measure.

Commissioner Mitchell asked whether the language of "authorization" or "approval" was legally correct to describe the public's vote on this ballot measure. Mr. Kabeiseman explained that the current language of the City Charter Section 59 E favors the term "authorization" rather than "approval," but that the issue is unclear because Section 59 itself has been in dispute. Mr. Konkol added that Section 59 does use the word "approval" as well as the word "authorization," indicating that the use of either word is possible, though historically the URC has referred to "authorization" in cases such as these. There was consensus to amend the ballot measure to use the word "approve" instead of "authorize."

Motion made by Commissioner Neeley, seconded by Commissioner Marl, to approve the wording of the URC Ballot Measure as amended. The motion passed by the following vote:

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

3. Draft Minutes of the December 07, 2022 Urban Renewal Commission Meeting

Motion made by Commissioner McGriff, seconded by Commissioner Cross, to approve the Minutes of the December 7, 2022 Urban Renewal Commissioner Meeting. The motion passed by the following vote:

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

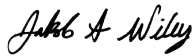
COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Chair Mike Mitchell adjourned the meeting at 7:06 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder