



CITY OF OREGON CITY URBAN RENEWAL COMMISSION AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, May 21, 2025 at 6:00 PM

Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email recorderteam@orc.org or call 503-496-1509 by 3:00 PM on the day of the meeting to register)

- Email recorderteam@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)

- Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045
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1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENTS

3. PUBLIC HEARING

- a. Resolution No. UR 25-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2025-2027 Biennium

4. DISCUSSION ITEMS

- a. Review of properties owned by the Urban Renewal Agency

5. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the [Oregon City's website](https://www.cityoforegoncity.org) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WPMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

To:	Urban Renewal Commission	Agenda Date:	May 21, 2025
From:	Matt Zook, Finance Director Tony Konkol, City Manager		

SUBJECT:

Item 3.a. - Resolution No. UR 25-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2025-2027 Biennium

STAFF RECOMMENDATION:

Move to adopt Resolution No. UR 25-01, A Resolution Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2025-2027 Biennium

EXECUTIVE SUMMARY:

BACKGROUND:

On April 10, 2025, the Urban Renewal Budget Committee reviewed the proposed 2025-2027 Biennial Budget. At the meeting, the Committee approved a total budget of \$19,667,700 and requested the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

On May 7, 2025, the Urban Renewal Commission (URC) reviewed the approved 2025-2027 Biennial Budget. The URC did not adopt the budget or declare a tax increment at that meeting. The URC did, however, approve a motion “directing staff to prepare a resolution adopting the urban renewal budget, making appropriations, and declaring tax increment for the 2025-27 biennium with 25% for both years being collected”, to be brought back to the URC on May 21, 2025. The resolution presented to the URC reflects this motion. In addition, the URA Approved Biennial Budget is presented, reflecting columns with the Proposed budget, Approved Budget, and a final column with “URC Revised Biennium” numbers reflecting proposed Resolution No. UR 25-01.

In accordance with Oregon Revised Statute 457.455(3), City staff contacted each taxing district with a phone call, an email, and a letter to consult and confer before Commission acts on limiting collections for the two fiscal years in the 2025-27 biennium.

At the May 7, 2025, Urban Renewal Commission meeting, a procedural step was overlooked in error in that a public hearing was not formally conducted on the 2025-27 Approved Budget. This staff error simply occurred in that the agenda for the meeting did not reflect “Public Hearing”, and thus no hearing was opened for testimony. In effect, however, the requisite newspaper notice of public hearing had been printed (Oregonian, April 25, 2025)

and the City did, in fact, allow for public comment on the budget, both in written and oral form. Since the URC did not adopt the budget at the May 7, 2025 meeting, the simple correction, in concurrence with the Oregon State Department of Revenue and the City attorney, was to republish the public notice (Oregonian, May 14, 2025) and conduct the public hearing at the May 21, 2025 URC meeting. The public comments provided at the May 7 meeting, both written and oral, will be included for the record in the May 21 public hearing. Staff will avoid this error in the future by requiring a two-person review of budget agendas as well as writing this additional step in the procedural notes.

The total budget amount of \$13,226,800 approved by the Urban Renewal Commission contains funding for future projects under the direction of the Urban Renewal Commission. In addition, the budget includes payment for costs to administer the agency, rental expenses and \$100,000 operating contingency for future consideration by the Commission.

Following adoption, documentation will be filed with the Department of Revenue, the Clackamas County Clerk, and the Clackamas County Assessor as required by Oregon Revised Statutes.

OPTIONS:

1. Approve Resolution No. UR 25-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2025-2027 Biennium.
2. Approve Resolution No. UR 25-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2025-2027 Biennium with Amendments.
3. Deny Resolution No. UR 25-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2025-2027 Biennium and provide further direction.

BUDGET IMPACT:

Amount	\$13,226,800
Fiscal Year(s):	2025-26 and 226-27
Funding Source(s):	Establishes the 2025-2027 Biennial Budget, Makes Appropriations, and Declares the Tax Increment Levy.

RESOLUTION NO. UR 25-01

A RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS AND DECLARING TAX INCREMENT FOR THE 2025-2027 BIENNIUM

ADOPTING THE BUDGET

BE IT RESOLVED that the Oregon City Urban Renewal Commission hereby adopts the 2025-2027 Biennial Budget in the amount of \$13,226,800 now on file at City Hall at 625 Center Street, Oregon City, Oregon.

MAKING APPROPRIATIONS

BE IT FURTHER RESOLVED that the amounts for the budget period beginning July 1, 2025 and ending June 30, 2027, and for the purposes shown below are hereby appropriated:

	Appropriation	Total
URBAN RENEWAL FUND		
Oregon City Urban Renewal Agency	\$ 13,126,800	
Contingency	100,000	
Total Adopted Budget		<u>\$13,226,800</u>

DECLARING TAX INCREMENT

BE IT FURTHER RESOLVED that the Oregon City Urban Renewal Commission hereby resolves to certify to the county assessor a request for the Oregon City Downtown/North End Urban Renewal District to set the incremental assessed value to \$65,875,000 for the fiscal year 2025-26, which will generate approximately \$1,033,000 of taxes imposed (approximately \$986,000 net collections), and to set the incremental assessed value to \$68,230,000 for the fiscal year 2026-27, which will generate approximately \$1,070,000 of taxes imposed (approximately \$1,022,000 net collections) by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption by the Oregon City Urban Renewal Commission.

Approved and adopted at a regular meeting of the Urban Renewal Commission held on the 21st day of May 2025.

Michael Mitchell, Chair

Attested to this 21st day of May 2025:

Approved as to legal sufficiency:

Jakob Wiley, City Recorder

City Attorney

Oregon City Urban Renewal Agency
Approved Biennial Budget
July 1, 2025, through June 30, 2027

Urban Renewal	2019-2021 Actual	2021-2023 Actual	2023-2025 Amended Budget	2025-2027 Proposed Biennium	2025-2027 Approved Biennium	2025-2027 URC Revised Biennium
Resources						
Beginning Fund Balance	\$ 5,468,808	\$ 2,972,711	\$ 9,230,800	\$ 10,482,300	\$ 10,482,300	\$ 10,482,300
Property Taxes	6,237,989	6,385,201	900,000	3,076,500	8,489,400	2,048,500
Rental Income	208,197	225,449	240,000	186,000	186,000	186,000
Interest Income	181,543	244,369	90,000	500,000	500,000	500,000
Other Income	126	29,696	30,000	10,000	10,000	10,000
Total Resources	\$ 12,096,663	\$ 9,857,426	\$ 10,490,800	\$ 14,254,800	\$ 19,667,700	\$ 13,226,800
Requirements						
Agency Administration	\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000
Legal & Consultant Services	176,448	52,967	240,000	460,000	460,000	460,000
Rental Expenses	64,039	61,080	100,000	127,400	127,400	127,400
Cost Reimbursement	867,490	-	-	-	-	-
Operating Materials and Supplies	8,947	30,932	14,000	16,000	16,000	16,000
Capital Outlay	40,450	-	9,632,800	13,111,400	18,524,300	12,083,400
Principal and Interest	7,526,578	-	-	-	-	-
Operating Contingency	-	-	64,000	100,000	100,000	100,000
Unappropriated Fund Balance	2,972,711	9,272,447	-	-	-	-
Total Requirements	\$ 12,096,663	\$ 9,857,426	\$ 10,490,800	\$ 14,254,800	\$ 19,667,700	\$ 13,226,800

BUDGET HIGHLIGHTS

- ❖ Agency Administration includes minimum staff time/contracts to operate (policy meetings, contract management, investments, debt service, financial audits, impact reports, etc.).
- ❖ Legal & Consultant Services are costs to administer the future projects and support the Commission.
- ❖ Rental Expenses are costs to manage and maintain properties (Amtrak Station and two houses).
- ❖ Operating Materials and Services are costs for transcription and audit services.
- ❖ Capital Outlay represents the balance of available funds for capital projects as identified in the Urban Renewal Plan.

PROPOSED BUDGET HIGHLIGHTS

- ❖ Property Taxes: Incremental Assessed Value is \$65,875,000 (approx. 25% of the estimated full incremental assessed value) in 2025-26 with approximately \$986,000 of expected collections as well as prior years' tax collections of \$18,000. Incremental Assessed Value is \$136,461,000 (approx. 50% of the estimated full incremental assessed value) in 2026-27, which anticipates approximately \$2,050,000 in 2026-27 levy collections plus prior years' tax collections as \$22,500.

APPROVED BUDGET HIGHLIGHTS

- ❖ Property Taxes: Incremental Assessed Value is stated at maximum incremental assessed value, estimated at \$263,498,000 in 2025-26 with approximately \$4,150,100 of expected collections as well as prior years' tax collections of \$18,000. Incremental Assessed Value is stated at maximum incremental assessed value, estimated at \$272,923,000 in 2026-27, which anticipates approximately \$4,298,800 in 2026-27 levy collections plus prior years' tax collections as \$22,500.

**Oregon City Urban Renewal Agency
Approved Biennial Budget
July 1, 2025, through June 30, 2027**

PRE-ADOPTED BUDGET HIGHLIGHTS

- ❖ Property Taxes: Incremental Assessed Value is \$65,875,000 (approx. 25% of the estimated full incremental assessed value) in 2025-26 with approximately \$986,000 of expected collections as well as prior years' tax collections of \$18,000. Incremental Assessed Value is \$68,230,000 (approx. 25% of the estimated full incremental assessed value) in 2026-27, with approximately \$1,022,000 in 2026-27 levy collections plus prior years' tax collections as \$22,500. Capital Outlay is adjusted to \$12,083,400 to reflect the remaining available funds for projects.

Note - 2025-2027 Proposed Biennium column amounts for Beginning Fund Balance and Operating Contingency do not add across. This is intentional as they represent balances at a specific point in time (beginning or end of the budget period).



CITY OF OREGON CITY

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

To: Urban Renewal Commission **Agenda Date:** May 21, 2025
From: James Graham, Economic Development Manager

SUBJECT:

Item 4.a. - Review of properties owned by the Urban Renewal Agency

STAFF RECOMMENDATION:

Staff requests that the Urban Renewal Commission provide direction on how to proceed.

EXECUTIVE SUMMARY:

On May 7, 2025, the Urban Renewal Commission directed staff to obtain property profiles of the two residential properties owned the Urban Renewal Agency.

BACKGROUND:

On May 7, 2025, the URC directed staff to obtain property profiles for the 20 properties owned by the Urban Renewal Agency, with an interest in discussing the two residential properties owned by Urban Renewal. The properties in question are located at:

- 214 S Tumwater Drive, Oregon City OR 97045
- 313 S 2nd Street, Oregon City, OR 97045

Property Profile: 214 S Tumwater Drive, Oregon City, OR 97045

- Year Built 1935
- 2 bed, 1.5 bath
- Interior Sq Ft: 1450
- Lot size: 3,465 Sq Ft (0.08 acres)
- Zoning: Institutional
- Not in a flood zone
- Property Condition: Good
- Currently leased

Property Profile: 313 S 2nd Street, Oregon City, OR 97045

- Year Built 1925
- 3 bed, 2 bath
- Interior Sq Ft 1450

- Lot size: 3465 Sq Ft)0.08
- Zoning: Institutional
- Not in a Flood Zone
- Property Condition: Good
- Currently leased
- A survey of the property indicated that the fence on the rear property line is in the wrong location and will need to be addressed with the adjoining property owner

Pictures of both properties are included with this staff report.

If there is a decision to sell the properties, it is legally required that at least a written ninety-day advance notice be sent to the current tenants.

The remaining 18 properties include the following:

- 8 properties that are associated with "The Cove";
- 2 properties located between the Metro Transfer Station and I-205. This area was excavated as a flood retention/storm water facility in conjunction with the Jughandle project. The area has no redevelopment potential;
- 1795 Washington Street, referred to as the Stimson property. This property has redevelopment potential.
- 1757 Washington Street, referred to as the Amtrak Station. This property is developed.
- 1810 Washington Street. Vacant parcel across from the Stimson property.
- 922 Main Street, referred to as 10th and Main. This property has redevelopment potential.
- 625 Center Street is composed of 4 tax lots and referred to as City Hall. This property is developed.

OPTIONS:

1. Provide staff direction on how to proceed

BUDGET IMPACT:

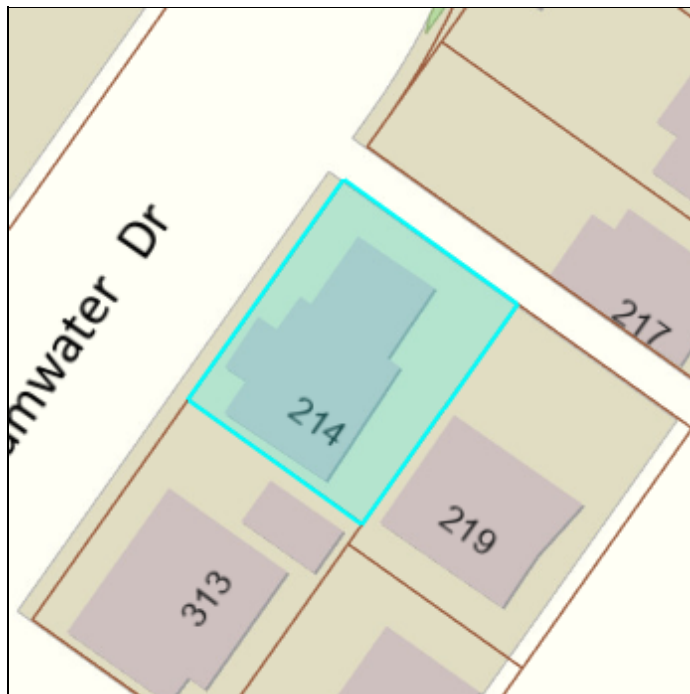
Amount \$0

Fiscal Year(s):

Funding Source(s):



Overview Map



Taxlot highlighted in blue

Taxlot Information

APN: 2-2E-31CA-05500 In City? Y
 Alt ID: 00577254 In UGB? Y
 Site Address: 214 TUMWATER DR
 OREGON CITY, OR 97045
 Year Built: 1935

Taxpayer Information

Taxpayer: Please contact the City of Oregon City
 Address: for taxpayer information

Reference Information

Parcel Area (GIS - acres): 0.08
 Parcel Area (GIS - sq. ft.): 3,465
 Twn/Rng/Sec: 2S 2E 31
 Tax Map Reference: 22E31CA (03_2s2e31ca)

Values

Import Date: 03/11/2025
 Land Value (Mkt): \$132,545
 Building Value (Mkt): \$234,720
 Total Value (Mkt): \$367,265
 Note: the values about are Market, NOT Assessed values.
 Assessed Value: \$142,624
 Exempt Amount: \$0

Planning Designations

Zoning: I
 Comprehensive Plan: QP
 Subdivision: (2) OREGON CITY
 PUD (if known):
 Partition Plat: N/A
 Neighborhood Assn: MCLOUGHLIN
 Urban Renewal District: DOWNTOWN
 Concept Plan: N/A
 Historic District: MCD (McLoughlin Conservation District)
 Historic Designation: N/A

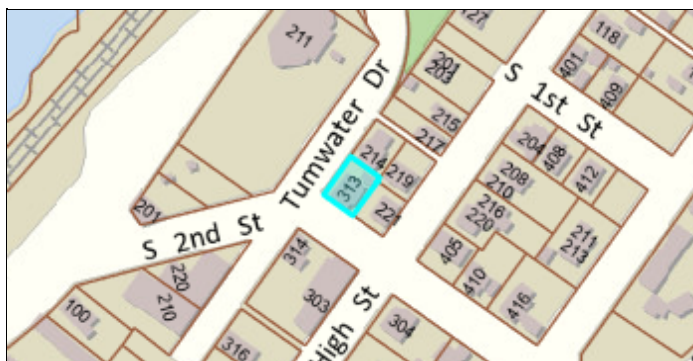
In Willamette Greenway? N
 In Geologic Hazard? N
 In High Water Table Area? N
 In Nat. Res. Ovl. Dist. (NROD)? N
 In 1996/FEMA 100 Yr. Floodplain? N
 In FEMA Floodway? N
 In SDC Discount Area? N
 In Thayer Pond Fee Area? N
 In Bvrck. Rd Access Plan Area? N
 In Barlow Trail Corridor? N
 In Enterprise Zone? N
 In Vertical Housing Dev. Zone? N
 In Opportunity Zone? Y

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

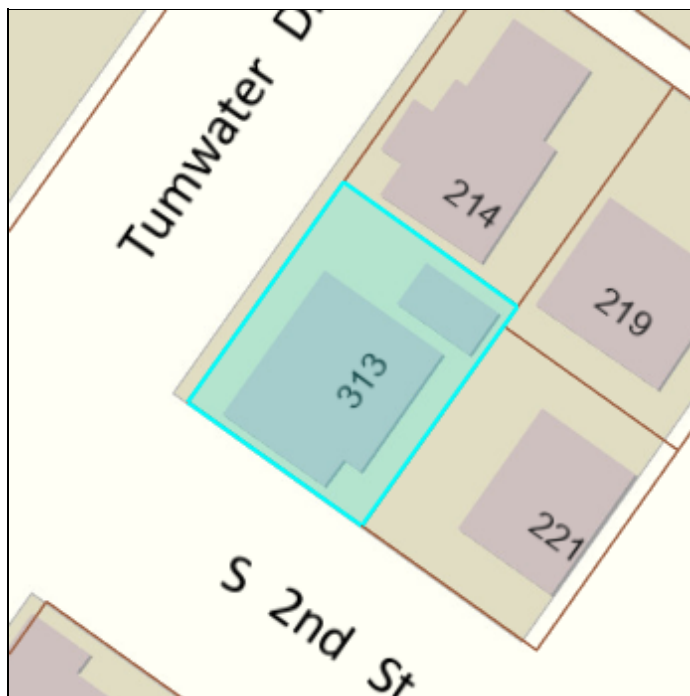
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City of Oregon City
 P.O. Box 3040
 625 Center St
 Oregon City, OR 97045
 (503) 657-0891
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Overview Map



Taxlot highlighted in blue

Taxlot Information

APN: 2-2E-31CA-05200 In City? Y
 Alt ID: 00577227 In UGB? Y
 Site Address: 313 S 2ND ST
 OREGON CITY, OR 97045
 Year Built: 1925

Taxpayer Information

Taxpayer: Please contact the City of Oregon City
 Address: for taxpayer information

Reference Information

Parcel Area (GIS - acres): 0.08
 Parcel Area (GIS - sq. ft.): 3,465
 Twn/Rng/Sec: 2S 2E 31
 Tax Map Reference: 22E31CA (03_2s2e31ca)

Values

Import Date: 03/11/2025
 Land Value (Mkt): \$132,545
 Building Value (Mkt): \$190,200
 Total Value (Mkt): \$322,745
 Note: the values about are Market, NOT Assessed values.
 Assessed Value: \$131,951
 Exempt Amount: \$0

Planning Designations

Zoning: I
 Comprehensive Plan: QP
 Subdivision: (2) OREGON CITY
 PUD (if known):
 Partition Plat: N/A
 Neighborhood Assn: MCLOUGHLIN
 Urban Renewal District: DOWNTOWN
 Concept Plan: N/A
 Historic District: MCD (McLoughlin Conservation District)
 Historic Designation: N/A

In Willamette Greenway? N
 In Geologic Hazard? N
 In High Water Table Area? N
 In Nat. Res. Ovl. Dist. (NROD)? N
 In 1996/FEMA 100 Yr. Floodplain? N
 In FEMA Floodway? N
 In SDC Discount Area? N
 In Thayer Pond Fee Area? N
 In Bvrck. Rd Access Plan Area? N
 In Barlow Trail Corridor? N
 In Enterprise Zone? N
 In Vertical Housing Dev. Zone? N
 In Opportunity Zone? Y

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214



214

FOR RENT
BLUESTONE
& HOCKLEY
438 22nd St







PERMIT
PARKING
ONLY
7AM-6PM
MON-SAT























