



CITY OF OREGON CITY CITY COMMISSION WORK SESSION MEETING MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, August 21, 2024 at 6:00 PM

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 6:07 P.M.

PRESENT: 5 - Commissioner Adam Marl, Commissioner Mike Mitchell, Commissioner Rocky Smith, Commissioner Frank O'Donnell, Mayor Denyse McGriff

STAFFERS: 4 - City Manager Tony Konkol, Assistant City Manager Alex Rains, Assistant City Recorder Evan Lee, Economic Development Manager James Graham

2. GENERAL BUSINESS

2.a. Adaptive Re-use Building Rehabilitation Program 2.0

Economic Development Manager James Graham began by summarizing a discussion the Commission had on this program at a meeting on June 11. Topics discussed in June included age of the buildings that could qualify, clawing back money if terms are not met, purpose of the program, and what portion of the city would be covered.

Mr. Graham stated that this is a forgivable loan program. If the loan terms are met, then the loan converts to a grant and is forgiven. If the loan terms are not met, then the loan has a 5 year term with a 20% interest rate. To further protect the city's interests, the city would also put a lien against the property.

Mr. Graham said that the goal of the program is to reduce the number of underutilized buildings, increase the tax base, and create new jobs. He discussed some of the potential costs that would qualify for the program. The maximum loan was \$150,000. Mr. Graham also gave examples of eligible costs that the loan could be used for. He then discussed the application process.

Commissioner O'Donnell asked if the payments would be lump sum or incremental disbursements based on predetermined benchmarks. Mr. Graham said that staff would prefer a lump sum payment, given the size and workload of city staff working on this program. Commissioner O'Donnell said he would prefer not giving money in a lump sum as a protection against fraud.

There was discussion about who would monitor project progress. Mr. Konkol, City Manager, said that the Planning and Building departments would monitor progress. There was discussion about adding check-in points to ensure compliance.

There was discussion about non-profit eligibility being contingent on the non-profit paying local property taxes and about whether the agreement could require the improvements to be maintained for a number of years.

Commissioner Mitchell asked if the first loan payments would be due when the city determined that the terms of the agreement were not met. Mr. Graham confirmed that was correct.

There was discussion about only allowing properties in the Urban Renewal District to be eligible, not restricting the eligibility to only mixed use zoning, the application selection process, giving the loans in two disbursements, prioritizing projects that reactivate downtown, and whether the lien for this loan would be a first or second position.

3. COMMUNICATIONS

None.

4. COMMITTEE REPORTS

Commissioner O'Donnell

None.

Commissioner Smith

None.

Commissioner Marl

None.

Commissioner Mitchell

None.

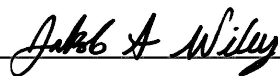
Mayor McGriff

None.

5. ADJOURNMENT

Mayor McGriff adjourned the meeting at 7:00 P.M.

Respectfully submitted,

A handwritten signature in black ink, reading "Jakob S. Wiley", is written over a horizontal line.

Jakob S. Wiley, City Recorder

Date Approved: November 05, 2025