CITY OF OREGON CITY
CITY COMMISSION WORK SESSION
REVISED
MEETING MINUTES

VIRTUAL ONLY
Wednesday, October 16, 2024 at 6:00 PM

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 6:01 P.M.

PRESENT: 5 -	Commissioner Adam Marl, Commissioner Mike Mitchell, Commissioner Frank O’Donnell, Mayor Denyse McGriff
EXCUSED: 1 -	Commissioner Rocky Smith
STAFFERS: 3 -	City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham

2. GENERAL BUSINESS

a. Adaptive Re-use Building Rehabilitation Program 2.0

City Manager Tony Konkol introduced the agenda item, explaining that staff had incorporated the Commission's feedback from the previous meeting and were bringing back the revised adaptive reuse building rehabilitation program for discussion. He noted that traditionally this program was funded through urban renewal, but the current proposal would make it a city program. He highlighted that using city general funds to target just the urban renewal boundary area was possible, as the city regularly targets programs for specific areas.

Economic Development Manager James Graham presented the revised program. He gave a summary of changes that had been requested by the Commission.

Commissioner O’Donnell asked how a determination would be made that an applicant failed to meet the agreement and the loan payments would need to begin. Mr. Konkol explained that the City Manager would implement the development agreement, based on the specifics of each individual agreement. If an applicant failed to meet the terms, then the city would begin requiring loan repayment.

There was discussion about whether or not to accept being second position on a loan. The Commission agreed that this loan would be first position unless System Development Charges (SDCs) bumped it to second.

There was consensus to add a clause to allow applicants to apply for timeline extensions for events beyond their control and for ownership of the property to flip only after a certificate of occupancy had been granted and only if the terms of the agreement had been met. There was consensus to require Commission approval for anything currently listed as being under the sole discretion of the City Manager.

There was discussion about the cap of $1 million for total project price. There was consensus to keep the cap at $1 million, with the understanding that larger projects would not be in need of this additional funding source to be able to reach completion.

There was consensus to remove appraisal costs as an eligible expense and reduce the interest requirements. There was discussion about whether a project could realistically be accepted this fiscal year, how much money to allocate to the program, and possibly letting the Urban Renewal Commission run the program.

Staff would return with a clean and redlined version of the document incorporating requested changes for consideration at a future meeting.

3. ADJOURNMENT

Mayor McGriff adjourned the meeting at 7:03 P.M.

Respectfully submitted,

Jakob S. Wiley

Jakob S. Wiley, City Recorder
Date Approved: December 03, 2025