



CITY OF OREGON CITY CITY COMMISSION SPECIAL MEETING AGENDA

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, January 7, 2026 at 5:30 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 public comment 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

SPECIAL MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

2. GENERAL BUSINESS

- a. Conduct Interviews with Planning Commission Applicants and Potentially Select Appointees

3. ADJOURNMENT

ORDINANCE NOTICE

If an ordinance is noticed above in this agenda, the text of the ordinance is available online with the posted agenda packet. In addition, three copies are provided for public review in the Office of the City Recorder upon request.

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker's table, and state your name and city of residence. Each speaker is given 3 minutes to speak. Representatives of neighborhood associations may be given 5 minutes to speak if requested. As a general practice, the City Commission does not engage in discussion with those making comments. Complaints shall first be addressed at the department level prior to addressing the City Commission. Electronic presentations are permitted but must be delivered to the City Recorder 48 hours in advance of the meeting.

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.oregoncity.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 WFMC 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:	City Commission	Agenda Date:	January 7, 2026
From:	Jakob Wiley, City Recorder		

SUBJECT:

Item 2.a. - Conduct Interviews with Planning Commission Applicants and Potentially Select Appointees

STAFF RECOMMENDATION:

Staff recommend interviewing the four applicants and potentially selecting appointee(s) for the Planning Commission

EXECUTIVE SUMMARY:

The City Commission reviewed the applications for the Planning Commission at the December 3, 2025 regular meeting. The City Commission chose to interview Kronan Hoffman, Paul Levin, Gregory Lind, and Trace Guimont.

BACKGROUND:

The redacted applications for the selected applicants are attached to this staff report for review. Interview questions will be provided at the meeting. Interviews will be approximately 15 minutes each with additional time for discussion and potential selection of members.

OPTIONS:

1. Conduct interviews with selected candidates.
2. Select applicants to be appointed to the Planning Commission.

BUDGET IMPACT:

N/A

Mr Kronan Hoffman

Oregon City, OR | Generated 9/2/2025 @ 12:51 pm by OnBoardGOV - Powered by ClerkBase

Status		Board (Rank)	Vacancies	Status
Name	Mr Kronan Hoffman	Planning Commission (0)	0	Pending
Application Date	8/30/2025	Urban Renewal Commission (1)	0	Pending
Expiration Date	8/30/2026	Parks and Recreation Advisory Committee (2)	3	Pending
Status	Received			

Basic Information	Contact Information	Occupation
Name Mr Kronan Hoffman	Address [REDACTED] [REDACTED] Yes, I am a resident Yes Email [REDACTED] Phone [REDACTED]	Employer John's Waterproofing Job Title System Design Specialist

How long have you lived in Oregon City?
4 years

Describe relevant work experience that may relate to the board or committee you are applying for.
I have a general contracting background and real estate development

Please list out any High School, Secondary Education, Trainings, and Colleges, along with years completed. Also list degrees and certifications.
BA Economics - CU Boulder

Describe volunteer activity within this or other communities
None

Do you presently serve on a City board or committee?
No

Explain your interest in this board/committee and why you think its issues are important
I am a seventh generation Oregonian whose original family members came on the Oregon trail. And I was told my sixth grades ago grandfather Captain John couch was one of the first men to trade with native Americans at Willamette falls.

List any relevant experiences, skills, or interests that have helped to prepare you for a position on this board or committee
See resume

In which neighborhood of Oregon City do you live?
Park Place

I certify that the information I am submitting is true. If residency is a requirement of holding this position, I certify that I am an Oregon City resident and will comply with requests for additonal proof of residency if requested. I consent to allow the information contained in this application to be released to the general public upon request, including my email address and phone number.
Yes

A results-driven Construction Professional with over 20 years of experience as a natural strategist. With the insight to assess complex situations and the drive to act decisively. I blend intellect, intuition, and execution in a rare and impactful way. My presence brings clarity, structure, and momentum to any room or project. I am deeply analytical and thrive on solving problems in original ways. I instinctively see what needs to be done, and don't hesitate to act. This makes me especially effective in environments that demand both ingenuity and results—ideal for leadership, innovation, and operational efficiency.

- Delivered \$200 M+ in total project value.
- Achieved 17.5% cost savings on a \$14M project.
- Spearheaded innovative solutions to optimize workflow, resulting in a 15% reduction in project completion time.

Construction Manager/Owner Representative – DEVCON, NW: March 2023 – Present

Manage risk by addressing rising costs, reduced qualified labor pools, increased safety concerns, jurisdiction oversight, logistics, and materials.

- EPC PROJECT w/ EDF Renewables - 5 Gigawatt Microgrid Solar field in Millwood, West Virginia.
- The 1st Micro-Grid Project off-grid Serving TIMET Titanium Smelting plant.
- Lakeshore Office Remodel: 5,800 SF De-Construction of Single-story office building, Interior & Exterior Remodel
-

Project Manager – Edge Development: February 2022 – April 2023

- Project Lead for 9 buildings totaling 97 apartments.
- RM48 – \$14 million project was \$777k over budget when I took over. I reduced construction costs by over \$800,000 through value engineering and contract negotiations.
- J22, K15, – \$6 million budget and schedule creation, contract negotiating, and enforcing. Collaborate with designers, engineers, and AHJ to ensure we meet all Zone, Code, and Community requirements.
- The Construction Department was shuttered after the rapid increases in interest rates.

Project Manager – Tesla Energy – Solar Roof: September 2020 – July 2021

- Created better efficiencies and economies of scale.
- Manage 5 crews of 8 and 3-5 homes concurrently.
- Create the Job Prep Packet outlining the SOW from start to finish.
- Track and manage the AHJ requirements and Customer Expectations.
- Ensure we exceed all safety requirements.

Senior Account Manager – Forensic Building Consultants: January 2020 - June 2020

- Collaborate with architects, engineers, builders, and property owners to develop and construct sustainable structures using cost-effective building technologies.
- “Best Construction Consultants” by the readers of the DJC Oregon for the last three years straight.
- I was laid off due to COVID-19.

Project Engineer – Hoffman Construction: April 2019 – November 2019

- EPC PROJECT - \$2 billion Intel MOD 3: Responsible for Waterproofing & Fireproofing, Utility Trestle Tower, Energy Star Requirements.
- Jacobs Engineering (EPC) Liaison and a trusted adviser for designers and subcontractors.

Project Manager/Consultant – March 2013 - March 2018

The Lindsey Building, Portland, OR: \$4 million renovation

- Through recovery management demolition, asbestos abatement, and renovations continued.
- Establish a close working relationship with LRS architects during space planning.

Strobridge Building, Portland, OR: \$1 million renovation

- Historic URM Building – Seismic upgrade
- 6,000 SF Tenant Improvement
- Successfully coordinated structural upgrades and TI, ensuring completion on time and on budget.

National Storage Affiliates (NYSE: NSA)

- Acquisition consultant, North America

Developer/GC/Project Manager – PBH Inc: May 1994 - 1996 & June 2005 - 2009

Tualatin Mini Storage, Tualatin, OR: \$7.8 million master planned RV/Mini Storage

- 6.2-acre master planned mini & RV storage
- Developer, General Contractor, and the superintendent of three 2-story LEED Silver buildings.
- Radiant concrete floors serviced by tankless water heaters.
- Owner and manager until the 2008 financial crisis.

Sylvan Crest Townhomes, Portland, OR: \$6.8 million Multi-Family Development

- 16 large townhomes in 5 buildings – Energy Star Certified – LEED Silver
- Challenging Steep Slope; persevered through numerous erosion control challenges.
- Developer, General Contractor, and the superintendent during construction
- Owner and manager until the 2008 financial crisis.

Breadon Heights, Portland, OR: \$11 million development

- 11-acre development 19 large townhomes, and 19 lot subdivision – LEED Gold.

Design Center, Portland, OR: \$2.1 million Renovation

- Change Use of Occupancy was delivered two months ahead of schedule.
- \$100k under GC budget.
- Owner and manager until the 2008 financial crisis.

Deer Field Park, Happy Valley, OR: Framer and Assistant Superintendent

- 4-Phase single-family subdivision
- Over 200 single-family lots
- Framing crew member building over 20 custom homes.

Lazy Hawk Ranch, Happy Valley, OR: Framer and Assistant Superintendent

- Two-Phase Subdivision with over 90 lots and 14 custom homes.
- Framing crew member building over 20 custom homes.

President – AC Americas Inc: January 2012 – October 2013

- Initially contracted to write the business plan but stayed on for 1 year.
- Strategically raised \$240,000 from Angel Investors and signed a one-year employment contract.
- Successfully established external and internal Policies and Procedures, creating a dynamic culture.
- Established stakeholder matrix and logistics plan, creating a 20% reduction in material costs.

HOA Department Manager – Bluestone & Hockley: March 2010 - August 2011

- Successfully managed all construction defect projects for over 40 HOA/COAs.
- Leader of 12 Property Managers. The most notable HOA client was Orenco Station.
- Empowered my team with emotional literacy and a positive attitude.
- We delivered “best in class” comprehensive monthly Financial Reports for each community we

managed.

Industrial Real Estate Broker – CB Richard Ellis: June 2001 - February 2006

Verifiable procurement & successful completion of over \$30 million transactions, effectively managing and building positive rapport with business owners, landlords, tenants, developers, investors, contractors, brokers, and team members.

- \$30 million in sales and leasing transactions
- Qwest Communications Disposition: Diligently identified comparable land one mile from the HQ. Acquired the new HQ property, relocated, leased to Qwest, and sold the asset as a leased investment at a 7.5% cap rate.
- \$12.6 million disposition: Northern Tier Business Center for The Matt West Company
- \$9 million land acquisition built to suit for America's Body Company

Executive Sales Manager – Vector Marketing: May 1997 – September 2000

A direct marketing manager is highly efficient at recruiting, motivating, and leading sales associates.

- #1 Executive Sales Rep., PNW - Fast Start Record Breaker
- #1 Assistant Manager, Summer Sales
- #1 West Coast Office, Summer Sales
- Top 25 National Sales 1997

EDUCATION AND CERTIFICATES:

OSHA 30

Cintas Certified Operator

Fall Competent

CPR Certified

BA Economics 2000" – University of Colorado Boulder

Jesuit High School 96' – Portland, Oregon

PROFESSIONAL & SOFTWARE SKILLS:

Proficient in reading Architectural, Civil, Structural, and MEP drawings

Building Codes, Land-use regulations, Changes in Occupancy or Use

Microsoft Office Products (Word, Excel, PowerPoint, Publisher, and Project)

PROCORE Construction Management Software

BlueBeam Software

NavisWorks Extreme

Pipe Drive

Spanish (intermediate speaker)

REFERENCES

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]

[REDACTED]

[REDACTED] | [REDACTED]

[REDACTED]

4. [REDACTED]
[REDACTED]

Mr Paul Levin

Oregon City, OR | Generated 10/16/2025 @ 6:00 pm by OnBoardGOV - Powered by ClerkBase

Status

Name Mr Paul Levin
Application Date 10/16/2025
Expiration Date 10/16/2026
Status Received

Board (Rank)	Vacancies	Status
Planning Commission (0)	0	Pending
Transportation Advisory Committee (1)	2	Pending

Basic Information

Name
Mr Paul Levin

Contact Information

Address
[Redacted]
[Redacted]
Yes, I am a resident
No
Email
[Redacted]
Phone
[Redacted]
Cell Phone
[Redacted]
Business Phone
[Redacted]

Occupation

Employer
Dark Horse Construction Company
Job Title
Owner

How long have you lived in Oregon City?
5 yrs

Describe relevant work experience that may relate to the board or committee you are applying for.
I have been in construction for over 20 years and own a local construction company

Please list out any High School, Secondary Education, Trainings, and Colleges, along with years completed. Also list degrees and certifications.
High school diploma Diverse Institute of technology

Describe volunteer activity within this or other communities
Oregon city troop 220 Boy Scout scoutmaster

Do you presently serve on a City board or committee?
No

Explain your interest in this board/committee and why you think its issues are important
Would like to offer my expertise to our growing community

List any relevant experiences, skills, or interests that have helped to prepare you for a position on this board or committee
General contractor , youth leader

In which neighborhood of Oregon City do you live?
South

I certify that the information I am submitting is true. If residency is a requirement of holding this position, I certify that I am an Oregon City resident and will comply with requests for additonal proof of residency if requested. I consent to allow the information contained in this application to be released to the general public upon request, including my email address and phone number.
Yes

Generated 10/16/2025 @ 6:00 pm

Gregory William Lind

Oregon City, OR | Generated 10/31/2025 @ 3:01 pm by OnBoardGOV - Powered by ClerkBase

Status		Board (Rank)	Vacancies	Status
Name	Gregory William Lind	Urban Renewal Commission (0)	0	Pending
Application Date	10/31/2025	Planning Commission (1)	0	Pending
Expiration Date	10/31/2026	Historic Review Board (2)	0	Pending
Status	Received			

Basic Information	Contact Information	Occupation
Name Gregory William Lind	Address [REDACTED] [REDACTED] Yes, I am a resident Yes Email [REDACTED] Phone [REDACTED]	Employer Buildly, Inc. Job Title CEO & Co-Founder

How long have you lived in Oregon City?
4 years

Describe relevant work experience that may relate to the board or committee you are applying for.
I have worked for multiple government agenices including Oregon Metro, the State of Oregon and was a White House Presidential Innovation Fellow volunteer and metnor in 2016. I also have served and worked on many corporate boards for startups around the world.

Please list out any High School, Secondary Education, Trainings, and Colleges, along with years completed. Also list degrees and certifications.
Tigard High School 1990, Portland State University 1997, Stanford University 2014

Describe volunteer activity within this or other communities
I have volunteered and run a non-profit in both the US, Kenya and Vietnam for STEM and science education. I have also server on several arts and music boards for non-profits.

Do you presently serve on a City board or committee?
No

Explain your interest in this board/committee and why you think its issues are important
I'm especially interested in future development and historical preservation and where those two intersect in the reimaging of the urban distircs and downtown neighborhoods. I think Oregon City has very interesting near and long term future and want to do what I can to help guide it.

List any relevant experiences, skills, or interests that have helped to prepare you for a position on this board or committee
I have served on corporate and non-profit baords. I have also built from the ground up three different successful international businesses and worked with many government agencies as well.

In which neighborhood of Oregon City do you live?
McLoughlin

I certify that the information I am submitting is true. If residency is a requirement of holding this position, I certify that I am an Oregon City resident and will comply with requests for additonal proof of residency if requested. I consent to allow the information contained in this application to be released to the general public upon request, including my email address and phone number.
Yes

A position on the Historic Review Board is designated for a representative from the Chamber of Commerce. Are you currently (or can become) a member of the Oregon City Chamber of Commerce?
I am not a current member, but can become one

A position on the Historic Review Board is reserved for an architect experienced in historic preservation. Are you an architect?
No

Gregory Lind

Portland, OR / Brooklyn, NY | [REDACTED] | LinkedIn: [REDACTED] | GitHub: [REDACTED]
[REDACTED] | Sessionize: [REDACTED]

Profile

Software architect, executive leader, and global startup founder with 20+ years of experience building and scaling developer-focused ventures. Rooted in Oregon's tech community and active internationally (Afghanistan, Vietnam, Germany, Kenya), I blend deep technical expertise with a passion for open source, AI, and team culture. CEO & Co-Founder of Buildly, co-author of Radical Therapy for Software Teams, and frequent public speaker on AI, software culture, and open collaboration.

Core Expertise

- Cloud-Native Architecture & AI-Driven Developer Tools
- Startup Leadership, Fundraising & Global Expansion
- Public Speaking: Radical Transparency, Ethical AI, Developer Culture
- Open Source Advocacy & Ethical AI Testing Frameworks
- Team Mentorship & Radical Transparency Practices

Experience

CEO & Co-Founder — Buildly

Brooklyn, NY / Portland, OR — 2019–Present

- Founded Buildly, delivering “software architecture as a service” with open source and AI-driven tooling.
- Guided startups from idea to MVP using Buildly Core, CLI, and AI-based planning.
- Co-authored Radical Therapy for Software Teams.
- Speaker at global events on developer culture, AI, and open source.

CTO & Co-Founder — Humanitec GmbH

Berlin, Germany — 2017–2020

- Scaled team from 0 → 40+ in 6 months across Berlin and Nairobi.
- Built cloud-native developer platform (successor to TolaData).

Founder — Open.Build (Nonprofit)

Nairobi, Kenya & Saigon, Vietnam — 2015–2018

- Launched Girls in STEM initiative in Kenya, endorsed by the President.
- Created robotics/STEM labs across East Africa and Southeast Asia.

Lead Software Developer & Business Analyst — Mercy Corps

Portland, OR — 2011–2017

- Built TolaData, NGO reporting/data platform deployed globally.
- Deployed solutions in Afghanistan, Jordan, Lebanon, Haiti, and Turkey.

Software Developer & Systems Analyst — Metro Regional Government

Portland, OR — 2005–2011

- Saved \$250K annually by migrating proprietary systems to open source.
- Introduced Agile methods into government teams.

Consulting & Advisory Roles

Global — 1999–Present

- Advisor on developer platforms, funding, and open source strategy.
- Clients include Nike, Microsoft, Frank Lloyd Wright Foundation, State of Oregon, Hewlett-Packard.

Speaking Engagements

- DeveloperWeek Management 2024 — Radical Transparency for Software Teams (San Francisco, CA)
- LinuxFest Northwest 2024 — Ethical AI for Software Teams (Bellingham, WA)
- Product World 2024 — Radical Therapy for Product Development (Oakland, CA)
- Valencia Digital Summit 2023 — Radical Transparency for Remote Teams (Valencia, Spain)
- DevOpsDays Detroit 2023 — Radical Transparency in DevOps (Detroit, MI)

Open Source & Projects (GitHub/glind)

- TolaActivity — NGO workflow & reporting platform
- Buildly Core & CLI — Component-based cloud-native framework
- BabbleBeaver — Multi-LLM orchestration & AI tooling
- EthicalAI — Testing framework for bias & transparency in AI

- Spacely-Sprockets RT Demo — Developer collaboration template

Education

Stanford University — Graduate coursework, Software Security (2013)

Portland State University — B.S. General Science & Music Performance (1998)

Certifications & Honors

- Honored Listee, Marquis Who's Who (2023–2029)
- Strategic Artificial Intelligence Advisory Member, Linfield University (2023–Present)
- Advisor, Linfield University (2023–Present)

Skills & Endorsements

- DevOps — Endorsed by multiple peers, including CTOs & engineers
- Large Language Models (LLM) — Endorsed for AI/LLM expertise
- Cloud Architecture, Startup Leadership, Product Development

Trace Guimont

Oregon City, OR | Generated 11/10/2025 @ 12:14 pm by OnBoardGOV - Powered by ClerkBase

Status		Board	Vacancies	Status
Name	Trace Guimont	Planning Commission	0	Pending
Application Date	11/9/2025			
Expiration Date	11/9/2026			
Status	Received			

Basic Information

Name
Trace Guimont

Contact Information

Address
[REDACTED]
[REDACTED]

Yes, I am a resident
Yes

Email
[REDACTED]

Cell Phone
[REDACTED]

Occupation

Employer
SentinelOne

Job Title
Staff Software Engineer

How long have you lived in Oregon City?
2 years

Describe relevant work experience that may relate to the board or committee you are applying for.
Served 3 years as Willamette Valley Soaring Club Board Director (member-at-large and president)

Please list out any High School, Secondary Education, Trainings, and Colleges, along with years completed. Also list degrees and certifications.
High School - 2011 Undergrad, BS in Computer Science (UO) - 2016 Masters, MBA (Willamette) - 2019

Describe volunteer activity within this or other communities
Coached youth soccer and speech and debate teams when I lived in California. Volunteer work at Willamette Valley Soaring Club, spreading aviation knowledge and skills to the membership and public through outreach at airshows, our field, etc

Do you presently serve on a City board or committee?
No

Explain your interest in this board/committee and why you think its issues are important
Oregon City is growing quickly, with new construction going up all over town. I'd like to ensure that these new developments adhere to the City Commission's Ordinances, Rules, etc, while benefitting the public.

List any relevant experiences, skills, or interests that have helped to prepare you for a position on this board or committee
Served three years as member of the board of directors of Willamette Valley Soaring Club.

In which neighborhood of Oregon City do you live?
Caufield

I certify that the information I am submitting is true. If residency is a requirement of holding this position, I certify that I am an Oregon City resident and will comply with requests for additonal proof of residency if requested. I consent to allow the information contained in this application to be released to the general public upon request, including my email address and phone number.
Yes

Generated 11/10/2025 @ 12:14 pm

Trace Hagan Guimont

Nonprofit Experience

Willamette Valley Soaring Club Board

Various Terms, 2020 to Present

President, Board of Directors

January 2025 to Present

- Directed Board of Directors, including budgeting, operations, maintenance, other club activities
- Returned club to profitability after several years of significant losses
- Addressed and resolved interpersonal issues amongst the membership

Member at Large, Board of Directors

January 2020 to December 2021

- Navigated COVID-19 challenges while maintaining profitability and club participation

Professional Experience

SentinelOne Inc, Remote

November 2022 to Present

Staff Software Engineer, Team Lead

April 2025 to Present

- Handle customer escalations to resolve complex issues from the field
- Own feature development from conception to delivery working closely with product management and customers

Senior Software Engineer

November 2022 to April 2025

- Develop new detections and detection features to improve customer safety using macOS Endpoint Security and Network Extension Frameworks

Sophos Corp, Remote

October 2020 to November 2022

Product Manager

February 2022 to November 2022

- Launching new Route-To-Market to increase top-line revenue and margins

Senior Software Engineer

October 2020 to January 2022

- Resolved various complex issues, including crashing issues in production
- Mentored existing engineers and assisted in hiring additional Senior Software Engineers to create a well-rounded team

Intel Corp, Hillsboro, Oregon

June 2015 to October 2020

Software & Technical Marketing Engineer

March 2019 to October 2020

Software Engineer

July 2016 to March 2019

Software Engineering Intern

June 2015 to June 2016

Education

MBA: Willamette University, Atkinson School of Management (2019)

BS, Computer Science: University of Oregon, *Cum Laude*, Departmental Honors (2016)

Other Activities

Private Pilot: Licensed Private Pilot, in training for Commercial Pilot certificate