CITY OF OREGON CITY
CITY COMMISSION WORK SESSION
MEETING MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, November 20, 2024 at 6:00 PM

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 6:04 P.M.

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

STAFFERS: 5 - City Manager Tony Konkol, Assistant City Manager Alex Rains, City Recorder Jakob Wiley, Police Chief Shaun Davis, Economic Development Manager James Graham

2. GENERAL BUSINESS

a. Adaptive Re-Use Building Rehabilitation Program 2.0

James Graham, Economic Development Manager, summarized the revisions that the Commission had made to the program during meetings on August 21, 2024, and October 16, 2024.

There was discussion about the provision that non-profits would only be eligible if they agreed to begin paying property taxes on the building. Commissioner Mitchell recommended that applicants be allowed to apply multiple times per fiscal year as long it each application was for a different project. He also suggested that applicants only be made ineligible for delinquent or past due local property taxes.

There was discussion about whether or not the city would be willing to take second position on a loan. Mr. Graham said that every financial agreement was different. He offered as an example that the city could not take first position over an existing loan. He said the city could have the building appraised and determine whether the sum of the city's loan and every other financial obligation ahead of it was more or less than the appraised value of the building.

Commissioner Marl said that he thought this was a good program, but he could not support it being paid for out of general fund dollars midway through a budget cycle. He offered that the Urban Renewal Agency would be a better alternative for this program, because the buildings they are trying to target are mostly inside the boundaries of the district. There was consensus that this program should be brought to the Urban Renewal Agency.

Tony Konkol, City Manager, asked for clarification on the willingness of the Commission to take second position on a loan. He said that while comparing the value of the building versus the value of all loans against it was one measure for determining the city's risk, there were other ways an applicant could guarantee the loan. As an example, an applicant could secure the loan with other property. He warned that the Commission might accidentally exclude different means of guaranteeing a loan if it explicitly spelled out the only ways that it would accept an applicant guarantee a loan. Mr. Graham added that the Commission should only provide broad guidelines. The Loan Review Committee would be the entity that determines if the applicant qualified for the loan. Commissioner Mitchell asked that the Loan Review Committee be specifically charged with evaluating the risk to the city.

There was additional discussion about how the Urban Renewal Agency should review this program. Mr. Konkol noted that the Urban Renewal charter amendment effectively prevented the Urban Renewal Agency from entering into a contract longer than 365 days without a vote of the people. He said that there was no way to make a project in this program, as proposed, reach completion in that time constraint.

Mayor McGriff asked when the Destination Management Organization (DMO) would next appear on an agenda. Mr. Konkol said that it was scheduled as a work session topic on December 10, 2024. Commissioner O'Donnell

provided an update on the task force that had been established to create the DMO. He said he thought that the DMO as a legal entity could be established before the end of the year. The Commission could further define the relationship between the DMO and the city in early 2026. Mr. Graham added that the consultants had agreed to extend their contract into 2025 without extra cost to the city.

3. ADJOURNMENT

Mayor McGriff adjourned the meeting at 6:46 P.M.

Respectfully submitted,

Jakob S. Wiley, City Recorder
Date Approved: January 07, 2026