



CITY OF OREGON CITY URBAN RENEWAL COMMISSION AGENDA

**Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, September 16, 2026 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@orcity.org or call 503-496-1509 by 3:00 PM on the day of the meeting to register)*

• *Email recorderteam@orcity.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*

EXECUTIVE SESSION

The Executive Session will begin after the adjournment of the Urban Renewal Commission meeting pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

URBAN RENEWAL COMMISSION MEETING

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. DISCUSSION ITEMS**
 - Potential Sale of 214 Tumwater Dr.
- 4. COMMUNICATIONS**
- 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](#) 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: Urban Renewal Commission **Agenda Date:** September 16, 2026
From: Tony Konkol, City Manager
Alexandra Troutman, Assistant City Manager

SUBJECT:

Item 3.a. - Potential Sale of 214 Tumwater Dr.

STAFF RECOMMENDATION:

Please authorize staff to finalize the sale of 214 Tumwater Dr. at the reduced price of \$225,000.

EXECUTIVE SUMMARY:

On August 20, 2026, the Urban Renewal Commission voted to accept the offers from TLC Investments on 313 S. 2nd St. and 214 Tumwater Dr., for \$275,000 and \$300,000 respectively. After completing inspections, TLC Investments lowered their offer for 214 Tumwater Dr. from \$300,000 to \$200,000. The City's realtor, Kayla McCall, has confirmed that TLC Investments will accept a counter offer of \$225,000.

BACKGROUND:

During the Urban Renewal Commission Meeting on August 20, 2026, the Commission voted to accept the offers on 313 S. 2nd St. and 214 Tumwater Dr., for \$275,000 and \$300,000 respectively, from TLC Investments LLC. Following that meeting, TLC Investments conducted inspections on both homes and requested a price reduction on 214 Tumwater Dr., lowering the offer from \$300,000 to \$200,000. The stated reasons for the reduced offer include concerns about asbestos in the insulation, a leak from the bathroom tub that caused rot in the support beams and some foundation concerns. The City's realtor, Kayla McCall, has confirmed that TLC Investments will accept a counter offer of \$225,000.

OPTIONS:

1. Authorize staff to finalize the sale of 214 Tumwater Dr. for \$225,000 with TLC Investments.
2. Authorize staff to make an alternative counter offer to TLC Investments for 214 Tumwater Dr.
3. Decline to make a counter offer to TLC Investments and select another buyer.

BUDGET IMPACT:

Amount \$
Fiscal Year(s):
Funding Source(s):

