



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION - REVISED

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, June 05, 2024 at 6:00 PM

CALL TO ORDER

Chair Mitchell called the meeting to order at 6:01 P.M.

ROLL CALL

PRESENT: 7 - Commissioner Laurie Ariniello, Commissioner Adam Marl, Commissioner Doug Neeley, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Chair Mike Mitchell. Commissioner Denyse McGriff

STAFFERS: 5 - City Manager Tony Konkol, Assistant City Manager Alexandra Rains, City Recorder Jakob Wiley, Economic Development Manager James Graham, City Attorney Bill Kabeiseman

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

3. Stimson Property – Appraiser RFP

James Graham, Economic Development Manager, invited the Commissioners to review a Draft Request for Proposals (RFP) for engaging an appraiser for the Stimson Urban Renewal Property. Mr. Graham observed that though the RFP draft states that seven months to one year will be allowed for completion of the project, he did not expect the appraisal to take that much time. He suggested allowing five months for the appraisal with an option for the appraiser to request more time if needed.

Commissioner O'Donnell asked whether the Geotechnical Analysis had to be completed before this appraisal could be undertaken. Mr. Graham reported that the results of the Geotechnical Analysis were expected by June 7, 2024, and added that the Environmental Assessment was already complete. Tony Konkol, City Manager, added that with an approved RFP draft, City Staff should have what they need to move forward on this project and report developments by the Urban Renewal meetings in July.

Commissioner McGriff arrived at approximately 6:06 P.M.

Commissioner Ariniello asked how the current existence of a landscaping company on the Stimson property affects the appraisal process. Mr. Konkol replied that the current lease agreement expires at the end of this year, and that the business owner has expressed an intention to relocate.

Commissioner Ariniello asked whether this process would result in two reports: one regarding the feasibility of a hotel on the site, one describing the appraisal. Mr. Graham replied in the affirmative.

Commissioner O'Donnell asked whether the Geotech report would be encompassed in the appraisal, and Mr. Konkol replied that it would. Commissioner O'Donnell suggested that it would be valuable for the appraisal to discuss the highest and best use of the property.

Commissioner McGriff suggested that the highest and best use suggested in an appraisal does not always consider all factors in a decision. She expressed a preference for the appraisal to suggest multiple possible uses of the property. Mr. Konkol suggested that the appraisal would consider the specific purpose of a hotel and supporting mixed use development on the property, because the Commission had expressed interest in that scenario, but that the appraisal could also explore other potential uses for the property.

Motion made by Commissioner McGriff, Seconded by Commissioner Ariniello, to accept the Draft Request for Proposals as submitted.

The motion passed by the following vote:

Yea – 7: Commissioner McGriff, Commissioner Marl, Vice Chair Neeley, Commissioner O'Donnell, Commissioner Smith, Chair Mitchell, Commissioner Ariniello

COMMUNICATIONS

Mr. Konkol invited Bill Kabeiseman, City Attorney, to provide an update on the Williams v. Urban Renewal Commission litigation. This litigation concerns the ability to use tax increment funding when no outstanding debt exists. Mr. Kabeiseman reported that approximately one year ago, former Mayor Williams and Mrs. Williams filed a suit against the Urban Renewal Commission, desiring it to cease operating. Mr. Kabeiseman reported that since that time, the main activity in the case had been discovery. Mr. Kabeiseman reported that the attorney for Mrs. Williams had recently offered to withdraw the suit with the stipulation that if it is dismissed, the Urban Renewal Commission waive costs. Mr. Kabeiseman observed that pursuing the recovery of the legal costs would cost more than the value of the costs themselves, which amounted to around \$300.00 to \$400.00.

There was consensus to stipulate to waive the costs if the case is withdrawn.

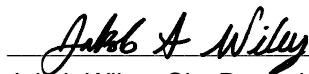
Mr. Konkol reported that after the Stimson property appraisal is underway, his next goal was to discuss advertising the property for sale. Commissioner McGriff observed that there had been discussion in the past about creating a Request for Qualifications in connection with advertising this property. She suggested starting to craft a Request for Qualifications or Request for Proposals while the appraisal is underway. Mr. Konkol agreed.

Commissioner O'Donnell observed that the results of the Geotech survey and appraisal might offer several options for the property and suggested waiting to see these results before making firm plans. Commissioner McGriff agreed but suggested starting work on a general template would be useful.

ADJOURNMENT

Chair Mitchell adjourned the meeting at 6:17 P.M.

Respectfully submitted,



Jakob Wiley, City Recorder