



# CITY OF OREGON CITY URBAN RENEWAL COMMISSION - VIRTUAL ONLY MINUTES

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VIRTUAL ONLY via Zoom  
Wednesday, January 17, 2024 at 6:00 PM

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## CALL TO ORDER

*Chair Mitchell called the meeting to order at 6:03 P.M.*

## ROLL CALL

**PRESENT: 6 -** Commissioner Denyse McGriff, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Commissioner Doug Neeley, Commissioner Adam Marl, Chair Mike Mitchell

**STAFFERS: 4 -** City Manager Tony Konkol, City Recorder Jakob Wiley, Public Works Director John Lewis, Finance Director Matt Zook

## CITIZEN COMMENTS

*There were no citizen comments.*

## DISCUSSION ITEM

### 1. Election of Chair and Vice Chair for 2024

Commissioner O'Donnell nominated Chair Mike Mitchell to serve as Chair of the Oregon City Urban Renewal Commission for 2024. The nomination was seconded by Commissioner Marl.

Chair Mitchell was elected by the following vote:

**Yea – 6: Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Chair Mitchell**

Commissioner McGriff nominated Commissioner Doug Neeley to serve as Vice Chair of the Oregon City Urban Renewal Commission for 2024. The nomination was seconded by Commissioner Mitchell.

Commissioner Neeley was elected by the following vote:

**Yea – 6: Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Chair Mitchell**

### 2. Information for discussion and direction related to Water Quality and Alternatives Evaluation of Clackamette Cove

*Tony Konkol, City Manager, presented a comprehensive Scope of Work produced by City consultants Brown and Caldwell to research and mitigate blue-green algae blooms taking place at Clackamette Cove. John Lewis, Public Works Director, explained that if the Scope of Work met with the Commission's approval, Staff could couple it with a Request for Proposals (RFP) and immediately begin the search for*

*an organization to implement the project. He said that the project would require a summer of monitoring algae conditions before a mitigation plan could be created, and that implementation of that plan would likely begin in 2025. Mr. Konkol added that technical staff from Water Environmental Services had provided guidance on the Scope of Work and would continue to contribute their expertise to the project. He also mentioned the possibility of collaborating with Portland State University graduate students or with the Watershed Council and noted that estimate costs were included in scope document.*

*Commissioner O'Donnell expressed concern that the Scope of Work was too broad and that the cost estimates were too high. He inquired why various experts consulted in the past regarding this matter had not been consulted regarding this Scope of Work, including the staff who oversee the algae control at Lake Oswego. Mr. Konkol replied that it would be possible to show the Scope of Work to other experts at the Commission's request, and that the cost was dependent on what bids would be received.*

*Commissioner McGriff asked for clarification about the project timeline. Mr. Konkol clarified that the plan was to accept bids in the next several months, collect data regarding algae phenomena in the Cove during the summer of 2024, and formulate a remediation plan in the fall of 2024. Commissioner McGriff noted that though anecdotal observational data exists regarding the timing of the algae blooms, it was still necessary to collect scientifically measurable data. Commissioner McGriff suggested obtaining input on the Scope of Work from Richard Craven, John Borden, and Doug DeHart, who had spoken about this matter at the September meeting of the Urban Renewal Commission. Commissioner McGriff also suggested clarifying the project timeline information in the Scope of Work document.*

*Commissioner O'Donnell suggested obtaining the opinion of Mark Rosenkranz of Aquatic Insight LLC, who has worked on the algae bloom issue at Lake Oswego. Mr. Konkol said that he had invited Mr. Rosenkranz to bid on this project and discussed the possibility of hiring him on an owner's representative professional basis. Mr. Konkol added that the data collection process would be extensive, and he did not know if Mr. Rosenkranz had the capacity for that specific part of the work.*

*Commissioner Neeley observed that the estimate contained in the document was not based on a public bidding process. Mr. Konkol confirmed this, reiterating that the amount mentioned in the Scope of Work was merely a broad estimate from Brown and Caldwell.*

*Mr. Lewis asked the Commissioners if they wished for the Scope of Work to be vetted by the various experts mentioned, and then returned to the Commission for approval. He reminded the Commissioners that the project had to be completed within a year. Commissioner O'Donnell reiterated his desire for the Scope of Work to be vetted in this way.*

*Commissioner Neeley asked what would happen if an algae bloom does not occur or is minimized due to cooler weather in the summer of 2024. Mr. Konkol replied that this project was meant to be the beginning of routine data collection so that many years of data could be tracked.*

*There was consensus to pass the Scope of Work draft on to the experts mentioned above for comments, suggestions, or broader changes, then to bring the Scope back to the Commission for approval and begin the Request for Qualifications and Request for Proposals process simultaneously.*

### 3. Financial Report for the Fiscal Year Ended June 30, 2023

*Matt Zook, Finance Director, presented the Urban Renewal Commission's Financial Report for the fiscal year which ended on June 30, 2023. He reported that Aldrich and Co. had performed the audit and had offered an unmodified audit opinion. Mr. Zook mentioned highlights of the report, including that the Urban Renewal Agency possessed about \$9.3 million of cash on hand without considering capital assets. He added that that figure represents three past years of tax revenue. He reminded that Commissioners that as they had decided not to levy taxes for the upcoming fiscal year, this would be amount at the URC's disposal until they levy taxes again. Mr. Zook added that the Urban Renewal Agency received additional revenue from rental properties and from interest on investment income, and that the Agency's expenses to the City are minor.*

Commissioner Neeley asked why capital assets had dropped from the previous year, and Mr. Zook explained this was due to annual depreciation.

Commissioner O'Donnell asked Mr. Zook to review the Commission's plan for levies over a two-year period. Mr. Zook replied that the Commission had resolved not to levy eligible taxes during the current fiscal year of 2024-2025, and to levy 25% of the maximum value it could levy in the following fiscal year of 2025-2026: specifically, the tax revenue expected in the following fiscal year would be about one quarter of \$3 million.

Chair Mitchell noted a figure on page 5 of the report stating that interest income in 2022 amounted to negative \$30,000.00, and asked what a negative interest figure means. Mr. Zook explained that this figure is a reflection of mark-to-market accounting, which is meant to reflect an asset's fair value based on its current market at that moment in time. He explained that the figure means that the asset is currently undervalued.

Commissioner O'Donnell asked Mr. Zook how much flexibility he had to maximize yield from investments, noting that short-term investments were performing better than long-term investments in the current economy. Mr. Zook replied that he had high flexibility but that the investments were currently doing well in the Local Government Investment Pool, which consists primarily of short-term investments, and which is currently paying 5%.

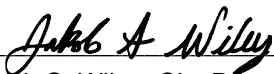
## COMMUNICATIONS

Commissioner McGriff asked for an update on the plans of the City's tenant at Clackamas Landscapes. Mr. Konkol replied that the City had offered to end the tenant's lease in two years, but the renter had requested to end it in one year instead and that the City had updated the lease contract accordingly. Commissioner McGriff also asked if the City's Gaffney Lane property had been sold and Mr. Konkol replied that the sale had recently closed. Commissioner O'Donnell asked how the funds from the sale would be allocated, and Mr. Konkol explained that since the property had been purchased with Transportation funds, the sale revenue would return to the Transportation fund. Commissioner O'Donnell asked how any profit from the sale would be allocated, and Mr. Zook replied that the profit would also be allocated to the Transportation fund.

## ADJOURNMENT

Chair Mitchell adjourned the meeting at 6:42 P.M.

Respectfully submitted,

  
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Jakob S. Wiley, City Recorder