



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes Urban Renewal Commission

Wednesday, April 2, 2014

5:00 PM

Commission Chambers

1. Convene Regular Meeting and take Roll Call

Chair Pauli called the meeting to order at 5:00 PM.

Present: 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville, Renate Mengelberg, Rocky Smith and Carol Pauli

Staffers: 3 - David Frasher, Nancy Ide and Eric Underwood

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. 14-204 Clackamette Cove, LLC Request for DDA Time Limit Extension

Eric Underwood, Economic Development Manager, said Clackamette Cove, LLC requested a time limit extension for the DDA due to a Business of Labor & Industry (BOLI) appeal they were filing. They had received a determination letter from BOLI with several contested items. Clackamette Cove submitted a statement of appeal that had to be reviewed. The extension would change the end date to October 15 and construction towards the end of November.

There was discussion regarding what was being contested.

Ed Darrow, Clackamette Cove LLC, said originally the Commission put three million dollars into the project. When BOLI reviewed that, a percentage of the money used for consulting for the project was \$227,000. There were six major errors of fact, and he was going to have the appraiser write a letter to BOLI as well. He had submitted a 24 page rebuttal. He expected to get a reconsideration letter back and if there was an issue there, he would ask for an appeal hearing.

A motion was made by Commissioner Beneville, seconded by Commissioner Roth, to approve the Clackamette Cove, LLC request for a DDA time limit extension of 60 days. The motion carried by the following vote:

Aye: 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville, Renate Mengelberg, Rocky Smith Jr. and Carol Pauli

5. Consent Agenda

A motion was made by Commissioner Mumm, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:

Aye: 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville , Renate Mengelberg, Rocky Smith Jr. and Carol Pauli

5a. 14-205 Minutes of the March 5, 2014 Regular Meeting

5b. 14-206 Minutes of the February 19, 2014 Regular Meeting

6. Future Agenda Items

No future agenda items were suggested.

7. City Manager's Report

David Frasher, City Manager, said Mr. Underwood was told two reasons why the last developer pulled out of the Rossman landfill project. One reason was Measure 3-407 and the uncertainty of that ballot measure and the other reason was the overwhelming cost of redevelopment. Staff had been open and honest about the conditions of the site and he thought there might be other reasons that they would not ever know. The landowner had lowered the price and with the development of the Cove, it might be more attractive for redevelopment in the future. Staff was trying to find a new developer and if any new information came up, it would be brought to a Work Session.

8. Adjournment

Chair Pauli adjourned the meeting at 5:23 PM.

Respectfully submitted,



Nancy Ide, City Recorder