City of Oregon City

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

Meeting Agenda

Urban Renewal Commission

Wednesday, March 6, 2013 **5:00 PM** **Commission Chambers**

Revised Agenda

4:30 P.M. - EXECUTIVE SESSION OF THE URBAN RENEWAL COMMISSION

Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

1. Convene Regular Meeting and Roll Call

2. Citizen Comments

3. Adoption of the Agenda

4. General Business

4a. 13-161 Resolution No. UR13-02, Requesting the Oregon City Commission to Submit to the Voters of Oregon City a Measure to Authorize the Urban Renewal Commission to Issue Ten Million Dollars in Bonded Indebtedness for the Development of Property at Clackamette Cove

Staff: Economic Development Manager Eric Underwood

Attachments: Staff Report

Resolution No. UR13-02.pdf

4b. 13-139 Urban Renewal Attorney Discussion on Measure 3-407

Staff: Economic Development Manager Eric Underwood

Attachments: Staff Report

4c. 13-143 Minutes of the February 6, 2013 Regular Meeting

Staff: City Recorder Nancy Ide

Attachments: Minutes of 02/06/2013

5. Future Agenda Items

6. City Manager's Report

7. Adjournment

Citizen Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).
Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.
ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled 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.

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Staff Report

File Number: 13-161

Agenda Date: 3/6/2013

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4a.

From: Economic Development Manager Eric Underwood

File Type: Resolution

SUBJECT:
Resolution No. UR13-02, Requesting the Oregon City Commission to Submit to the Voters of Oregon City a Measure to Authorize the Urban Renewal Commission to Issue Ten Million Dollars in Bonded Indebtedness for the Development of Property at Clackamette Cove

RECOMMENDED ACTION (Motion):
Staf recommends that the Urban Renewal Commission (URC) approve Resolution No. UR13-02, authorizing the Urban Renewal Commission to issue ten million dollars in bonded indebtedness for the development of property at Clackamette Cove.

BACKGROUND:
The Urban Renewal Commission and Clackamette Cove, LLC have been working toward finalizing a Disposition and Development Agreement for the development of approximately 36.59 acres of land owned by the URC and Clackamette Cove, along with an adjacent 11.05 acres of privately-owned land. The URC land requires extensive work to prepare the site for development that includes costly site remediation and infrastructure. The URC has determined that it is in the public interest and in furtherance of the Downtown North End Urban Renewal Plan to invest up to $10.0 million of Commission funds from the sale of bonds to pay the extraordinary costs. Initiative 3-407 requires that any issuance of debt by the URC to be amortized beyond one calendar year cannot occur without the approval of a majority of Oregon City voters.

Clackamette Cove, LLC cannot move forward with The Cove project without the urban renewal investment and has requested that the proposed bonded indebtedness in the amount of $10.0 million be placed on the May 21, 2013 election ballot. Prior to the City Commission making the decision whether to call for an election and place the issuance of bonds in the aforementioned amount on the ballot, the Urban Renewal Commission must approve a resolution requesting that the City Commission do so.

It is requested that the Urban Renewal Commission approve Resolution No. UR13-02 and send the request for an election to the City Commission.

BUDGET IMPACT:
Amount: $10 million
FY(s): 12/13, 13/14
Funding Source: Urban Renewal

RESOLUTION NO. UR13-02

A RESOLUTION REQUESTING THE OREGON CITY COMMISSION TO SUBMIT TO THE VOTERS OF OREGON CITY A MEASURE TO AUTHORIZE THE URBAN RENEWAL COMMISSION TO ISSUE TEN MILLION DOLLARS IN BONDED INDEBTEDNESS FOR THE DEVELOPMENT OF PROPERTY AT CLACKAMETTE COVE

WHEREAS, Measure 3-407, adopted by the voters Oregon City in November of 2012, requires voter approval before the Oregon City Urban Renewal Commission may issue bonded indebtedness; and

WHEREAS, the Oregon City Urban Renewal Commission is considering issuing up to $10,000,000 in bonded indebtedness to allow for the development of property located at Clackamette Cove; and

WHEREAS, the Oregon City Commission, as the local governing body is the entity authorized to call an election on this issue;

NOW, THEREFORE, THE OREGON CITY URBAN RENEWAL COMMISSION RESOLVES AS FOLLOWS:

Section 1. The Oregon City Urban Renewal Commission hereby requests the Oregon City Commission to send to the voters of Oregon City a measure requesting authorization for the issuance of up to ten million dollars in bonded indebtedness for the development of a project at Clackamette Cove.

Approved and adopted at a regular meeting of the Oregon City Urban Renewal Commission held on the 6th day of March 2013.

____
KATHY ROTH, Chair of the Oregon City Urban Renewal Commission

Attested to this 6th day of March 2013:

____
Nancy Ide, City Recorder

Approved as to legal sufficiency:

____
City Attorney

City of Oregon City

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Staff Report

File Number: 13-139

Agenda Date: 3/6/2013

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4b.

From: Economic Development Manager Eric Underwood

File Type: Report

SUBJECT:
Urban Renewal Attorney Discussion on Measure 3-407

RECOMMENDED ACTION (Motion):
Staff recommends that the Urban Renewal Commission (URC) consider the information presented by the attorney for the Urban Renewal Agency for the City of Oregon City regarding Measure 3-407.

BACKGROUND:
Measure 3-407 was passed by the voters in November, 2012 requiring a vote of the people for any issuance of debt by the URC that will be amortized for more than one calendar year. Now that the Measure has become effective, uncertainties surrounding the Measure's parameters and processes have developed. As development efforts continue within the Urban Renewal District, it is important for both the leadership and staff to gain a clear understanding of the Measure and its requirements for compliance.

A presentation was given by the City Attorney at a regularly scheduled URC meeting on February 6, 2013 to provide clarification on the Measure. It was also requested by the URC that a presentation be given by the Oregon City's urban renewal attorney to provide an interpretation and clarification on the Measure. As a result, Mr. Steve Janik of Ball Janik LLP will present information on Measure 3-407 for consideration of the URC.

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Oregon City, OR 97045
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City of Oregon City

Meeting Minutes - Draft
Urban Renewal Commission

Wednesday, February 6, 2013 | **5:00 PM** | **Commission Chambers**

1. Convene Regular Meeting and Roll Call

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

Commissioner Yates participated via teleconferencing.

Present: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith and Carol Pauli

Staffers: 8 - David Frasher, John Lewis, Tony Konkol, Nancy Ide, Jim Loeffler, Wyatt Parno, Eric Underwood and Aleta Froman-Goodrich

2. Ceremonies, Proclamations, Presentations

2a. 13-102 Election of Chair and Vice Chair for 2013

A motion was made by Commissioner Mumm, seconded by Commissioner Neeley, to nominate Kathy Roth as Urban Renewal Commission Chair for 2013. The motion carried by the following vote:

Aye: 4 - Betty Mumm, Doug Neeley, Philip Yates and Carol Pauli

Nay: 3 - Paul Edgar, Kathy Roth and Rocky Smith Jr.

A motion was made by Commissioner Roth, seconded by Commissioner Neeley, to nominate Paul Edgar for Urban Renewal Commission Chair for 2013. The motion failed by the following vote:

Aye: 3 - Paul Edgar, Kathy Roth and Rocky Smith Jr.

Nay: 4 - Betty Mumm, Doug Neeley, Philip Yates and Carol Pauli

A motion was made by Commissioner Neeley, seconded by Commissioner Pauli, to nominate Paul Edgar for Urban Renewal Commission Vice Chair for 2013. The motion carried by the following vote:

Aye: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith Jr. and Carol Pauli

2b. PUB 13-002 Presentation by DEA of PSU Architecture Students' Gateway Design Concepts followed by URC Chair to Present "People's Choice" Award Certificate

Gill Williams, Landscape Architect with David Evans and Associates, discussed the process and reviewed the design presentations PSU students submitted for creative solutions for the Gateway Project. Mr. Williams announced the winner was Chris Kline.

Mr. Kline explained how he developed his design concept focusing on the history of Oregon City and safe bicycle and pedestrian areas.

Chair Roth presented Mr. Kline with a People's Choice Award Certificate.

Scott Dreher, Project Manager for the Gateway Project, gave an update on the project. The design acceptance package for 30% of the design had been turned in to ODOT. Some of the elements in the student presentations would be included in the final design. There would be an open house in April on the 30% design and Gateway alternatives, on May 15 there would be a presentation to the Urban Renewal Commission on 60% of the design, in August there would be a second open house on the final design and construction, and in September the final design would be completed.

2c. **13-095** Measure 3-407 Presentation

Eric Underwood, Economic Development Manager, stated at the request of a Commissioner the City Attorney would explain Measure 3-407 and how to operate within the parameters of the measure.

Commissioner Mumm shated she had asked that the Urban Renewal Attorney give the presentation.

The consensus was to hear the report from the City Attorney and also receive a report from the Urban Renewal Attorney at another meeting.

Bill Kabeiseman, City Attorney, said Measure 3-407 required a public vote before the Urban Renewal Commission adopted new bond indebtedness. He discussed how a vote would occur and the scope of what the vote might be. If the Urban Renewal Commission wanted to issue bonds, they would request the City Commission to put it on the ballot and the CIty Commission would refer it to the voters. It could be bonds for a specific project or a general authorization.

There was discussion regarding examples of what would be required to go to a vote.

3. Citizen Comments

Barbara Renken, resident of Oregon City, was concerned about Measure 3-407 not being reflected in the City Charter as it had been three months since the election.

Nancy Ide, City Recorder, explained codification of new ordinances or Charter amendments were done twice a year. She had sent this in about a month ago to be codified and was waiting for the process to be completed.

Mr. Kabeiseman said it was in the Charter and effective as of December 1; it was just not showing up on the website yet. He explained what a codifier did.

4. Adoption of the Agenda

The agenda was adopted as presented.

5. General Business

5a. **13-083** Storefront Improvement Program Grant for 703 Main Street

Mr. Underwood discussed the application for 703 Main Street for awnings and painting of the building. The request was for $772.50. The review committee recommended approval of the application with 81% approval. This was a first time applicant.

Steve Santi, applicant, explained how the awnings would be placed around the mural. The reason they wanted to get rid of the existing awning was to make the streetscape look better.

Commissioner Smith suggested the applicant ask for more money to restore the mural.

Mr. Santi would like to do that, but he had discussed the idea with the building owner and she was not willing to put anymore money into the project.

Commissioner Smith suggested having a Work Session on murals.

A motion was made by Commissioner Edgar, seconded by Commissioner Mumm, to approve the Storefront Improvement Grant for 703 Main Street. The motion carried by the following vote:

Aye: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith Jr. and Carol Pauli

5b. **13-084** Storefront Improvement Program Grant for 707 Main Street - T5 Equities

Mr. Underwood explained the review committee did not think there was enough information for the application for 707 Main Street. Some historical elements needed to be addressed as well. Staff recommended tabling this application.

Commissioner Edgar said the building needed to be made stable for earthquakes and he was concerned about putting money into the building without an assessment.

Commissioner Smith wanted to see historical pictures of the building.

Mr. Underwood said there was also the possibility where any improvements would trigger the requirement of a sprinkler system. He would be meeting with the applicant next week to discuss all of these issues.

A motion was made by Commissioner Neeley, seconded by Commissioner Mumm, to table the Storefront Improvement Grant for 707 Main Street. The motion carried by the following vote:

Aye: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith Jr. and Carol Pauli

6. Future Agenda Items

The Commission wanted to discuss murals at a future meeting.

Commissioner Edgar suggested discussion on the transfer of a piece of property in the Jughandle for another piece of property in the City.

Commissioner Smith requested updates on the living room pub and Wienhard building. Mr. Underwood said both projects were still in process.

Commissioner Edgar asked for a report on the marketing efforts for creating *economic development and redevelopment. Mr. Underwood said there was action on the property at 12th and Main. He explained how the other properties would be advertised.*

There was discussion regarding the hardships on the property at 10th and Main.

Commissioner Edgar also wanted to discuss downtown parking on a future agenda.

There was discussion regarding possible partnerships for Main Street parking and to place it on an agenda after the Work Session on the trolley.

7. City Manager's Report

Mr. Frasher sent a letter to ODOT regarding the Railroad Bridge abutment. He also reported on the upcoming hazing of the sea lions.

8. Adjournment

Chair Roth adjourned the meeting at 6:36 PM.

Respectfully submitted,

____

Nancy Ide, City Recorder

COMMENT FORM

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to ***3 MINUTES***.
- Give to the City staff in the Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 3-6-13

Item Number From Agenda 4b

NAME: Steve Janik Attorney with Ball Janik

ADDRESS:
Street:
City, State, Zip: Portland Oregon

PHONE NUMBER:

SIGNATURE:

COMMENT FORM

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to ***3 MINUTES***.
- Give to the City Recorder in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 06 MAR 13

Item Number From Agenda 4b

NAME: WILLIAM GIFFORD

ADDRESS:
Street: 1324 BEAVER LN
City, State, Zip: OC OR 97045

PHONE NUMBER: 503.723.3456

SIGNATURE:

COMMENT FORM

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to ***3 MINUTES***.
- Give to the City Recorder in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 3-6-13

Item Number From Agenda 4a

She did speak under item 5

Did ~~not~~ ~~speak~~ 4a ~~item~~ ~~removed~~ from ~~agenda~~

NAME: Janie Malloy

ADDRESS: **Street:** 375 NW 3rd Ave.

City, State, Zip: Canby, OR 97013

PHONE NUMBER: (503) 577-1373

SIGNATURE: Janie Malloy

COMMENT FORM

PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to ***3 MINUTES***.
- Give to the City Recorder in Chambers ***prior*** to the meeting.

OREGON CITY

Date of Meeting 3-6-13

Item Number From Agenda 4a

Did not Speak
Item 4a removed
from agenda

NAME: Gail Mast

ADDRESS: **Street:** 10854 SW Parkwood Ln

City, State, Zip: Wilsonville OR 97070

PHONE NUMBER: 503-682-6096

SIGNATURE: Gail Mast