



City of Oregon City

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

Meeting Minutes - Final

Urban Renewal Commission

Wednesday, September 21, 2016

6:45 PM

Commission Chambers

1. Call To Order and Roll Call

Vice Chair Shaw called the meeting to order at 6:45 PM.

Present: 7 - Rocky Smith, Brian Shaw, Dan Holladay, Stephen VanHaverbeke, Renate Mengelberg, Mike Mitchell and Nancy Ide

Staffers: 5 - Eric Underwood, John Lewis, William Kabeiseman, Jaime Reed and Tony Konkol

2. Citizen Comments

Jonathan Stone, Executive Director of the Downtown Oregon City Association, discussed a Main Street Revitalization Grant program through the State. He thought Oregon City would have the opportunity to take advantage of the grant. It was also a way to leverage Urban Renewal funds in a targeted way and raise the bar for some projects. The Main Street organization would apply for and administer the grants on behalf of property owners. The application for the grant would be due in December. He then explained some potential projects.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. Adaptive Reuse/Building Rehabilitation Program Grant for 503 Main Street

Eric Underwood, Economic Development Manager, presented the Adaptive Reuse application for 503 Main Street, former site of The Wheel. The applicant proposed to improve the tenant space for retail, coffee shop, and office space. This building had been vacant for two years and was on a strategic corner of Main Street. The applicant would be improving the facade at their own cost. The staff review committee reviewed the application. Some of the concerns of the committee were the design of the window panes, specifically that the historic character of the window panes was being changed, and lack of clarity on the grade of materials. It had been clarified that they would be using higher grade materials. The project scored 76% and the minimum threshold to move forward was 70%. Because the project had catalytic value, the score was bumped up to 80% which came out to an award of \$120,000. The new business would provide community space, it was a good project, and staff recommended approval. If these businesses went out of business, there would be office and retail space that could be marketed that otherwise would be sitting vacant.

Derek Metson, representing the applicant, said the south end of Main Street had not

seen much improvement. Like the Singer Hill Cafe, the project had a community aspect to it that would draw people in. The owner of The White Rabbit owned the bookstore at the Singer Hill Cafe and this would be a second location for them. The applicant had talked with other nearby business owners to find out what products they could offer that would not compete. There was not a lot of the current building that could be salvaged. Structural modifications needed to be done, the building would be gutted in the interior, and the building would be brought up to Code. Some of the original windows could not be salvaged. They were not trying to mimic a historic building, but were trying to create a contemporary building that would catch people's eyes. Parking would be on street.

Mr. Underwood said the project would add five new jobs downtown.

Commissioner Holladay said The Wheel sign was iconic and he suggested it be preserved at the historical society.

Mr. Metson said there was some artwork inside the building as well. The owner would offer these items to someone who could take care of them.

Carol Pauli, resident in Oak Grove, was there on behalf of the Downtown Oregon City Association. She read a letter from Don Scott, Chair of the Economic Vitality Committee, who was in support of the application that would bring needed gift retail to downtown. She said the Main Street revitalization grant could be used for this type of project and in the future applicants could partner with Main Street to pool resources.

Commissioner Mengelberg arrived at 7:00 PM.

Commissioner Smith thought this was an exciting project and that they should preserve the sign. He had reservations about losing the mural on the side of the building. He hoped preserving murals would be addressed in the future. He asked if staff could photograph the mural to document its history. He wanted to preserve the historic buildings as much as possible, but some of them had been so neglected it was difficult to bring back their identity and this was one of those. He was in support of the project.

Mr. Underwood said staff had asked the applicant to document the mural.

A motion was made by Commissioner Holladay, seconded by Commissioner VanHaverbeke, to approve the Adaptive Reuse/Building Rehabilitation Program Grant for 503 Main Street. The motion carried by the following vote:

Aye: 7 - Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke, Renate Mengelberg, Mike Mitchell and Nancy Ide

4b. Minutes of the July 6, 2016 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner VanHaverbeke, to approve the minutes of the July 6, 2016, and July 20, 2016, Regular Meetings. The motion carried by the following vote:

Aye: 7 - Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke, Renate Mengelberg, Mike Mitchell and Nancy Ide

4c. Minutes of the July 20, 2016 Regular Meeting

5. Future Agenda Items

No future agenda items were suggested.

6. City Manager's Report

There was no City Manager's report.

7. Adjournment

Chair Shaw adjourned the meeting at 7:15 PM.

Respectfully submitted,

Kattie Riggs, City Recorder