



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION - REVISED

MINUTES

Virtual Meeting
Wednesday, June 16, 2021 at 6:00 PM

CALL TO ORDER

Chair Denyse McGriff called the meeting to order at 6:01 PM.

ROLL CALL

PRESENT: 7 - Commissioner Adam Marl, Commissioner Frank O'Donnell, Commissioner Shawn Cross, Commissioner Denyse McGriff, Commissioner Doug Neeley, Commissioner Rachel Lyles Smith (joined at 6:05 PM), and Commissioner Rocky Smith, Jr.

STAFFERS: 5 - City Manager Tony Konkol, Assistant City Recorder Jakob Wiley, Economic Development Manager James Graham, Finance Director Matt Zook and City Attorney Bill Kabeiseman.

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

1. Second Amendment to Purchase and Sale Agreement (922 Main Street)

Tony Konkol, City Manager, provided the staff report including a second amendment to the Purchase and Sale Agreement for the property located at 922 Main Street, requiring an additional \$10,000 of earnest money deposit bringing the total to \$15,000. This was reviewed by the Urban Renewal Commission in September 2020 and they voted to extend the existing Purchase and Sale Agreement with an expiration date of July 30, 2021 and no modifications. The existing Purchase and Sale Agreement called for retail on the first floor and three stories of residential above that Willamette Stone is proposing a change to include a top story with two residential units only.

James Graham, Economic Development Manager, commented that in 2018 there was a retail component, a parking component, and 30 small residential components. There was concerns about not having a quiet zone, so the residential had been removed from the project in September 2020 and the landscape of the building was reduced.

Derek Metson, architect with Greenbox Architecture working with Willamette Stone, commented on the changes to the project because of the quiet zone component and the reduction of the residential units to just two and adjusting the building configuration to be in-line with the rest of Main Street.

Kerry Hughes, Principal with Willamette Stone, commented on the need for additional time to get through the City permit process.

Commissioner Smith discussed his concerns with changes to the vision regarding a quiet zone and intent for the property.

Mr. Konkol provided an update on the status of the quiet zone and the federal funding request that had been submitted.

Mr. Metson responded that retail and significant residential is not viable for this location because of the amount of parking that is required and that residential units were more appropriate for the 12th and Main location.

Commissioner Neeley commented that with the likelihood of the Courthouse relocating in the near future, there will be an overabundance of office space and this location will only add to that.

Commissioner O'Donnell did not support the creation of additional office space.

Commissioner Cross agreed with Commissioner Smith and supported completing the visioning work before looking at individual projects.

Commissioner Lyles Smith supported establishing the rail quiet zone and felt action needs to be taken, given the number of expenditures to date.

There was discussion regarding requiring stipulations on the uses of the building.

Commissioner Smith asked if a quiet zone was now considered a priority by the Urban Renewal Commission, would that change the scope of the project to include residential units.

Kerry Hughes responded that rail noise and vibration will continue to be an issue for residential units regardless of establishing a quiet zone.

Commissioner O'Donnell suggested a decibel test be conducted next to the location.

Motion made by Commissioner Lyles Smith, seconded by Commissioner McGriff, to support establishing a quiet zone. The motion carried with the following vote:

Yea: 7 - Commissioner McGriff, Commissioner Cross, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, and Commissioner Smith, Jr.

Motion made by Commissioner Lyles Smith, seconded by Commissioner Smith, Jr., to extend the contract with Willamette Stone for 3 months to provide time for discussion on updating the Urban Renewal Plan. The motion carried with the following vote:

Yea: 7 - Commissioner McGriff, Commissioner Cross, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, and Commissioner Smith, Jr.

2. Water Recreation Access Improvements

There was discussion of the time and need to forgo consideration of some items on the agenda.

Motion made by Commissioner Neeley, seconded by Commissioner Lyles Smith, to continue items 2 and 3 on the agenda to a future meeting. The motion carried with the following vote:

Yea: 7 - Commissioner McGriff, Commissioner Cross, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, and Commissioner Smith, Jr.

3. Water Recreation Concessionaire Request for Proposal

4. Urban Renewal Commission Executive Committee Discussion

The Urban Renewal Executive Committee met on Friday, June 11, 2021, to establish a consensus on the scope and timing of recently discussed topics and the future progress of Urban Renewal.

As a result of a discussion conducted by members of the Executive Committee of the Urban Renewal Commission, it was decided to provide a summary of the topics discussed and to bring one item back to the full Urban Renewal Commission for further deliberation. The Executive Committee discussed the recent decisions of the Urban Renewal Committee and provided guidance to staff on how these items could be structured and improved with work to be done by staff, the Executive Committee, and/or Leland Consulting: Creation of an intergovernmental agreement between the City of Oregon City and the Urban Renewal Commission. Development of a vision statement and framework for decision-making pertaining to new projects. Deliverables to be completed by the Leland Consulting Group by the contract deadline of August 3, 2021.

There was discussion on the timeline of an advisory vote and there was consensus there was not sufficient time to prepare for a November 2021 public vote.

Motion made by Commissioner Neeley and seconded by Commissioner Lyles Smith to move the three items from the memo. The motion carried by the following vote:

Yea: 6 - Commissioner McGriff, Commissioner Cross, Commissioner Smith, Commissioner Marl, Commissioner Neeley and Commissioner O'Donnell.

Nay: 1 - Commissioner Smith, Jr.

5. Minutes of the May 19, 2021 Urban Renewal Commission Meeting

Motion made by Commissioner Lyles Smith, seconded by Commissioner O'Donnell, to approve the minutes of May 19, 2021 as written. The motion carried by the following vote:

Yea: 7 - Commissioner McGriff, Commissioner Cross, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, and Commissioner Smith, Jr.

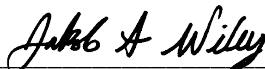
COMMUNICATIONS

There were no communications.

ADJOURNMENT

Chair Denyse McGriff adjourned the meeting at 7:07 PM.

Respectfully submitted,



Jakob S. Wiley, Assistant City Recorder