



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, April 20, 2022 at 6:00 PM

CALL TO ORDER

Chair O'Donnell convened the meeting at 6:01 PM.

ROLL CALL

PRESENT: 7 - Commissioner Rachel Lyles Smith, Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Rocky Smith, Jr., Commissioner Doug Neeley, Commissioner Shawn Cross, Commissioner Frank O'Donnell

STAFFERS: 5 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham, Assistant to the City Manager Lisa Oreskovich

CITIZEN COMMENTS

Jerry Herrmann, resident of Oregon City, expressed concerns regarding the last meeting's presentation by RestorCap on their efforts to provide environment mitigation to Clackamette Cove. Mr. Herrmann suggested that the sand bar referenced in the report ought to be considered a gravel or rock bar, and that plans regarding it ought to be considered according to this classification.

DISCUSSION ITEM

1. Approval to Allow Urban Renewal Staff to Assist Summit Development Group to Pursue Alternative Sources of Public Funding

Bill Kabeiseman, City Attorney, addressed two concerns expressed in a letter to the Urban Renewal Commission (URC) from Mr. Jesse Buss, attorney, on behalf of Mr. John Williams. The letter expressed concerns that the URC ought not to address this discussion item at present because no urban renewal projects are in progress. Mr. Kabeiseman observed that the Rossman Landfill project, currently underway, is an urban renewal project. Secondly, the letter objected to the use of tax increment financing (TIF) tax funding for urban renewal projects, because TIF funding is intended for indebtedness. Mr. Kabeiseman explained that the relegation of funds toward indebtedness was not limited to bonded indebtedness, but also to simple indebtedness between a vendor and client, and therefore this funding is appropriate.

Tony Konkol, City Manager, introduced a presentation from the Summit Development Group regarding their work on the Rossman Landfill project. Mr. Konkol explained that the Summit Group was seeking approval and assistance from the URC to work with Clackamas County or other government agencies to pursue a Brownfield Grant, and that City Staff supported this collaboration.

William Gifford, resident of Oregon City, expressed his support for allowing the county to assist Summit Development Group to obtain funding, observing that the result would be improvement of the natural environment. Mr. Konkol clarified that any funds obtained would be likely invested specifically in improving the Rosman Landfill site at this time, not in general environmental efforts.

Dan Fowler, resident of Oregon City, read from a letter from the Hackett Hospitality Group in support of collaboration with Clackamas County and other organizations in pursuing additional public funding for urban renewal projects.

Jerry Herrmann, resident of Oregon City, expressed agreement with Mr. Konkol's statement. He suggested that collaborating with Clackamas County to pursue Brownfield funding was appropriate, arguing that the current environmental state of the Rossman Landfill was due to the county's past actions.

Liz Hannum, Executive Director of the Downtown Oregon City Association (DOCA), discussed the positive relationship between Summit Development Group and DOCA, and recommended Summit for willingness to communicate and collaborate with established Oregon City districts.

Seth Henderson, President of Summit Development Group, and Greg Mitchell, Associate Principal of LRS Architects, offered a presentation on the North End Development, to be developed on the Rossman Landfill site, including details of the project plan and methods pursued for acquiring funding. Mr. Henderson emphasized that Summit Development Group's current request was not for urban renewal funds, but rather assistance from the URC in order to pursue other government funds.

There was discussion regarding whether the commission ought to gain a more thorough understanding of the development project and give it final approval before pursuing any funding opportunities. There was also discussion regarding the possibility of bifurcating the development and a potential Brownfield-funded cleanup as separate issues.

Motion made by Commissioner Neeley to offer urban renewal funding to the Summit group in support of Brownfield grant writing. The motion was not seconded.

Motion made by Commissioner Smith, Jr., seconded by Commissioner Lyles Smith, to schedule an Urban Renewal work session to further discuss the Rossman Landfill development project with Summit Development Group.

**Yea: 6 – Commissioner Cross, Commissioner Smith, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell, Commissioner Smith, Jr.
Abstaining: 1 – Commissioner McGriff**

Mr. Konkol suggested that the proposed work session take place at 5:30 P.M. on Wednesday, May 4, 2022, prior to the commission meeting scheduled for 7:00 P.M. on that date.

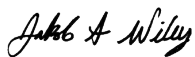
COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Chair O'Donnell adjourned the meeting at 7:10 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder