



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION - REVISED

### MINUTES

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Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, May 04, 2022 at 5:30 PM

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#### **5:30 PM - WORK SESSION**

#### **CALL TO ORDER**

*Chair O'Donnell convened the meeting at 5:32 PM.*

#### **ROLL CALL**

**PRESENT: 6 -** Commissioner Denyse McGriff, Commissioner Shawn Cross, Commissioner Adam Marl, Commissioner Doug Neeley, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Jr.

**ABSENT: 1 -** Commissioner Rachel Lyles Smith

**STAFFERS: 4 -** City Manager Tony Konkol, Economic Development Manager James Graham, Executive Assistant to the City Manager Lisa Oreskovich, Public Works Director John Lewis

#### **DISCUSSION ITEM**

##### **1. North End Development Proposal by Summit Development Group**

*City Manager Tony Konkol introduced the topic, explaining that Summit Development Group has received land use approval from the Oregon City Planning Commission for a mixed-use development master plan on the Rossman Landfill site, and that the matter before the committee was to decide whether to assist Summit Development Group in their application for a Brownfield grant through Clackamas County or the City of Oregon City. Mr. Konkol summarized the report provided by Summit Development Group.*

*In response to questions generated at the last Urban Renewal Commission meeting, Mr. Konkol discussed the prospective purchaser agreement negotiated between Summit Development Group and the Department of Environmental Quality (DEQ). He explained that if the project goes forward, it would be Summit Development Group's responsibility to attend to environmental cleanup at the site. The agreement also provides liability parameters to Summit Development Group's cleanup responsibilities.*

*Commissioner Doug Neeley suggested that the report from Summit Development Group should include more details about seismic risk assessment.*

*Commissioner Denyse McGriff discussed the vast scope of cleanup necessitated by the Rossman Landfill site, and expressed concern about the city being burdened with the cost of cleanup in light of the fact that the landfill had been created by a private entity. Commissioner McGriff requested clear delineation of the cleanup responsibilities between the site owner and the city.*

*Chair Frank O'Donnell discussed the extent to which the consent order from the DEQ discusses cleanup liabilities and added that the committee's approval to pursue a Brownfield grant would not equate to approving all aspects of Summit Development Group's master plan.*

*Commissioner Neeley suggested that because the city and state allowed the formation of the landfill, they share a portion of responsibility for its environmental impact.*

*Mr. Konkol clarified the site closure permit, explaining that implementation of the permit conditions remained with the site's current owner. Commissioner O'Donnell added that the permit and its requirements would be passed on to any new owner along with the title.*

*Commissioner McGriff clarified that a motion cannot be made during a work session.*

*Commissioner O'Donnell suggested it would be beneficial to approve the Summit Development Group's request to work with Clackamas County on the Brownfield grant application because County staff have the time and experience to ably assist. He also observed that the county benefitted from the Rossman Landfill historically and that for this reason it was proper that they assist in applying for the grant that would fund cleanup of the site.*

*Commissioner McGriff re-emphasized the importance of environmental cleanup at the Rossman Landfill site and expressed concern about overburdening City staff with extra work if this request were to be approved. Commissioner McGriff expressed support in assigning the bulk of the work involved in the Brownfield grant application to the county.*

*Mr. Konkol clarified that Summit Development Group would be responsible for the bulk of work involved in the grant application process, and that Clackamas County would be the vessel through which they proceed. Mr. Konkol explained that City staff would be kept abreast of developments, but that approving this grant application process would not result in excessive additional work for City staff.*

*Commissioner Shawn Cross expressed concern about moving forward with approving a funding method for this project before the building project itself was completely approved by the commission. There was discussion about the benefits and drawbacks of pursuing the Brownfield grant at this juncture.*

## 2. North End Development Proposal by Summit Development Group – Additional Information

*Seth Henderson, President of Summit Development Group, offered to answer additional questions about the project. No questions were offered at this time.*

## ADJOURNMENT

*Chair O'Donnell adjourned the work session at 6:14 PM.*

## **REGULAR MEETING** - Immediately Following the Work Session

### CALL TO ORDER

*Chair O'Donnell convened the meeting at 6:14 PM.*

### ROLL CALL

**PRESENT: 6 -** Commissioner Denyse McGriff, Commissioner Shawn Cross, Commissioner Adam Marl, Commissioner Doug Neeley, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Jr.

**ABSENT: 1 -** Commissioner Rachel Lyles Smith

**STAFFERS: 4 -**

City Manager Tony Konkol, Economic Development Manager James Graham, Executive Assistant to the City Manager Lisa Oreskovich, Public Works Director John Lewis

**CITIZEN COMMENTS**

*There were no citizen comments.*

**DISCUSSION ITEM**

3. Summit Development Group Request for Urban Renewal Commission Approval to Pursue Alternative Funding Sources for the Proposed North End Development

**Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to allow Oregon City staff to support Clackamas County in pursuit of Brownfield or other grants on behalf of Summit Development Group.**

**Yea: 5 – Commissioner McGriff, Commissioner Cross, Commissioner Marl, Commissioner Neeley, Commissioner O'Donnell**

**Abstaining: 1 – Commissioner Smith, Jr.**

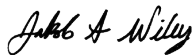
**COMMUNICATIONS**

*Seth Henderson, President of Summit Development Group, expressed the group's willingness to offer the commission a presentation on the North End Development proposal as soon as they receive an invitation to do so.*

**ADJOURNMENT**

*Chair O'Donnell adjourned the work session at 6:27 PM.*

Respectfully submitted,



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Jakob S. Wiley, City Recorder