



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes Urban Renewal Commission

Wednesday, January 16, 2013

5:30 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Vice Chair Edgar called the meeting to order at 5:30 PM.

Present: 6 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Rocky Smith and Carol Pauli

Absent: 1 - Philip Yates

Staffers: 5 - David Frasher, Tony Konkol, Nancy Ide, Wyatt Parno and Eric Underwood

2. Ceremonies, Proclamations, Presentations

2a. [13-064](#) Election of Chair and Vice Chair for 2013

Nancy Ide, City Recorder, explained the guidelines in the Urban Renewal bylaws for how to elect the Chair and Vice Chair.

Commissioner Neeley nominated Paul Edgar for Chair for 2013 and Commissioner Roth seconded the nomination.

Commissioner Mumm nominated Kathy Roth for Chair for 2013 and Commissioner Pauli seconded the nomination.

There were 3 votes for Paul Edgar and 3 votes for Kathy Roth. There was consensus to table this item until the next meeting when the full Commission would be present to break the tie.

3. Citizen Comments

Dave Prideaux, resident of Oregon City, discussed how he thought staff was trying to get around abiding by the newly passed Measure 3-407.

David Frasher, City Manager, took exception to Mr. Prideaux's assertion that staff was trying to get around abiding by the newly passed measure. He explained he was looking at alternatives as requested by developers, but had agreed to follow the City Attorney's advice to follow the law and take it to a vote.

Mr. Prideaux said 71% in favor of the measure showed that citizens were in agreement that things should be taken to a vote.

Nancy Walters, resident of Oregon City, said City Hall should be funded from the City's General Fund, not Urban Renewal; all projects should be subject to an open and competitive process that had stated goals and criteria; and citizens should be allowed to vote on tax increment financing. City Hall was an Urban Renewal property and the City did not pay any rent.

Mayor Neeley said the City could not afford to pay rent for the facility out of the General Fund.

Ms. Walters did not think it was consistent with the mission of the Urban Renewal Agency as it did not eliminate blight or promote economic development.

Ed Darrow, developer, addressed the comment about a possible circumvention of the vote required by Measure 3-407. His proposal was for the developers to put up the dollars for the Cove project and only be reimbursed by the increment provided by what was built. He thought it was an alternative that the citizens would be in favor of.

Karin Morey, resident outside of Oregon City, cautioned that when people said the City should pay for things, it really meant the taxpayers would have the burden to pay for them.

4. Adoption of the Agenda

The agenda was adopted as presented.

5. General Business

5a. [13-065](#) Train Depot Use Update (Amtrak Station)

Eric Underwood, Economic Development Manager, said the Commission requested staff to work with Blane Meier to develop a more detailed concept plan for a bicycle cafe/bistro at the Train Depot. He explained how the plan met the Urban Renewal Commission goals.

Blane Meier, business owner in Oregon City, and Adam Beykovsky, resident of Oregon City, asked if there were any questions regarding the proposed plan. Mr. Meier was asking for a concession on the lease, either a reduction in rent or free rent.

There was discussion regarding tenant improvements, which were on hold until there was an established use. There was further discussion on the possible revenues and jobs created by the proposal.

Mr. Beykovsky said the goal was to promote Oregon City as a travel destination and bring outside revenue into the City.

Mr. Meier said another goal was to accomplish strategic partnerships and he discussed the partnerships that were available.

Commissioner Mumm thought some rent should be charged.

There was discussion regarding the entrepreneurial and tourism potential for this project.

William Gifford, resident of Oregon City, thought this would be an optimal use of the site as it promoted tourism and local business. He encouraged the Commission to approve the staff recommendation to accept the proposed use for the Train Depot.

A motion was made by Commissioner Mumm, seconded by Commissioner Neeley, to approve the proposed use for the Train Depot. The motion carried by the following vote:

Aye: 6 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Rocky Smith Jr. and Carol Pauli

5b. [13-050](#)

Resolution No. UR13-01 Authorizing the Issuance of Urban Renewal Revenue Bonds, Series 2013, to Refinance Urban Renewal Revenue Bond Anticipation Note, Series 2010 (Line of Credit).

Wyatt Parno, Finance Director, stated in 2009 the Urban Renewal Commission authorized issuance of a line of credit for development of Clackamette Cove. During the draw period, the Commission purchased land and developed a work product that cost 3.5 million dollars. The line expired on February 1 and was not renewable. This resolution authorized issuance of fixed term bonds to refinance the line of credit.

A motion was made by Commissioner Neeley, seconded by Commissioner Roth, to approve Resolution No. UR 13-01, authorizing the issuance of Urban Renewal Revenue Bonds not to exceed 3.5 million dollars to refinance the Urban Renewal Revenue Bond Anticipation Note. The motion carried by the following vote:

Aye: 6 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Rocky Smith Jr. and Carol Pauli

5c. [13-067](#)

Minutes of the December 5, 2012 Regular Meeting

A motion was made by Commissioner Mumm, seconded by Commissioner Neeley, to approve the minutes of the December 5, 2012 Regular Meeting. The motion carried by the following vote:

Aye: 6 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Rocky Smith Jr. and Carol Pauli

6. Future Agenda Items

Commissioner Mumm suggested discussion on the process for implementing Measure 3-407.

Commissioner Edgar suggested discussion on employment and economic development opportunities that would need infrastructure investment and possible expansion of the Urban Renewal District to include a portion of the Blue Heron site.

7. City Manager's Report

Mr. Frasher announced an Urban Renewal 201 was being put together.

8. Adjournment

Vice Chair Edgar adjourned the meeting at 6:40 PM.

Respectfully submitted,

Nancy Ide, City Recorder

