



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes - Draft

Urban Renewal Commission

Wednesday, November 7, 2018

6:00 PM

Commission Chambers

REVISED

5:15 PM - EXECUTIVE SESSION OF THE URBAN RENEWAL COMMISSION

6:00 PM - REGULAR SESSION OF THE URBAN RENEWAL COMMISSION

1. Call To Order

Chair Mengelberg called the meeting to order at 6:20 PM.

2. Roll Call

Present: 6 - Brian Shaw, Dan Holladay, Renate Mengelberg, Nancy Ide, Mike Mitchell and Frank O'Donnell

Absent: 1 - Stephen VanHaverbeke

3. Citizen Comments

There were no citizen comments.

4. Presentation

4a. The Cove Project - Phase II Presentation

Eric Underwood, Economic Development Manager, presented the staff report and introduced Colin Kehoe, Vice President of Hudson Holdings LTD and with the Cove, LLC working on Cove Phase II project.

Mr. Kehoe provided a basic overview of the Cove Phase II project including their intent to provide basic quality rental apartments, supported by attractive public amenities, such as a plaza and esplanade, tied into walking trails and hopefully the downtown Oregon City area. There would be live work units with secure underground parking with elevator access. The commercial section would have restaurants, ground-level retail units and business units along Agnes Road. Mr. Kehoe introduced Paul Boundy of LRS Architects, Steve Deacon of Deacon Construction and Deacon Development, Scott Watson of Greystar Property Management, Rob Affleck of Berkadia, and John Runyon, Cascade Environmental Group.

Mr. Watson reviewed the market overview of Oregon City and the greater Portland/Metropolitan area including job creations, housing, apartments, and rental

market compared to population.

Mr. Affleck provided a brief background on Berkadia and the funding available to be lended for this project.

Mr. Boundy pesented an overview of the design for the project, the building phases, where the parking and amenities will be located, along with what will be housed within each building, and the landscaping.

Mr. Underwood explained what was needed to qualify for vertical housing tax credits regarding this project.

Mike Towle, Civil Project Manager, discussed an overview of the project schedule and high-level items to make sure the project is successful including mass grading and land use process starting as soon as possible.

Mr. Deacon provided background regarding both Deacon Construction and Deacon Development, along with excitement for the project.

Mr. Runyon explained the habitat mitigation available, that the Cove would be a good candidate for habitat mitigation and what might that look like.

Mr. Affleck answered a question from Commissioner O'Donnell that all phases of the project would not be financed at the same time. There would be one loan for the first phase of the project, then the second phase of the project would have a separate loan. The project is financially sound and the mitigation credits have no impact on the financial analysis.

Mr. Watson explained the rental rates of the proposed apartments compared to the Portland/Metropolitan area.

Mr. Bundy compared the proposed building heights to the Cove Phase I buildings currently being built and the buildings would be further away from the freeway and a little taller.

Mr. Affleck mentioned the expected value upon completion would be around \$85 million, the upfront investment would be about \$8 million before construction, and the estimated construction costs would be \$65 million.

5. General Business

5a. Minutes of the April 18, 2018 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner O'Donnell, to approve the minutes of April 18, 2018. The motion carried by the following vote:

Aye: 6 - Brian Shaw, Dan Holladay, Renate Mengelberg, Nancy Ide, Mike Mitchell and Frank O'Donnell

6. Future Agenda Items

No future agenda items were suggested.

7. City Manager's Report

There were no City Manager reports.

8. Adjournment

Chair Mengelberg adjourned the meeting at 6:59 PM.

Respectfully submitted,

Kattie Riggs, City Recorder
