



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes Urban Renewal Commission

Wednesday, May 15, 2013

5:30 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Roth called the meeting to order at 5:40 PM.

Present: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith and Carol Pauli

Staffers: 6 - David Frasher, John Lewis, Nancy Ide, Eric Underwood, Tony Konkol and Wyatt Parno

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. [13-318](#) Live it Up Downtown Update

Eric Underwood, Economic Development Manager, stated Five to Nine Consulting had been working with Main Street Oregon City on a study regarding reintroducing residential in the downtown core. They wanted to know what the Commission viewed as opportunities and constraints to residential development downtown, what was most important and least important, strong and weak deterring factors, and other suggestions.

Ryan Farncomb, Jennifer Koch, and Ian Matthews, Five to Nine Consulting, gave a presentation on the Live it Up Downtown Oregon City study including the focus area, the problem they were trying to solve, scope of work, work products, survey results, and draft opportunities and constraints. Final recommendations would be brought back to the Commission in June.

There was discussion about a quiet zone improvement for the train noise, greater connection to the river, and that the first project needed to be the right one and a catalyst for further development.

4b. [13-330](#) Adaptive Reuse/Building Rehabilitation Program for 722 Main Street

Mr. Underwood discussed the Adaptive Reuse/Building Rehabilitation application for 722 Main Street. The project did not meet the 70% threshold due to the lack of clarity on the mixed use component. Until further revisions were made, staff was not recommending approval.

Commissioner Edgar thought the space was a good opportunity, but needed an ADA elevator for access to the basement and second floor.

Alex Jansen, resident of Oregon City, had been looking to move his office downtown. He was disappointed staff did not try to work with him.

Mr. Underwood said he did meet with Mr. Jansen, but they were under time constraints to get the application in before the end of the fiscal year.

Mr. Jansen had done an analysis for improving the building and the cost was 1.8 million dollars. He explained the severe issues with the building and what needed to be done to it. Without the City's assistance, he would pull out of the project.

Commissioner Edgar was supportive of the application as it was a good investment downtown.

David Frasher, City Manager, suggested approving \$75,000 with the condition that the applicant add more detail to the application and come back for approval for the other \$75,000 after July 1.

Commissioner Yates did not like this program and was not comfortable awarding money with an application that did not meet the criteria. He would vote no on the \$75,000.

Mayor Neeley preferred staff work with the applicant and bring it back to the next meeting.

Mr. Jansen could wait a month, but could not extend to the next fiscal year.

The consensus was to have the applicant come back to the next Urban Renewal Commission meeting.

4c. [13-331](#)

Storefront Improvement Grant Application for 722 Main Street

Mr. Underwood discussed the Storefront Improvement Grant application for 722 Main Street which received a 79% scoring for \$15,800. The reason for the 79% was due to the awnings.

Commissioner Smith thought the upper center windows should be added to the project as they were iconic to the building.

Mr. Jansen did not have an objection to the windows, but would have to look into the cost to know if it was feasible. Regarding the awnings, they gave relief to the facade and provided more of a connection to the street.

A motion was made by Commissioner Neeley, seconded by Commissioner Edgar, to continue the application to the next meeting.

After some discussion, Commissioner Neeley withdrew his motion and Commissioner Edgar withdrew his second.

A motion was made by Commissioner Mumm, seconded by Commissioner Pauli, to approve the Storefront Improvement Grant application for 722 Main Street. The motion carried by the following vote:

Aye: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith Jr. and Carol Pauli

4d. [13-305](#) Minutes of the April 17, 2013 Regular Meeting

A motion was made by Commissioner Mumm, seconded by Commissioner Pauli, to approve the minutes of the April 17, 2013 regular meeting. The motion carried by the following vote:

Aye: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith Jr. and Carol Pauli

5. Future Agenda Items

Commissioners Yates and Edgar discussed options for quieting the train.

There was consensus to add a discussion on a quiet zone downtown to a future agenda.

6. City Manager's Report

There was no City Manager's report.

7. Adjournment

Chair Roth adjourned the meeting at 6:51 PM.

Respectfully submitted,

Nancy Ide, City Recorder