



# City of Oregon City

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

## Meeting Minutes - Final

### Urban Renewal Commission

---

Wednesday, September 18, 2019

6:30 PM

Commission Chambers

---

#### 1. Call To Order

*Chair O'Donnell called the meeting to order at 6:56 PM.*

#### 2. Roll Call

**Present:** 6 - Stephen VanHaverbeke, Frank O'Donnell, Rachel Lyles Smith, Rocky Smith Jr., Dan Holladay and Denyse McGriff

**Absent:** 1 - Mike Mitchell

**Staffers:** 7 - Tony Konkol, Carrie Richter, James Band, Patrick Foiles, John Lewis, Laura Terway and Pete Walter

#### 3. Citizen Comments

*There were no citizen comments.*

#### 4. General Business

##### 4a. Amendment Number 1 to the Disposition and Development Agreement with The Cove, LLC.

*Tony Konkol, City Manager, announced the item and introduced David Mooney and consults to give a brief presentation, update on the project and answer any questions. He explained the two recommended actions held over from the last Urban Renewal Commission meeting.*

*Chair O'Donnell asked for Mr. Konkol to state the value of the Land Use Application and the expenses incurred by the City to date.*

*Mr. Konkol estimated the value of the Land Use Application to be around \$70,000.*

*Carrie Richter, Assistant City Attorney, stated for the record the entrance of Commissioner Holladay.*

*David Mooney, The Cove, LLC., brought forward Paul Boundy, Chief Architect for the Project.*

*Paul Boundy, LRS Architects, displayed a PowerPoint presentation which includes summary of project presented October 2018.*

*Commissioner Holladay asked what would happen if a flood where to occur, would people be able to get in and out of their homes.*

*Mr. Boundy said no as all surrounding areas will be flooded but the front parking is above flood plains and they have the certain number of access points above the flood plains for emergency response.*

*There was open discussion regarding the retail space and the amenity possibilities in the vacant spaces shown.*

*Mr. Boundy continued his PowerPoint presentation. He also mentioned a question about the acoustical impacts of I-205 at a previous meeting. Since then he had completed an acoustical study which would help define the type of windows and additional insulation to reduce the impact of noise to residents.*

*Commissioner McGriff requested clarification whether the vacant spaces were a live-work unit or a work-live unit as there is a difference between both.*

*Mr. Boundy clarified that the units are called a live-work unit.*

*Chair O'Donnell asked if there were any questions or comments from the presentation.*

*Commissioner Lyle Smith asked to place a condition on the approval of the Disposition and Development Agreement to include an evacuation plan should a flood occur.*

*Mr. Konkol stated that either the Building Code or the Planning Code has the requirement for signage regarding evacuation. He mentioned following up and coordinating with Clackamas Fire regarding evacuation. He then summarized the questions regarding the reimbursement of the Land Use Application to the Developer and the request for an extension with a tentative extension date for May 20, 2020 with a check-in date of February 5, 2020 or February 19, 2020.*

*Chair O'Donnell asked Mr. Konkol to clarify what would potentially happen on February 19, 2020, if they do not receive the needed documents.*

*Mr. Konkol mentioned discussion on the ability to initiate the termination process as identified in the Disposition Development Agreement. Mr. Konkol requested there be two motions made for this item, first one relating to the funding and a tentative approval for the agreement as it does not reflect the changes discussed tonight.*

**A motion was made by Commissioner Holladay, seconded by Commissioner McGriff, to tentatively approve the timeline provided by the City Manager for the Disposition and Development Agreement with The Cove, LLC. and bringing back the Amendment No. 1 Agreement once edited by City Manager for final approval. With an additional amendment to have the check in date be February 5th, 2020. The motion passed by the following vote:**

**Aye:** 5 - Stephen VanHaverbeke, Frank O'Donnell, Rachel Lyles Smith, Dan Holladay and Denyse McGriff

**Nay:** 1 - Rocky Smith Jr.

**A motion was made by Commissioner Holladay, seconded by Commissioner McGriff, authorizing the City Manager to reimburse the Land Use Application to the Developer in the timing laid out before the Urban Renewal Commission subject to other requirements. The motion passed by the following vote:**

**Aye:** 4 - Stephen VanHaverbeke, Rachel Lyles Smith, Dan Holladay and Denyse McGriff

**Nay:** 2 - Frank O'Donnell and Rocky Smith Jr.

## 5. Adjournment

*Chair O'Donnell adjourned the meeting at 7:29 PM.*

*Respectfully submitted,*

---

*Kattie Riggs, City Recorder*