



City of Oregon City

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

Meeting Minutes Urban Renewal Commission

Wednesday, June 19, 2013

5:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Roth called the meeting to order at 5:05 PM.

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

Staffers: 4 - Scott Archer, Nancy Ide, Wyatt Parno and Eric Underwood

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. Public Hearing

4a. [13-404](#)

Resolution No. UR13-03, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2013-2015 Biennium

Wyatt Parno, Finance Director, requested adoption of the resolution which would adopt the Urban Renewal budget, set appropriations, and declare the City would request from the County Assessor the maximum amount of tax increment revenue for the Agency. He gave a background on the budget process. The total budget was 8.2 million dollars and was a biennial budget for 2013-2015. He then gave highlights of the budget.

There was discussion regarding flexibility of funds for unforeseen opportunities and debt servicing.

Chair Roth opened the public hearing. There was no public testimony. Chair Roth closed the public hearing.

A motion was made by Commissioner Edgar, seconded by Commissioner Mumm, to adopt Resolution No. UR13-03, adopting the Urban Renewal budget, making appropriations and declaring tax increment for the 2013-2015 biennium. The motion carried by the following vote:

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

Abstain: 1 - Philip Yates

5. General Business

5a. [13-387](#) Adaptive Reuse/Building Rehabilitation Program for 722 Main Street

Eric Underwood, Economic Development Manager, stated this application was brought to the Commission last month with a recommendation for denial because it did not meet the minimum threshold for the scoring. The Commission requested the applicant revise the application and they had done so. It now met the threshold and he recommended approval of an award of \$75,000. He listed what Phase 1 of the project would include.

Graham Peterson, resident of Oregon City, gave input on the project and why he thought it was important. This applicant was an owner/user and willing to spend above and beyond a typical investor. It was the best use for the building and the applicant was committed to high quality work. It was a visible location and window to Singer Falls and the Rotary art project. He thought it was money well spent.

Mr. Underwood said this was exciting from an economic development standpoint as it was a tremendous private investment and part of retaining and expanding a loyal Oregon City business.

The Commission discussed the prominence of the building and excitement for the project.

A motion was made by Commissioner Neeley, seconded by Commissioner Mumm, to approve the Adaptive Reuse/Building Rehabilitation Program for 722 Main Street. The motion carried by the following vote:

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

Abstain: 1 - Philip Yates

5b. [13-388](#) Storefront Improvement Grant for 722 Main Street

Mr. Underwood said at the last Commission meeting the Commission granted an award of \$15,800 for the Storefront Improvement Grant for 722 Main Street. The applicant revised this application adding more detail with windows, columns, and a cornice element. This would be a Phase 1 improvement to the Main Street side only. He recommended an award of \$31,376 for the project.

The Commission appreciated the effort made on bringing the building back to its original character.

Alex Jansen, applicant, explained how the moldings for the windows would be done. He had talked with the architect about the detailing and he liked the revisions better than the original plan.

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

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

5c. [13-428](#) Minutes of the May 15, 2013 Regular Meeting

A motion was made by Commissioner Mumm, seconded by Commissioner Neeley, to approve the Minutes of the May 15, 2013 Regular Meeting. The motion carried by the following vote:

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

Abstain: 1 - Philip Yates

6. Future Agenda Items

Commissioner Edgar asked for an update on the sale of the two houses on High Street. Mr. Underwood had not had time to work on it. Commissioner Neeley thought the Blue Heron visioning process needed to be done first before consideration of selling the properties.

Commissioner Roth wanted to look into purchasing the property on 605 High Street to make a small park at the top of the elevator.

Commissioner Edgar suggested a conversation on properties in the City that would be advantageous to purchase.

Mr. Underwood would bring all of these property issues back to the Commission for discussion.

7. City Manager's Report

There was no City Manager's report.

8. Adjournment

Chair Roth adjourned the meeting at 5:45 PM.

Respectfully submitted,

Nancy Ide, City Recorder