



# City of Oregon City

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

## Meeting Minutes - Draft Urban Renewal Commission

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Wednesday, March 5, 2014

5:45 PM

Commission Chambers

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### 1. Convene Regular Meeting and take Roll Call

*Chair Pauli called the meeting to order at 5:45 PM.*

**Present:** 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville, Renate Mengelberg, Rocky Smith and Carol Pauli

**Staffers:** 4 - David Frasher, 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. General Business

#### 4a. 14-133 Urban Renewal Storefront Grant for 610 McLoughlin Boulevard - OC Elks

*Eric Underwood, Economic Development Manager, presented the Storefront Grant application for \$6,000 for 610 McLoughlin Boulevard. This would primarily be for painting the part of the building that fronted Highway 99E. Staff was waiting for documentation that the applicant was authorized to apply for the Elks Club. He recommended approval.*

*Ginny Van Lou, Trustee for the OC Elks, said that the paperwork showing authorization had been submitted. She discussed how they were planning to preserve the mural, which was in good condition. She explained how the same style of the rest of the building would be brought to the front side of the building. The job should be done by their April convention.*

*Commissioner Beneville arrived at 5:46 PM.*

*Commissioner Smith thought in the future the Commission should discuss the requirements for the storefront grants and that if there was painting, it was in addition to other improvements.*

**A motion was made by Commissioner Neeley, seconded by Commissioner Smith, to approve the Storefront Grant for 610 McLoughlin Boulevard - OC Elks. The motion carried by the following vote:**

**Aye:** 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville, Renate Mengelberg, Carol Pauli and Rocky Smith Jr.

**4b. 14-134****Urban Renewal Storefront Grant for 720 McLoughlin Boulevard - Butler Building**

*Mr. Underwood presented the storefront grant application for \$2,950 for 720 McLoughlin Boulevard. It also fronted Highway 99E and was a request for painting. Staff placed conditions on the application. He thought the trim should be a darker color, the body a lighter color, and the bars on the windows should be removed.*

*Susan Savage, manager of the property, said the building housed the District Attorney and was connected to the Courthouse. The County put the bars in the windows and she had no control over removing them. She thought the darker color would stand up better against the weather.*

*Mr. Underwood said if the County was requiring the bars for the tenant in the building, he did not think the Commission would have any pull to remove them. He suggested painting the bars.*

*Commissioner Mengelberg thought if the bars were painted a darker color, they would recede against the windows, which would be preferable to the white currently. She thought the building should be a shade different from the building next door for more variation downtown.*

*David Frasher, City Manager, thought more plantings would help soften the industrial look. He suggested incentives for including landscaping in the future.*

*Commissioner Smith said the focus for the grants had been on more permanent improvements instead of more temporary landscaping.*

*Commissioner Neeley was also concerned about the maintenance of the landscaping.*

**A motion was made by Commissioner Roth, seconded by Commissioner Beneville, to approve the Storefront Grant for 720 McLoughlin Boulevard - Butler Building as submitted by the applicant. The motion carried by the following vote:**

**Aye:** 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville, Renate Mengelberg, Rocky Smith Jr. and Carol Pauli

**4c. 14-131****The Cove Project Schedule of Preconditions**

*Mr. Underwood discussed the numerous preconditions for the Cove project prior to August 15, some administrative and some requiring Commission approval. He had separated the actions out and presented the draft to the Commission.*

*Commissioner Roth wanted all of the actions to be brought to the Urban Renewal Commission.*

*Mr. Frasher suggested the administrative items be brought forward as consent agenda items or given as updates.*

*Commissioner Neeley suggested doing a project management sheet as well to better visualize the timelines of the project.*

*Ed Darrow, developer, requested an extension on the Business of Labor & Industry determination letter. He submitted the infrastructure specs and plans, design and*

*development plans for the garden and waterfront units, and draft agreement for the dirt with Tri-Cities. The vertical housing application had been approved.*

*Approval of the BOLI extension would be brought back to the next Commission meeting.*

**4d. 14-129**

**Minutes of the February 5, 2014 Regular Meeting**

**A motion was made by Commissioner Mumm, seconded by Commissioner Roth, to approve the the minutes of the February 5, 2014 Regular Meeting. The motion carried by the following vote:**

**Aye:** 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville , Renate Mengelberg, Carol Pauli and Rocky Smith Jr.

**5. Future Agenda Items**

*Commissioner Roth suggested looking at landscape elements and use of recycled materials as bonus points for the Storefront Grants.*

*Mr. Underwood said there was currently an item for sustainable materials.*

*Commissioner Roth recommended project management software be made available to the departments that needed it.*

*Mr. Frasher would look into it.*

*Chair Pauli suggested adding art elements as a bonus in the Storefront Grants. Commissioner Mengelberg thought murals should also be included.*

*The suggestions for the storefront grant would be discussed in a future work session.*

*Commissioner Neeley pointed out sustainability not only meant whether something was recycled, but the durability of the product as well.*

*Commissioner Beneville wanted a periodic update to know how much money was left in the storefront grant fund.*

*Mr. Underwood said after these two grants were awarded, there would be \$6,034 left. The next time applications could be submitted was in the new fiscal year.*

**6. City Manager's Report**

*There was no City Manager's report.*

**7. Adjournment**

*Chair Pauli adjourned the meeting at 6:44 PM.*

*Respectfully submitted,*

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*Nancy Ide, City Recorder*