



City of Oregon City

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

Meeting Minutes - Draft Urban Renewal Commission

Wednesday, June 17, 2015

6:15 PM

Commission Chambers

REVISED

1. Call To Order and Roll Call

Vice Chair Beneville called the meeting to order at 6:21 PM.

Present: 5 - Derrick Beneville, Renate Mengelberg, Carol Pauli, Brian Shaw and Dan Holladay

Absent: 1 - Rocky Smith

Staffers: 7 - David Frasher, Eric Underwood, Kattie Riggs, Jaime Reed, Tony Konkol, Jennifer Bragar and Wyatt Parno

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4.. Public Hearing

4a. Resolution No. UR15-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2015-2017 Biennium

Vice Chair Beneville opened the public hearing.

Wyatt Parno, Finance Director, recommended adoption of the biennium budget for Urban Renewal and declare the tax increment to be the maximum tax rate. The Urban Renewal Budget Committee met on April 21 and the proposed budget was approved without exception. No changes had been made to the budget that was approved.

There were no public comments.

Vice Chair Beneville closed the public hearing.

A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to approve Resolution No. UR 15-01, adopting the Urban Renewal Budget, making appropriations and declaring tax increment for the 2015-2017 Biennium. The motion carried by the following vote:

Aye: 5 - Derrick Beneville , Renate Mengelberg, Carol Pauli, Brian Shaw and Dan Holladay

5. General Business

5a. Storefront Grant for 610 Main Street

Eric Underwood, Economic Development Manager, said this was a Storefront Grant application for 610 Main Street. The request was for \$4,950 to place new awnings on the 6th Street side and Railroad Avenue side and replacing windows on the second story. The Grant Committee reviewed the application and recommended approval.

Robert Wine, applicant, explained the awnings and windows that would be installed.

Jonathan Stone, Executive Director of the Downtown Oregon City Association, spoke in support of the project. This was a part of town they were trying to improve and Mr. Wine had done a lot of work to install retail where there had not been retail before, especially providing announcement of entrance on Railroad Avenue. This was in addition to tenant improvements that had been made.

A motion was made by Commissioner Holladay, seconded by Commissioner Pauli, to approve the Storefront Grant for 610 Main Street. The motion carried by the following vote:

Aye: 5 - Derrick Beneville , Renate Mengelberg, Carol Pauli, Brian Shaw and Dan Holladay

5b. Storefront Grant for 615 High Street

Mr. Underwood said this was a Storefront Grant application for 615 High Street. The request was for \$40,000 to do facade improvements with additional architectural and landscape work. The Grant Committee reviewed the application and recommended approval of \$35,600, but the Commission could approve the full \$40,000.

Derek Metson, representing the applicant, said this was a prominent location and work was being done on all sides of the building. They were trying to respect the history and still give homage to the contemporary architecture. This would update the exterior in order to bring in tenants. He explained the improvements that would be made.

Commissioner Beneville was in favor of awarding the full \$40,000. Commissioner Pauli was also in favor due to the prominence of the building.

David Frasher, City Manager, complimented the application that had been submitted.

A motion was made by Commissioner Holladay, seconded by Commissioner Mengelberg, to approve the Storefront Grant for 615 High Street at the maximum amount of \$40,000. The motion carried by the following vote:

Aye: 5 - Derrick Beneville , Renate Mengelberg, Carol Pauli, Brian Shaw and Dan Holladay

5c. Options for Eliminating Blight on Vacant Urban Renewal Property Located at 922 Main Street

Mr. Underwood said this issue was brought up at the May 20 meeting, especially to

look at different approaches to 922 Main Street site. The property had been marketed for three years, but had yet to be developed. He explained the issues had either been parking or no ideas on how to develop the property. The site was going to be surveyed.

Ryan Smith, potential applicant, said the biggest constraint on this site was access. The only access was on a parcel that he and Graham Peterson owned. He and Mr. Peterson had redeveloped four corners downtown and had written three offers on the property. He still wanted to purchase the property. The only thing that made sense financially was to turn it into a parking lot to add 30 parking spaces to downtown. It would also be a great space for the Farmer's Market. He also offered to continue to advertise it for development.

Mr. Frasher cautioned the Commission on negotiating property transactions during open session instead of in executive session.

Kattie Riggs, City Recorder, entered Mr. Smith's exhibit into the record.

Jonathan Stone did not think a parking lot was a bad idea, especially if it was professionally landscaped. It was a small parcel on the corner of 10th and Main that could be a number of different things. Downtown did need more office space and cultural options. It was an important gateway, and anything that was landscaped or that was architecturally interesting would be a benefit.

Derek Metson agreed site access was a huge issue with this parcel. He thought there should be a right in, right out. Any residential would require four stories, which did not pencil. Two stories would pencil. He thought the train could be mitigated.

Commissioner Mengelberg pointed out the economy was getting better and there was more new residential development but it was taking longer for commercial development. She thought they should wait to get what they wanted and not preclude other options.

Vice Chair Beneville thought they should wait until after the survey was completed on the site before making a decision.

Mr. Underwood said staff would have the survey done and come back with options.

5d.

Minutes of the May 6, 2015 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to approve the minutes of the May 6, 2015 Regular Meeting. The motion carried by the following vote:

Aye: 5 - Derrick Beneville , Renate Mengelberg, Carol Pauli, Brian Shaw and Dan Holladay

5e.

Minutes of the May 20, 2015 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to approve the minutes of the May 20, 2015 Regular Meeting. The motion carried by the following vote:

Aye: 5 - Derrick Beneville , Renate Mengelberg, Carol Pauli, Brian Shaw and Dan Holladay

6. Future Agenda

No future agenda items were suggested.

7. City Manager's Report

There was no City Manager's report.

8. Adjournment

Vice Chair Beneville adjourned the meeting at 7:07 PM.

Respectfully submitted,

Kattie Riggs, City Recorder