



# 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, September 2, 2015

6:30 PM

Commission Chambers

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### REVISED

#### 1. Call To Order and Roll Call

*Chair Smith called the meeting to order at 6:55 PM.*

**Present:** 6 - Derrick Beneville, Renate Mengelberg, Carol Pauli, Rocky Smith, Brian Shaw and Dan Holladay

**Staffers:** 6 - Tony Konkol, Eric Underwood, Kattie Riggs, William Kabeiseman, Scott Archer 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. Adaptive Reuse/Building Rehabilitation Program Grant for 615 High Street

*Eric Underwood, Economic Development Manager, said this was a request for an Adaptive Reuse/Building Rehabilitation Program Grant for 615 High Street for building renovations. Staff recommended awarding the grant at 75% which was \$112,000 with an award of the remaining 25% once there was a documented mixed use for the building. The improvements would make the building tenantable. It would employ 21 new employees. He listed the renovations to be done to the building.*

*Derek Metson, applicant, said they were in discussions with a restaurant owner as a possible tenant and subleasing a portion to an art gallery.*

*Commissioner Beneville recommended approving the full \$150,000 for the project.*

*Commissioner Smith thought it was an important building, but thought it should be something other than offices. He was uncomfortable giving the full amount as an incentive for getting the best use for the building.*

*Mr. Metson said they bought the property because it was a beautiful piece of real estate and had opportunity. These renovations were expensive. It was not a simple process to bring in a different type of tenant and it changed the occupancy which required more upgrades.*

*Commissioner Shaw had trouble with the full amount, as they had already received a \$40,000 Storefront Grant. He thought in the future the Commission should discuss putting a cap on the amount one project could receive.*

*Commissioner Mengelberg asked about parking.*

*Mr. Metson said they had parked the site to the maximum extent, and the owner could negotiate a lease agreement with other land owners to lease parking for off hours. They fully intended to lease mixed use. It was difficult to make the project pencil, and any help would be appreciated.*

*Commissioner Mengelberg thought some money should be reserved to incentivize the mixed use.*

*Commissioner Holladay thought the Commission should look into a no-interest loan option for these types of projects. There was consensus to discuss it at a future Work Session.*

**A motion was made by Commissioner Shaw, seconded by Commissioner Holladay, to approve the Adaptive Reuse/Building Rehabilitation Program Grant for 615 High Street as recommended by staff. The motion carried by the following vote:**

**Aye:** 6 - Derrick Beneville, Renate Mengelberg, Carol Pauli, Rocky Smith Jr., Brian Shaw and Dan Holladay

## **5. Future Agenda Items**

## **6. City Manager's Report**

*There was no City Manager report.*

## **7. Adjournment**

*Chair Smith adjourned the meeting at 7:15 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*