



City of Oregon City

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

Meeting Minutes - Draft Urban Renewal Commission

Wednesday, September 16, 2015

6:00 PM

Commission Chambers

1. Call to Order and Roll Call

Chair Smith called the meeting to order at 6:00 PM.

Present: 5 - Derrick Beneville, Carol Pauli, Rocky Smith, Brian Shaw and Dan Holladay

Absent: 1 - Renate Mengelberg

Staffers: 7 - Tony Konkol, Eric Underwood, Jaime Reed, William Kabeiseman, Scott Archer, Wyatt Parno and Aleta Froman-Goodrich

2. Citizen Comments

Jonathan Stone, Executive Director of the Downtown Oregon City Association, was requesting an allocation of funding for an Artist Sign Micro-Grant Program. They had raised \$13,000 towards the project. He was asking to put this on a future agenda.

Wyatt Parno, Finance Director, said they could use Contingency funds for the project.

Mr. Stone said the Downtown Association was the applicant and would have an approved process for use of the funds.

Eric Underwood, Economic Development Manager, said the Commission should consider whether or not this program eliminated blight, which was the central focus of Urban Renewal funds. It was a gray area to fund signs for businesses that may or may not stay in the City. They would also have to go through the Sign Permit process and be approved before there was any allocation of funds.

Mr. Stone said there would be a very well defined process to make sure what was funded was supported by the community and had matching funds.

There was consensus to discuss the program further in a Work Session.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. Grand Cove Soil Agreement Revision/Amendment Request

Mr. Underwood said this was a request to amend the Soil Agreement that was signed on April 20 to allow extra time for the applicant to submit a preliminary grading plan. They had modified the location of where some soil would be extracted, to Lot 1 of the Urban Renewal property, and needed an additional 5,000 cubic yards of dirt to fill the

garden apartments site.

A motion was made by Commissioner Holladay, seconded by Commissioner Beneville, to approve the Grand Cove Soil Agreement revision/amendment request. The motion carried by the following vote:

Aye: 4 - Derrick Beneville, Carol Pauli, Rocky Smith Jr. and Dan Holladay

4b.

The Cove Disposition and Development Agreement Precondition Requirement: Section 14.2.8 Land Use Approval Applications

Mr. Underwood said one of the preconditions for the DDA was for the Cove development to submit a land use application. The Planning Department verified the application was deemed complete. This would allow the technical review of the application to move forward. All of the other preconditions in the DDA had been satisfied.

A motion was made by Commissioner Beneville, seconded by Commissioner Holladay, to approve the Cove Disposition and Development Agreement Precondition Requirement: Section 14.2.8 Land Use Approval Applications. The motion carried by the following vote:

Aye: 4 - Derrick Beneville, Carol Pauli, Rocky Smith Jr. and Dan Holladay

4c.

The Cove Project Disposition and Development Agreement (DDA) Amendment Request

Mr. Underwood said this was an amendment request to the DDA to extend the time period in order for the Cove to submit their land use review after the pre-application meeting which had not happened yet. They were asking for an additional 60 days and after the pre-application meeting an additional 45 days before submittal. Part of the amendment dealt with temporary parking on Lot 5.

Ed Darrow, Cove LLC, explained the idea was to create temporary parking on Lot 5 until it was developed for the restaurants and Tri City use. They would need 45 days after the pre-application meeting in order to address any deficiencies in the application.

Tony Konkol, Community Development Director, clarified this would be approved in principle as it was turned in last minute and the attorney had not reviewed it. If there were things that needed to be changed, they would be brought back to the Commission. These requests, such as temporary parking, still had to go through the land use process.

Commissioner Shaw arrived at 6:23 PM.

A motion was made by Commissioner Holladay, seconded by Commissioner Pauli, to approve the Cove Project Disposition and Development Agreement (DDA) Amendment Request in principle and any revisions would be brought back to the Urban Renewal Commission. The motion carried by the following vote:

Aye: 5 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw and Dan Holladay

4d.

Minutes of the August 19, 2015 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner

Pauli, to approve the minutes of the August 19, 2015 Regular Meeting. The motion carried by the following vote:

Aye: 5 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw and Dan Holladay

5. Future Agenda Items

The Sign Grant Program would be discussed at a future Work Session.

6. City Manager's Report

There was no City Manager's report.

7. Adjournment

Chair Smith adjourned the meeting at 6:30 PM.

Respectfully submitted,

Kattie Riggs, City Recorder