



City of Oregon City

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

Meeting Minutes - Draft Urban Renewal Commission

Wednesday, November 4, 2015

5:40 PM

Commission Chambers

1. Call to Order and Roll Call

Chair Smith called the meeting to order at 5:50 PM.

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

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

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. Revision of The Cove Disposition and Development Agreement - Change of use for Lot 5

Eric Underwood, Economic Development Manager, explained a request had been made by Clackamette Cove LLC to add Lot 5 to Phase 2 of the development. The change would be from office use to mixed use for two restaurants, a leasing office, and public plaza area. The change was being made due to current market conditions and to comply with parking requirements for build-out of Phase 2. It would also improve the financial feasibility of the project and enhance the overall economic impact.

Ed Darrow, Clackamette Cove LLC, described the design for the proposed buildings and how the current costs were prompting the change. He also explained the parking area, coordinating the completion of the project with Main Street, and creating a public space.

Commissioner Pauli thought it was smart to adjust the project to market changes. It was a good use of the space.

Commissioner Beneville agreed it was a good change especially for the apartment community that would be on the site. He was glad Phase 1 and 2 would be starting at the same time.

Mr. Darrow clarified the timelines for the phases which would begin in 2016. He thought the dredging for the Cove needed to be done as soon as possible.

Commissioner Shaw liked that this was a live, work, and play atmosphere.

There was discussion regarding parking on the site, apartments, phases of the project, landscaping, acquiring an adjacent lot currently being used by Mr. Herrmann, and security of the site.

A motion was made by Commissioner Beneville, seconded by Commissioner Holladay, to approve the revision of the Cove Disposition and Development Agreement - change of use for Lot 5. The motion carried by the following vote:

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

4b. Minutes of the September 2, 2015 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner Beneville, to approve the minutes of the September 2, 2015 Regular Meeting. The motion carried by the following vote:

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

4c. Minutes of the September 16, 2015 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner Beneville, to approve the minutes of the September 16, 2015 Regular Meeting. 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

No future agenda items were suggested.

6. City Manager's Report

There was no City Manager's report.

7. Adjournment

Chair Smith adjourned the meeting at 6:20 PM.

Respectfully submitted,

Kattie Riggs, City Recorder