



City of Oregon City

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

Meeting Minutes - Draft

Urban Renewal Commission

Thursday, November 9, 2017

5:30 PM

Library Community Room, 606 John Adams

REVISED AGENDA - Meeting held at the Oregon City Public Library, 606 John Adams Street

5:30 PM - EXECUTIVE SESSION OF THE URBAN RENEWAL COMMISSION - Held at City Hall

6:00 PM - REGULAR URBAN RENEWAL COMMISSION MEETING - Held at the Library

1. Call To Order and Roll Call

Chair Shaw called the meeting to order at 6:11 PM.

Present: 6 - Brian Shaw, Dan Holladay, Stephen VanHaverbeke, Renate Mengelberg,
Nancy Ide and Frank O'Donnell

Absent: 1 - Mike Mitchell

Staffers: 6 - Tony Konkol, Eric Underwood, Kattie Riggs, Laura Terway, John Lewis and
Phil Lewis

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. The Cove Project - Phase II Proposal

Eric Underwood, Economic Development Manager, introduced the topic and provided a brief background. He introduced the Cove Phase II Project Developers to present their proposal.

Colin Kehoe, Canadian resident and part of the project management team, introduced the project and staff who was in attendance. Scott Watson, resident of Lake Oswego, provided an overview regarding the rental market, profile, and pricing estimates. Lloyd Hill, resident of West Linn and part of Hill Architects, provided details regarding the Phase II proposal including the challenges of the site, public improvements and public access, parking, the various buildings included and the amenities, along with the

development in five phases.

Phase 1: Cove Garden Apartments

*Phase 2: Cove Waterfront Residences (Buildings A, B, & C)
Agnes Avenue, Esplanade, & North Park*

Phase 3: Cove Waterfront Residences (Building D)

Phase 4: Water Quality/Mitigation Plan

Phase 5: Non-Motorized Marina/Swim Dock & Beaches

Steve Shapiro, Shapiro Didway Landscape Architects in Portland, OR, provided an overview of the landscaping and habitat plans for the site.

Rob Affleck, resident of Camas, WA, provided an overview of the finances for the project saying it would be a HUD insured loan and estimated costs would be \$90 million.

Steve Deacon, CEO Deacon Construction resident of Portland, OR, provided an overview of his company's history and how pleased they are to be the General Contractor and Co-Developer for the Cove Phase II Project.

Matthew Riegg, resident of Canby and program administrator for Rivers of Life Center, speaking on behalf of Jerry Herrmann, his boss. They submitted and read a letter for the record in support of the Cove project.

A motion was made by Commissioner Holladay, seconded by Commissioner Mengelberg, to authorize the Community Development Manager to continue negotiations with the project team to move forward with the Cove Phase II Project. The motion carried by the following vote:

Aye: 5 - Brian Shaw, Dan Holladay, Stephen VanHaverbeke, Renate Mengelberg and Nancy Ide

Nay: 1 - Frank O'Donnell

4b. Minutes of the June 21, 2017 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner Ide, to approve the minutes of June 21, 2017 and July 5, 2017. The motion carried by the following vote:

Aye: 6 - Brian Shaw, Dan Holladay, Stephen VanHaverbeke, Renate Mengelberg, Nancy Ide and Frank O'Donnell

4c. Minutes of the July 5, 2017 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner Ide, to approve the minutes of June 21, 2017 and July 5, 2017. The motion carried by the following vote:

Aye: 6 - Brian Shaw, Dan Holladay, Stephen VanHaverbeke, Renate Mengelberg, Nancy Ide and Frank O'Donnell

5. Future Agenda Items

No future agenda items were suggested.

6. City Manager's Report

There were no City Manager reports.

7. Adjournment

Chair Shaw adjourned the meeting at 8:30 PM.

Respectfully submitted,

Kattie Riggs, City Recorder
