



City of Oregon City

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

Meeting Minutes - Draft

Urban Renewal Commission

Monday, November 26, 2018

5:30 PM

Commission Chambers

Special Meeting

1. Call to Order and Roll Call

Chair Mengelberg called the meeting order at 5:32 PM.

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

Absent: 1 - Stephen VanHaverbeke

Staffers: 4 - Tony Konkol, Claudia Cisneros, Eric Underwood and Lisa Oreskovich

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. Disposition and Development Agreement for the Cove Project

Eric Underwood, Economic Development Manager, presented the staff report for the Cove Project Phase 2A and Phase 2B. He explained that Phase 2A consisted of five buildings at the southwest portion of the development site and Phase 2B consisted of three buildings at the northwest portion of the development site. The buildings would be constructed as an eight building, multi-family mixed use project with other related improvements and amenities. The developer would construct a new Agnes Avenue and all necessary utilities, an esplanade along the waterfront, trail head parking and significant shoreline habitat improvements. Mr. Underwood continued with describing the contents of the proposed DDA (Disposition and Development Agreement), identifying the scope of the project, pre-conditions that must be met prior to construction, developer loan commitment requirements, property acquisition timelines and necessary reversionary clauses to the benefit of the Urban Renewal Commission.

Tony Konkol, City Manager, pointed out that there were earthwork plan and preliminary grading requirements. The developer would need to meet the balance cut and fill requirements to make the sites buildable since the sites were in the floodplain area. He discussed the public investment needed to mitigate the cost of correcting the development site.

A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to approve the Disposition and Development Agreement for the Cove Project. The motion carried by the following vote:

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

4b. The Cove Disposition and Development Agreement - Approval of Preconditions

Mr. Konkol stated there were several preconditions for the Disposition and Development Agreement that the Commission just approved. He explained the Commission also needed to agree with the development plans, land use approval applications for the project, and the earthwork plan before the developer could submit the land use application to the City.

Colin Kehoe, Vice President of Hudson Holdings, and Paul Boundy, LRS Architects, presented the development plan for Phase 2A and 2B which included renderings of what the buildings and landscaping could look like, site plan for the buildings, parking, and amenities, renderings of the plaza and patio area, materials that would be used, and unit plans.

A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to approve the Cove Disposition and Development Agreement - Approval of Preconditions. The motion carried by the following vote:

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

4c. Minutes of the November 7, 2018 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner Mitchell, to approve the minutes of the November 7, 2018 Regular Meeting. The motion carried by the following vote:

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

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 Mengelberg adjourned the meeting at 5:59 PM.

Respectfully submitted,

Kattie Riggs, City Recorder