



City of Oregon City

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

Meeting Minutes - Final Urban Renewal Commission

Wednesday, April 1, 2015

6:30 PM

Commission Chambers

REVISED AGENDA

1. Call to Order and Roll Call

Chair Smith called the meeting to order at 6:30 PM.

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

Absent: 2 - Renate Mengelberg and Daphne Wuest

Staffers: 5 - David Frasher, Eric Underwood, Kattie Riggs, Jaime Reed and Steve Janik

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. [15-182](#)

Disposition and Development Agreement for the Cove Project

Attachments: [Staff Report](#)
[Clackamette Cove DDA](#)
[Exhibit A -2013 MASTER PLAN](#)
[Exhibit B - URC PROPERTY](#)
[Exhibit B-1 Property Matrix](#)

Eric Underwood, Economic Development Manager, said the DDA had been revised and was before the Commission for approval. There were a few last minute changes. Staff felt it was a tight timeline to have June 1 be the deadline to meet the preconditions and recommended moving it to July 1. Mr. Darrow submitted some suggestions for changes in the dates as well.

Ed Darrow, Cove Developer, gave an update on the BOLI issue, who had partitioned Lot 2 to be independent. He thought construction would begin in July. The DDA would give them the ability to bring the rest of the project together.

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

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

4b. [15-183](#)

Soil Excavation and Site Improvement Agreement for the Grand Cove, LLC Project

Attachments: [Staff Report](#)
[Grand Cove LLC](#)
[SOIL EXCAVATION AND SITE IMPROVEMENT AGMT](#)
[Exhibit A](#)
[Exhibit B - URC PROPERTY](#)
[Exhibit C](#)
[Exhibit D](#)
[Exhibit E-1](#)
[Exhibit E-2](#)
[Exhibit E-3](#)
[Exhibit E-4](#)
[Exhibit E-5](#)
[Exhibit E-6](#)
[Exhibit E-7](#)

Mr. Underwood said this was property in the Cove that would be developed by another developer. The plan was to construct 244 garden apartments on the site. In order to do so, they needed to fill the site to elevate it outside of the flood plain.

A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to approve the Soil Excavation and Site Improvement Agreement for the Grand Cove, LLC Project. The motion carried by the following vote:

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

4c. [15-268](#)

Minutes of the April 1, 2015 Regular Meeting

Attachments: [Minutes of 4/01/2015](#)

A motion was made by Commissioner Beneville, seconded by Commissioner Pauli, to approve the minutes of the March 10, 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

No future agenda items were suggested.

6. City Manager's Report

David Frasher, City Manager, said staff was on track to present a balanced budget to the Commission.

7. Adjournment

Chair Smith adjourned the meeting at 6:40 PM.

Respectfully submitted,

Kattie Riggs, City Recorder