



City of Oregon City

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

Meeting Minutes - Final

Urban Renewal Commission

Wednesday, May 29, 2019

6:30 PM

Commission Chambers

6:00 PM - EXECUTIVE SESSION OF THE URBAN RENEWAL COMMISSION

6:30 PM - REGULAR SESSION OF THE URBAN RENEWAL COMMISSION

1. Call to Order

Chair O'Donnell called the meeting to order at 6:45 PM.

2. Roll Call

Present: 6 - Stephen VanHaverbeke, Frank O'Donnell, Rachel Lyles Smith, Rocky Smith Jr., Denyse McGriff and Dan Holladay

Absent: 1 - Mike Mitchell

Staffers: 4 - Tony Konkol, William Kabeiseman, Kattie Riggs and Wyatt Parno

3. Citizen Comments

There were no citizen comments.

4. Adoption of the Agenda

The agenda was adopted as presented.

5. General Business

5a. Downtown/North End Urban Renewal Plan Discussion

Tony Konkol, City Manager, opened the discussion with asking the Commission what they wanted to do with Urban Renewal. Did they want to close it and see what that would look like or keep it open and how to move forward with the community. There were questions submitted by Commissioner O'Donnell and Tony provided answers to those questions in the staff report. They decided to discuss each of the questions submitted by Commissioner O'Donnell. Mr. Konkol explained the current status of Urban Renewal, then he explained the process and financial implications of closing down the Urban Renewal Agency if that is the directions the Commission choose to go.

Commissioner Holladay asked for clarification, would it be the City Commission or the Urban Renewal Commission that would have the authority to terminate the Urban

Renewal Agency and District if it chooses.

Bill Kabeiseman, City Attorney, explained that the City Commission would have the authority to terminate the Urban Renewal Agency and District. He also thought that under different statutes the Urban Renewal Commission could terminate as well.

Commissioner Lyles Smith asked if there were any personnel that was 100% funded by the Urban Renewal and if these employees would be transferred over if the decision was made to close Urban Renewal Commission.

Chair O'Donnell amended the question by asking if there are fully or partially funded employees.

Mr. Konkol responded with, yes, if the Urban Renewal Agency closed-down the City Commission budget would need to absorb the partial funding of a few employees.

Wyatt Parno, Finance Director discussed the current status of debt for Urban Renewal Commission and the projected time frame for payment of outstanding debt which is projected to be paid in 2022. Bill Kabeiseman clarified that if they chose to close Urban Renewal Agency the City Commission could be substituted for the Urban Renewal Commission as the debtor, meaning the Urban Renewal Commission entity could be closed and the City Commission would take on that debt. Mr. Parno clarified the finance aspects of what it would look like to keep Urban Renewal Commission until it paid off its debt by 2022 and the financial limitations it would be on the City to take on the Urban Renewal Commission debt right now.

There was discussion about what the impacts would be if they chose to expand or contract the size of Urban Renewal Commission district.

Chair O'Donnell expressed his thoughts about the impact of having an Urban Renewal Commission and the good benefits it has if used properly.

Commissioner McGriff expressed her support of the Urban Renewal Commission as a tool for economic development. Commissioner Smith expressed his struggle with the legal issues that are still on the table and how to move forward or fix it. Finding ways to get the community to support Urban Renewal Commission for developments of projects. Commissioner Lyles Smith agreed with everything Commissioners McGriff and Smith previously stated. Highly suggests having more community engagement.

Commissioner Holladay restated again how do they accomplish community engagement when the community is not aware of what Urban Renewal is or how it works, and the community has not much interest in it since they elected them to do that job. He then brought up the winning of the 2018 Great American Main Street Award, being the first city in Oregon to do so, that would not have been accomplished without the use of Urban Renewal.

Further discussion provided by Commissioner Smith expressed his concern with the motion on the floor if Urban Renewal Commission continued then they will continue to spend money. Then express why he voted no to support the Urban Renewal Commission budget nor support the City Commission budget. Until there is a way to deal with the problem or wait two years for the court of appeals to make a decision.

Commissioner Lyles Smith agreed with most of what Commissioner Smith and Commissioner McGriff said and was interested why the community voted no. She fully

supports community engagement with what resources the City has to do that.

Amy Willhite, resident of Oregon City, shared that everyone she talked to who voted did not vote to have the right to vote on everything but rather the community felt the money was not being spent on the right projects and in the right way.

Betty Mumm, resident of Oregon City, shared that there is no impact to the school districts when using Urban Renewal. She then stated her recommendation if they are planning to do an advisory vote to ask community to vote on a specific project instead of whether there should be a Urban Renewal Commission.

Bob Mahoney expressed his thoughts on they were elected to lead the community so that is what they should do. He then expressed his support for Urban Renewal and his trust to the Commissioners on the decisions they make.

There was further discussion of the motion on the floor from the Commissioners.

William Gifford, resident of Oregon City, shared his thoughts on educating the public about Urban Renewal, the dilemma about them not spending money and spending money at the same time. Also agreed the past really is the past and time to move on.

John Williams, resident of Oregon City, expressed there is a way to achieve the restructure of the Commission if they followed the instructions of the state legislature.

A motion was made by Commissioner Holladay, seconded by Commissioner VanHaverbeke, to continue to operate the Downtown/North End Urban Renewal District and Plan by servicing it's existing debt and administrative expenses, but nothing further. Establishing a group of citizens to look into a revision to Urban Renewal that would be acceptable to the general public. The motion carried by the following vote:

Aye: 5 - Stephen VanHaverbeke, Frank O'Donnell, Rachel Lyles Smith, Denyse McGriff and Dan Holladay

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Abstain: 1 - Rocky Smith Jr.

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Mr. Konkol clarified the objective would be to bring back a public engagement plan outline of options for the Urban Renewal Commission by the second week in June 2019.

Commission agreed not to rush this process and have something brought forward in June but rather closer to August.

5b.

The Cove Disposition and Development Agreement Update and Discussion

Mr. Konkol updated the commission about the Cove project and the agreement.

There was no discussion by the Commission.

Chair O'Donnell opened public comment:

William Gifford discussed his involvement with the Water Environmental Services (WES) Advisory Committee and was made aware that WES is now responsible of taking care of Agnes Avenue and not sure how it was assigned to them as they thought it was a County responsibility.

Mr. Konkol informed the Commission there will be a new Agnes Avenue built. As well as the new amenities it will have such as a bike path.

5c. Minutes of the January 16, 2019 Regular Meeting

A motion was made by Commissioner Holladay, seconded by Commissioner VanHaverbeke, to approve the minutes of January 16, 2019 and February 6, 2019 Regular Meetings. The motion carried by the following vote:

Aye: 6 - Stephen VanHaverbeke, Frank O'Donnell, Rachel Lyles Smith, Rocky Smith Jr., Denyse McGriff and Dan Holladay

5d. Minutes of the February 6, 2019 Regular Meeting

6. Future Agenda Items

No future agenda items to discuss.

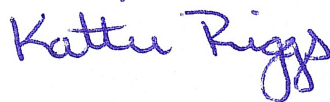
7. City Manager's Report

Mr. Konkol provided an update the commission about reopening the position of the Tourism Coordinator. Working with Human Resources about how to move forward with the Economic Development Manager position, they did a compensatory research with similar cities in size for salary range rank. It was determined it was on the low rank and this will be brought before the City Commission about salary range. Mr. Konkol also explained what the duties would be for the Tourism Coordinator.

8. Adjournment

Chair O'Donnell adjourned the meeting at 8:19 PM.

Respectfully submitted,



Kattie Riggs, City Recorder