



# City of Oregon City

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

## Meeting Minutes - Final

### Urban Renewal Commission

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Tuesday, August 13, 2019

6:00 PM

Commission Chambers

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#### REVISED

#### 1. Call to Order

*Chair O'Donnell called the meeting to order at 6:03 PM.*

#### 2. Roll Call

**Present:** 5 - Mike Mitchell, Frank O'Donnell, Rachel Lyles Smith, Rocky Smith Jr. and Denyse McGriff

**Absent:** 2 - Stephen VanHaverbeke and Dan Holladay

**Staffers:** 2 - Tony Konkol and Kattie Riggs

#### 3. Citizen Comments

*There were no citizen comments.*

#### 4. General Business

##### 4a. The Cove Disposition and Development Agreement Preconditions 3.2.5 and 3.2.10

*Tony Konkol, City Manager, said these were preconditions as agreed to in the Development and Disposition Agreement with the Cove which was approved in November 2018. There were 11 preconditions to be done within 270-days which would be August 23, 2019. He explained the preconditions that had been submitted and the other preconditions that had been satisfied. There were four preconditions that would not meet the deadline and would need extensions.*

*There was discussion regarding the reasons for not meeting the 270 day deadline, extending it for 180 more days, and the Urban Renewal funds that had already been spent on this project.*

*Commissioner Smith was not in support of the extension as they had already extended it many times.*

*Commissioner Lyles Smith suggested setting milestones in the 180 days to show there was good faith effort that things were moving along. She did not think they should give the developer anymore funds until the financing was secured.*

*Mr. Konkol would discuss these concerns with the developer.*

**A motion was made by Commissioner Lyles Smith, seconded by Commissioner McGriff, to approve the Cove Disposition and Development Agreement Preconditions 3.2.5 and 3.2.10. The motion passed by the following vote:**

**Aye:** 4 - Mike Mitchell, Frank O'Donnell, Rachel Lyles Smith and Denyse McGriff

**Nay:** 1 - Rocky Smith Jr.

**4b.**

The Cove Disposition and Development Agreement Precondition 3.2.7 - Public Area Maintenance Plan

*Mr. Konkol explained the precondition.*

*Commissioner McGriff thought the words "must" and "will" should be replaced with "shall."*

**A motion was made by Commissioner McGriff, seconded by Commissioner Mitchell, to approve the Cove Disposition and Development Agreement Precondition 3.2.7 - Public Area Maintenance Plan. The motion passed by the following vote:**

**Aye:** 4 - Mike Mitchell, Frank O'Donnell, Rachel Lyles Smith and Denyse McGriff

**Nay:** 1 - Rocky Smith Jr.

**4c.**

Urban Renewal Program Review Process

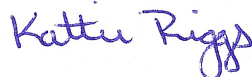
*Mr. Konkol explained the creation of a stakeholder task force group that would identify the issues with the Urban Renewal District and how to address them. He would be bringing back a scope of work to the Commission outlining general questions to be answered and laying out what the expectations were for the RFP for the consultant for this work.*

*There was discussion regarding how the task force would work and that there should be multiple check-ins with the Urban Renewal Commission as they moved through the topics.*

## **5. Adjournment**

*Chair O'Donnell adjourned the meeting at 6:56 PM.*

*Respectfully submitted.*



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*Katie Riggs, City Recorder*