



# City of Oregon City

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

## Meeting Minutes - Final

### Urban Renewal Commission

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Wednesday, August 21, 2019

6:00 PM

Commission Chambers

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#### REVISED

#### 1. Call to Order

*Chair O'Donnell called the meeting to order at 6:02 PM.*

#### 2. Roll Call

**Present:** 7 - Stephen VanHaverbeke, Mike Mitchell, Frank O'Donnell, Rachel Lyles Smith, Rocky Smith Jr., Dan Holladay and Denyse McGriff

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

#### 3. Citizen Comments

*There were no citizen comments.*

#### 4. General Business

##### 4a. Amendment Number 1 to the Disposition and Development Agreement with The Cove, LLC.

*Tony Konkol, City Manager, read a letter from David Mooney who represents the Cove, LLC who could not be in attendance. He then summarized the amendment to the Disposition and Development Agreement with the Cove, LLC which would allow the extension of 180 days for the deadline of the outstanding preconditions. This would make the deadline February 19, 2020. He explained the progress that had been made on the outstanding preconditions. The agreed investment of Urban Renewal into this project was \$695,000, and \$367,000 had been reimbursed so far. The developer had consented to amend the agreement to state that no further investment of Urban Renewal would be made until all of the preconditions had been met or waived, however the developer had asked that the planning fees be reimbursed for the Development Plan for Phase 2A if it was approved. A revised deed was also going to be filed regarding Lot 1 and Tract A stating those properties would be reverted back to Urban Renewal if the agreement was terminated. Staff recommended approval.*

*There was discussion regarding the steps for termination, reasons for staff's recommendation to approve the amendment, and public benefits of the project.*

*Commissioner Smith thought another representative of the developer could have been in attendance. He was opposed to the amendment as he did not want to extend the deadline.*

*Commissioner McGriff suggested postponing the decision for two weeks to allow the developer to come to the next meeting to discuss these issues.*

**A motion was made by Commissioner McGriff, seconded by Commissioner Holladay, to extend the date of the contract to September 5, 2019 and to table the decision on Amendment Number 1 to the Disposition and Development Agreement with The Cove, LLC for two weeks. The motion passed by the following vote:**

**Aye:** 4 - Stephen VanHaverbeke, Mike Mitchell, Dan Holladay and Denyse McGriff

**Nay:** 3 - Frank O'Donnell, Rachel Lyles Smith and Rocky Smith Jr.

*Commissioner Lyles Smith did not think two weeks was adequate time. She thought they should give the developer until the second meeting in September.*

*Chair O'Donnell would like to consider other alternatives to extending the contract besides the 180-days.*

*Commissioner Holladay thought the developer should give a detailed explanation why the 180-days was necessary.*

*Commissioner McGriff would like to see pictures of what they were currently proposing.*

*Commissioner Mitchell thought the request for reimbursing the planning fees needed to be addressed at that meeting as well.*

**A motion was made by Commissioner McGriff, seconded by Commissioner Holladay, to amend the motion to extend the date of the contract to September 18, 2019 and to table the decision on Amendment Number 1 to the Disposition and Development Agreement with The Cove, LLC until that date. The motion passed by the following vote:**

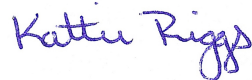
**Aye:** 6 - Stephen VanHaverbeke, Mike Mitchell, Frank O'Donnell, Rachel Lyles Smith, Dan Holladay and Denyse McGriff

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

## **5. Adjournment**

*Chair O'Donnell adjourned the meeting at 6:37 PM.*

*Respectfully submitted.*



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Kattie Riggs, City Recorder