



# 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, September 10, 2019

6:15 PM

Commission Chambers

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#### 1. Call to Order

*Chair O'Donnell called the meeting to order at 6:20 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:** 3 - Tony Konkol, Kattie Riggs and Wyatt Parno

#### 3. Citizen Comments

*There were no citizen comments.*

#### 4. General Business

##### 4a. Urban Renewal Stakeholder Advisory Committee

*Tony Konkol, City Manager, presented the Urban Renewal Stakeholder Advisory Committee process that was put together to address Goal 1 of the City Commission. The objective was to list the envisioned process to accomplish the goal. There would be a recommendation from that Committee to the Urban Renewal Commission. Summaries of the Stakeholder meetings would be provided to the Commission. The intent would address what is Urban Renewal and how it functions as well as discussions about how the Urban Renewal Commission operates and types of indebtedness. The initial proposal of the Committee was to identify impacted agencies and bringing in a broader, diverse group.*

*The City reached out to a couple of Economic Development firms experienced in Urban Renewal to get some idea of costs as well as an outreach firm to help with the public engagement. The cost was estimated to be approximately \$45,000-55,000 to accomplish the task.*

*Commissioner McGriff said she spent a lot of time talking to Mr. Konkol and they threw out a lot of different ideas. She spoke with random citizens to ask them what they thought; one of them being John Williams. She received positive responses, including Mr. Williams. Mr. Williams did have some objections, but he felt it was a good idea to have a discussion. One of her concerns was that she wanted to make sure the Committee members should be residents and, hopefully voters. Of the people she spoke with, only two had a rudimentary idea of Urban Renewal. With education and information, the public will be informed. She loved the idea of future projects, as well.*

*Mr. Konkol discussed how if they want to include businesses that they need to be residents of the City. The goal is to identify how to get a broad group on the Committee.*

*Commissioner Holladay had a problem with requiring that all people on the Committee be residents of the City because there are a lot of agencies and business leaders that have a vested interest in Oregon City, but do not necessarily reside in Oregon City. He is concerned about bringing a lot of people in with little experience with urban renewal to educate them enough to have good opinions about what goes on. He does not have a problem with having a major of the Committee be citizens but should not require all of them to be.*

*Commissioner Lyles Smith agreed with Commissioner Holladay. For some of these organizations, we need them to represent the organization. There is balance here with some of these organizations needing to provide representation. She was a bit confused by the project list identification of discussion and project list recommendation. She thought they were still trying to figure out how to deal with the fact Oregon City voters voted this down. That outreach is key and should be first up. She wants to know how to handle the issue of the no vote that was received before making a project list.*

*Chair O'Donnell reiterated that the goal was to focus on the formation of the Committee. He stated the purpose of forming a Committee and starting off with an education is to give the people a working knowledge of what the Commission is dealing with. He also mentioned Mr. Williams had submitted a letter to the Commission for the record.*

*Commissioner Lyles Smith said she would ideally do outreach first. She is fine doing it the other way around if everyone is comfortable with it. She would feel more comfortable if she saw more information about the public outreach piece and how the City would get input.*

*Commissioner McGriff agreed with Commissioner Lyles Smith. She believes they need to assess where they stand with the voters, but the education component needs to come first.*

*Chair O'Donnell agreed and believed the Committee needs to be formed along with the process so they can provide the knowledge to the public.*

*Commissioner Smith agreed with what was said. They need to agree on the process to move forward. There needs to be a majority of the citizens because they make up the voters.*

*Commissioner Holladay stated the original vote was illegal because you cannot change Urban Renewal in the City Charter. There was a very slim margin between both sides of the voters anyway. He agreed with Commissioner Lyles Smith and they should take six months to figure out what this Committee is and what it is supposed to do. The schedule, as is, shows a lengthy interview process. He doesn't disagree that many of the Committee members should be residents, but they need to recognize there are business owners and agencies that should not be eliminated.*

*Commissioner Mitchell agreed with a lot of what was already said. He agreed that the outreach needs to happen first because it will inform them on what the public knows about Urban Renewal. Was the no-vote because of a lack of knowledge of Urban*

*Renewal, or they perceived this as a giant pile of money with no restrictions.*

*Mr. Konkol reiterated that the point of the Committee is to come together and try to get an understanding of what the public's concerns are.*

*Commissioner Holladay said that the Committee members need to have more than a basic understanding of Urban Renewal. He feels the selection process will take several months. He thinks a lot of discussion needs to happen before the Committee is even formed.*

*Chair O'Donnell said he didn't know how to get knowledgeable input from an uninformed public. The point of this Committee is to get some basis they can start with.*

*Wyatt Parno, Finance Director, provided a summary of the project list identification. There has to be some discussion of funds and their use to bring forward to the citizens. The intent was not to create a list of projects first. There will have to be a discussion about which projects make an Urban Renewal tool useful, but it may be too early in this process.*

*They discussed bringing in a consultant that specializes in Urban Renewal planning to help lead the discussion. There are questions about indebtedness and terminology that have specific meanings that makes it very confusing and hard to understand. The consultant would help with facilitating the discussion and a public engagement consultant to help with outreach.*

*Commissioner Lyles Smith said her concern about forming the Committee now was how many individuals would want to look at the past of Urban Renewal. They may only want to focus on moving forward.*

*Mr. Konkol said they would need to be upfront so they would know looking at past practices is part of the work.*

*Commissioner McGriff had a small concern about those being fixated on the project list. They should not try to perceive the outcome. She wanted everyone to focus on making the decision to decide if there should be a Stakeholder Committee. The discussion is not to be about what they would be doing or who they should be at this point.*

*Commissioner Smith said he fully supported the conversation. Moving forward in the process he is not comfortable with the expenditure for Urban Renewal, so he was choosing to abstain from voting.*

**A motion was made by Commissioner McGriff, seconded by Commissioner Holladay, to move forward with the formation of an Urban Renewal Stakeholder Committee. The motion carried by the following vote:**

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

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

#### **4b.**

Minutes of the June 19, 2019 Regular Meeting

**A motion was made by Commissioner Holladay, seconded by Commissioner McGriff, to adopt the minutes of June 19, 2019 and July 17, 2019 as presented.**

**The motion carried by the following vote:**

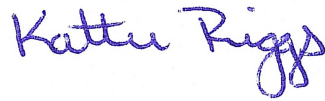
**Aye:** 7 - Stephen VanHaverbeke, Mike Mitchell, Frank O'Donnell, Rachel Lyles  
Smith, Rocky Smith Jr., Dan Holladay and Denyse McGriff

**4c.** Minutes of the July 17, 2019 Regular Meeting

**5. Adjournment**

*Chair O'Donnell adjourned the meeting at 7:09 PM.*

*Respectfully submitted,*



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*Kattie Riggs, City Recorder*