



City Hall Council Chambers, 10722 SE Main Street &
Zoom Video Conference (www.milwaukieoregon.gov)

MINUTES

SEPTEMBER 20, 2022

Present: Commissioners Adam Khosroabadi, Lisa Batey, Desi Nicodemus, Kathy Hyzy, and Mark Gamba

Staff: Executive Director Kelly Brooks
City Attorney Justin Gericke

City Manager Ann Ober
City Recorder Scott Stauffer

Commissioner Gamba called the meeting of the Milwaukie Redevelopment Commission (MRC) to order at 9:20 p.m.

1. CALL TO ORDER

2. APPROVE MINUTES

It was moved by **Commissioner Batey** and seconded by **Commissioner Hyzy** to approve the Minutes of the June 7, 2022, MRC Meeting. Motion passed with the following vote: **Commissioners Khosroabadi, Batey, Nicodemus, Hyzy, and Gamba** voting “aye.” [5:0]

3. REGULAR BUSINESS

A. MRC Community Advisory Committee (MRCCAC) Appointment – Resolution

Stauffer explained that the individual nominated to serve on the committee had participated in the city’s annual board and committee recruitment process.

It was moved by **Commissioner Hyzy** and seconded by **Commissioner Khosroabadi** to approve the resolution making an appointment to the MRC Community Advisory Committee (MRCCAC). Motion passed with the following vote: **Commissioners Khosroabadi, Batey, Nicodemus, Hyzy, and Gamba** voting “aye.” [5:0]

Resolution 5-2022:

A RESOLUTION OF THE MILWAUKIE REDEVELOPMENT COMMISSION MAKING AN APPOINTMENT TO THE MRC COMMUNITY ADVISORY COMMITTEE (MRCCAC).

B. Five Year Action Plan Implementation – Update

Brooks provided an overview of the Five-Year Action Plan, noting the projects listed in the plan, and explaining that the Commission was asked to provide direction on whether the agency should issue debt to fund infrastructure projects. The group remarked on the fees associated with bond debt for construction projects.

Mayor Gamba and **Brooks** commented on funding gaps and the possibility of coordinating the Trolley Trail, Monroe Street Neighborhood Greenway, and other downtown Milwaukie projects. The group noted the city would be hiring a parking coordinator to help develop a downtown parking strategy. They commented on how urban renewal funding could be used to support the parking strategy.

Ober and **Mayor Gamba** remarked on the financial impact of the fees associated with bonding and what amount of money makes the most sense to borrow.

Brooks explained that urgent sewer system enhancements at the Milwaukie Station Food Cart Pod would be funded by urban renewal funds and that urban renewal funds could only be used for infrastructure projects. **Councilor Khosroabadi** and **Brooks** noted that Main Street improvement projects could include storefront enhancements, sidewalk repairs, and relocating utility wires underground.

Brooks reviewed information about bond rates, bond repayment terms, noted that additional information would be presented by bond consultants, and asked the Commission for feedback on how to proceed with bond funding.

The group discussed whether to move the Dogwood Park project down on the list of projects due to the urgency of other projects around downtown. It was the Commission consensus to push the Dogwood Park project down the list.

Brooks asked for Commission input on bonding and whether any projects should be removed from the plan list. It was the Commission consensus to keep the presented list of projects and seek the necessary funding to complete the first tranche of projects.

The group commented on how the list of urban renewal and city infrastructure projects had been broken into three tranches for bonding and completion purposes.

Brooks reviewed next steps in seeking bond funding for city and urban renewal projects.

4. INFORMATION

None.

5. ADJOURNMENT

It was moved by Commissioner Nicodemus and seconded by Commissioner Khosroabadi to adjourn the MRC. Motion passed with the following vote: Commissioners Khosroabadi, Batey, Nicodemus, Hyzy, and Gamba voting “aye.” [5:0]

Commissioner Gamba adjourned the meeting at 9:54 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder