

Historic Milwaukie NDA Minutes

January 10, 2022 Zoom Meeting

6:30 - 8:00 p.m.

Present:

Officers: Chair, Rich Recker; Vice Chair and Land Use Rep, Val Hubbard; Secretary, Debbie Liptan; Treasurer, Michele Bertaux-Zabaglio

Participants: Ryan Burdick, Ceci Denovi, Kelly Brooks, Sharon Johnson, Margaret Branson, Ross Lehman, Neil Hankerson, Ben Johnson, Shalena Havens, Lisa Lashbrook, Lisa Gunion-Rinker, Shalena Havens, Alison, Sandra, Heather, Carol Fuller, Lisa Batey, Jeffrey

Presentation & Discussion

- Public Safety Report from Police Captain Ryan Burdick
 - 3 new officers start training this week.
 - Body worn cameras will be implemented in the police force this spring
 - In response to a question, Captain Burdick said that Milwaukie has been experiencing an issue with catalytic converter thefts, similar to Portland.
 - In response to a question about homeless tents in Milwaukie Bay Park, Captain Burdick suggested a call to the non-emergency line 503-786-7500. The Dept will do their best to respond with resources available. We can also email Capt. Burdick at burdickr@milwaukieoregon.gov.
- Milwaukie Bay Park - Lisa Gunion-Rinker, the current president of the Milwaukie Parks Foundation, joined us (along with a number of her partners at the foundation) to talk about the current funding challenge to the completion of the Milwaukie Bay Park. They requested a letter of support from our NDA and encouraged supporters to attend the hearing occurring January 12.
- Neighbor Focus: Dark Horse Comics, Neil Hankerson, Executive Vice President
Mr. Hankerson joined us to talk about the recent sale of Dark Horse to Embracer Group, a Swedish video game giant. The great news we heard from him is that we can expect no change to the downtown Milwaukie based company. They are looking to continue to grow in the entertainment side of the business. For those who don't know, Dark Horse is responsible for such productions as The Umbrella Academy (current huge hit on Netflix), The Mask (starring Jim Carrey), Timecop (starring Jean Claude Van Damme) among many others.

Mr. Hankerson is also a member of the Milwaukie Urban Renewal Commission and contributed to the discussion of the city's Urban Renewal plan, led by Asst. City Manager Kelly Brooks.

- Milwaukie Urban Renewal Area Five-year Action Plan, Kelly Brooks, Assistant City Manager
Ms. Brooks gave a presentation on the City's efforts to create the Five Year Action Plan on the Urban Renewal Area. Her presentation is attached to these minutes. Following are a few key points:
 - The Urban Renewal Area is focused in two areas - Downtown and Central Milwaukie
 - The plan will provide the following:
 - Development assistance
 - Small business assistance

- Placemaking
- We are all encouraged to participate in a simple survey to provide input. Here's the link for that. <https://engage.milwaukieoregon.gov/milwaukie-redevelopment-area-five-year-action-plan>
- Open Discussion - Ideas for Milwaukie Urban Renewal Projects and Related Development Ideas

HMNDA Formal Business Meeting - because of the lengthy discussion, the formal business meeting was agenda was postponed until February's meeting, which will be held on the first Monday of February (2/7/22), NOT the normal second Monday (2/14/22 -VALENTINE'S DAY!)

Adjournment



MRC

5-Year Action Plan

Kelly Brooks, 1/10/2022

- I. Milwaukie Redevelopment Area 101
- II. Five-Year Action Plan
- III. Draft Investment Plan
- IV. Next Steps

Milwaukie Urban Renewal Area

What

A district (and adopted plan) that allows the city to use tax increment financing.

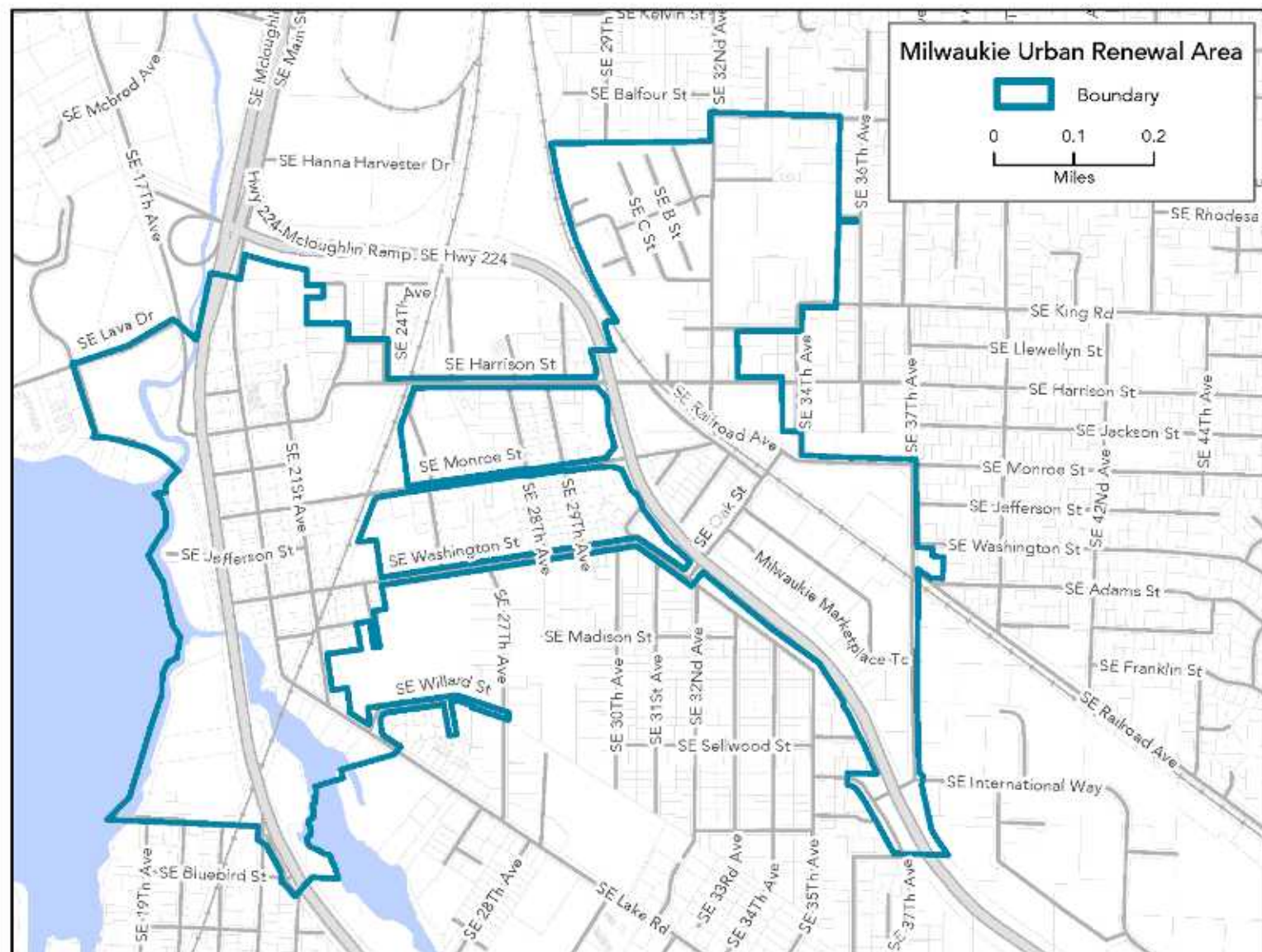
Why

Overcome obstacles to development of "poorly" developed areas within the city.

How

- Infrastructure Construction
- Acquisition and/ or Rehabilitation of Property
- Improvements to Public Spaces



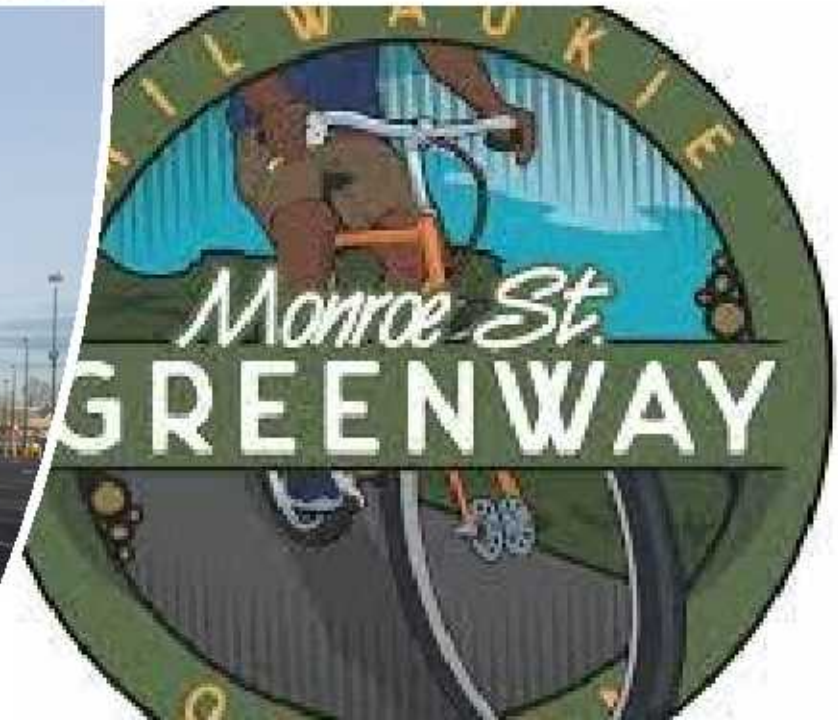


Milwaukie Urban Renewal Plan Goals

Public Involvement	Economic Development / Development	Infrastructure: Public Spaces and Transportation	Sense of Place	Fiscal Stewardship
Throughout Implementation	18-Hour Main St.	Support New Development	Feature natural Environment, esp. Willamette	Share annual project and financial activities with taxing jurisdictions
Diverse Participation	Growth & Vitality of Existing Businesses	Enhance Mcloughlin	Foster sense of place in Central Milwaukie	
Meaningful and Timely	Minimize Displacement	Improve access to and within Central Milwaukie	Build on existing assets in Downtown	

Downtown





Who developed the draft plan and why?

Milwaukie Redevelopment Commission (MRC)

- Mark Gamba
- Kathy Hyzy (MRC CAC Chair)
- Lisa Batey
- Angel Falconer
- Desi Nicodemus

MRCCAC – Community Advisory Committee

- Kathy Hyzy - Chair
- Neil Hankerson - Dark Horse
- Alex Howard – Land Use Planning / Development
- Yelena Voznyuk – Affordable Housing Dev.
- Donna Baten – Small business owner and URA resident
- Sabina Spicer – Works within the URA for service provider
- Carmen Meyer - Cha Cha Cha Owner
- Heather Koch – NCPRD (Ex Officio)
- Doug Whitely – Clackamas Fire (Ex Officio)

Development / Economic Development



Development
Assistance

Small Business
Assistance

Placemaking



Development / Economic Development Projects Under Consideration

Development Assistance	Small Business Assistance	Placemaking
Affordable Housing (CET) \$1,500,000	Small Business Development Fund \$150,000	Main St. Enhancements - \$425,000 <ul style="list-style-type: none"> • Plaza Sunshade • Wayfinding Part II • Power Line Undergrounding
Pre - Development Assistance \$250,000	Tenant Improvements \$1,000,000	
\$3,325,000		

Infrastructure

Downtown
\$2,250,000

Central
Milwaukee
\$1,732,000

Infrastructure Projects Under Consideration

Downtown	Central Milwaukie
99E Intersection Upgrades - \$250,000	Opportunity Site Access - \$250,000
99E Undercrossing - \$1,000,000 (Year 3 depending on state/fed investment)	Transit Stops - \$150,000
Parking Solutions and Streetscape Improvements - \$1,000,000 *Parking - \$500K for new signage, loading zones, bike parking *Streetscape - \$500K sidewalk replacement and tree protection	Monroe Greenway - \$1,322,000
\$3,982,000	

Parks and Open Space

Dogwood Park

- \$400,000
- Guided by Dogwood Framework Plan



Milwaukie Bay Park

- No funding currently recommended while we are waiting for County funds to be allocated to the project.
- Optional \$600,000 investment could be considered to fund the Trolley Trail realignment.

2021 /22 Work Plan

December

Draft
Investment Plan

January / Feb

Public
Involvement

March

Final Plan

June

Adopted
Budget

Engage Milwaukie

If you haven't done so, please visit the city's Engage Milwaukie page to sign up for updates on this project.

<https://engage.milwaukieoregon.gov/milwaukie-redevelopment-area-five-year-action-plan>

10/10/2023, 10:29 PM

Milwaukie Redevelopment Area 5-Year Action Plan | Engage Milwaukie



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Milwaukie Redevelopment Area 5-Year Action Plan

The city would like to hear from you as we develop a **5-year Action Plan** for Milwaukie's **Urban Renewal Area**. The district, which allows for tax increment financing (TIF), was established in 2016. Although "tax" is in the name, your taxes will not be raised as a part of this process. Instead, the city will use the increase of assessed value within the zone to pay for projects and programs that facilitate economic development. Eligible projects can include construction or improvement of streets, utilities and other public facilities; assistance for

<https://engage.milwaukieoregon.gov/milwaukie-redevelopment-area-five-year-action-plan>

2/23

