



Zoom Video Conference
(www.milwaukieoregon.gov)

MINUTES

FEBRUARY 8, 2022

Present: Commissioners Angel Falconer, Lisa Batey, Desi Nicodemus, Kathy Hyzy, and Mark Gamba

Staff: Kelly Brooks, Assistant City Manager
Ann Ober, City Manager

Scott Stauffer, City Recorder
Courtney Wilson, Urban Forester

Commissioner Gamba called the meeting of the Milwaukie Redevelopment Commission (MRC) to order at 6:29 p.m.

1. CALL TO ORDER

2. APPROVE MINUTES

It was moved by Commissioner Batey and seconded by Commissioner Falconer to approve the Minutes of the December 7, 2021, MRC meeting. Motion passed with the following vote: Commissioners Falconer, Batey, Nicodemus, Hyzy and Gamba voting “aye.” [5:0]

3. REGULAR BUSINESS

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

Stauffer explained the three items included in the proposed resolution: first to notify the Commission of the new Clackamas Fire District #1 (CFD1) representative, Doug Whiteley, second to move all MRCCAC term end dates to June 30 to correspond with the change in term dates for all city boards and committees, and finally to stagger term dates as cited in the MRC’s bylaws.

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

Resolution 1-2022:

A RESOLUTION OF THE MILWAUKIE REDEVELOPMENT COMMISSION, MAKING AN APPOINTMENT TO THE MRC COMMUNITY ADVISORY COMMITTEE (MRCCAC), EXTENDING TERM DATES AND STAGGERING TERMS.

B. MRCCAC Bylaws Adoption and MRC Five-Year Action Plan – Resolution & Report

Brooks discussed how the MRCCAC developed and adopted bylaws, explaining that the bylaws largely followed the updated template for boards and committees, with one modification relating to the chair of the advisory body voting last to facilitate discussion and allow the group to come to consensus.

MRC45

It was moved by Commissioner Batey and seconded by Commissioner Nicodemus to approve the resolution adopting the Community Advisory Committee Bylaws. Motion passed with the following vote: Commissioners Falconer, Batey, Nicodemus, Hyzy and Gamba voting “aye.” [5:0]

Resolution 2-2022:

A RESOLUTION OF THE MILWAUKIE REDEVELOPMENT COMMISSION, ADOPTING THE COMMUNITY ADVISORY COMMITTEE BYLAWS.

Brooks provided an overview of the Commission’s five-year plan and went over implementation of next steps such as getting projects into the city’s Capital Improvement Plan (CIP), procuring agreements with partner agencies and more outreach related to program development and implementation.

Brooks reported that there had been one resignation from the MRCCAC that would need to be filled.

Brooks presented the current version of the draft plan costs: \$3,325,000 for development, \$4,582,200 for infrastructure projects which included downtown and central Milwaukie areas, and \$1,000,000 for parks and open spaces which had been planned for use at Dogwood Park and realigning the Trolley Trail. Administrative costs are still being calculated but would be presented during the budget presentation.

Brooks mentioned checking in with the neighborhood district associations (NDAs), but to date, most of the engagement work had occurred through the Engage Milwaukie page via surveys and the page’s question and answer (Q&A) function over the last month and a half. The surveys discussed items such as what makes Milwaukie special, what type of economic development participants would like to see and would survey participants like to see more large developments that bring services and amenities currently missing from the community.

Commissioner Hyzy asked for clarification about the public’s interest in large developments. **Brooks** responded that in this context large developments would be similar to the Axel Tree apartment building. **Commissioner Gamba** and **Brooks** discussed how population density attracts various businesses.

Brooks continued sharing the results of the Engage Milwaukie survey, explaining how the participants had ranked what services would be most helpful to businesses in Milwaukie.

Brooks discussed next steps such as adopting the plan and the budget, more targeted outreach to businesses, and meeting with partner cities who had well developed tax increment financing (TIF) programs, cooperative agreements for joint capital projects, and establishing a bonding schedule.

Commissioner Batey and **Brooks** discussed the process used for projecting income in relation to current and known development projects. The group noted how urban renewal plans were structured in other cities.

Brooks advised that after the first two years the Commission would need to evaluate the urban renewal projects list to address issues and concerns related to geographic equity and what additional projects are needed in central Milwaukie. **Commissioner Gamba** noted concerns about the Trolley Trail where it intersected with Monroe Street.

Brooks noted next steps to complete the draft action plan to ensure that implementation could begin.

MRC46

Ober thanked Brooks and Commissioner Hyzy for their work on the Commission and MRCCAC and noted that the action plan would be further considered as part of the budget and any concerns should be addressed in this meeting. It was noted that the Commission had no concerns with the plan.

4. INFORMATION

None.

5. ADJOURNMENT

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

Commissioner Gamba adjourned the meeting at 7:05 p.m.

Respectfully submitted,



Nicole Madigan, Deputy City Recorder

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