



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

MINUTES JUNE 7, 2022

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

Absent: Commissioner Kathy Hyzy

Staff: Kelly Brooks, MRC Executive Director
Justin Gericke, City Attorney
Ann Ober, City Manager

Scott Stauffer, City Recorder
Bonnie Dennis, Administrative Services Director

Commissioner Gamba called the meeting of the Milwaukie Redevelopment Commission (MRC) to order at 7:26 p.m.

1. CALL TO ORDER

2. APPROVE MINUTES

It was moved by **Commissioner Khosroabadi** and seconded by **Commissioner Batey** to approve the Minutes of the February 8, 2022, MRC Meeting. Motion passed with the following vote: **Commissioners Khosroabadi, Batey, Nicodemus, and Gamba** voting “aye.” [4:0]

3. REGULAR BUSINESS

A. Five Year Action Plan Adoption – Resolution

Brooks reviewed the staff and MRC Community Advisory Committee (MRCCAC) work to draft the action plan, noted minor changes to the plan since the Commission had last reviewed it, and commented on the upcoming work of the MRCCAC.

Commissioner Batey and **Brooks** discussed how the Commissions’ nearly \$10 million budget would be partially spent through tax increment funding (TIF).

Commissioner Gamba and **Brooks** commented on the forecasted urban renewal revenue and when it would be most financially beneficial to bond that revenue to build projects. **Dennis** explained how the Commission’s financial advisors would help assess the best way and timing to bond urban renewal funds. **Commissioner Gamba** and **Dennis** discussed whether it would make sense to delay bonding to avoid higher interest rates. The group noted when the Commission and city planned to bond funds.

Commissioner Gamba and **Brooks** noted that urban renewal funds could support tenant improvements and discussed what development projects the action plan could support to achieve the Commission’s urban renewal goals. They noted that the MRCCAC would help determine what urban renewal projects would be supported.

Commissioner Gamba and **Brooks** noted that the plan referenced a property at Harrison Street and 32nd Avenue that may need to be acquired to support the Commission’s access and safety goals. The group was excited to have funding to meet the urban renewal goals.

It was moved by Commissioner Nicodemus and seconded by Commissioner Batey to approve the resolution adopting a Five-Year Action Plan as amended. Motion passed with the following vote: Commissioners Khosroabadi, Batey, Nicodemus, and Gamba voting “aye.” [4:0]

Resolution 3-2022:

A RESOLUTION OF THE MILWAUKIE REDEVELOPMENT COMMISSION ADOPTING A FIVE-YEAR ACTION PLAN.

B. Biennium 2023-2024 MRC Budget Adoption Hearing – Resolution

Call to Order: **Commissioner Gamba** called the hearing to order at 7:49 p.m. and announced that the purpose of the hearing was to hear the report, take public comment, and consider adopting the Commission’s budget.

Conflict of Interest: No Commissioner wished to declare a conflict of interest.

Staff Presentation: **Dennis** reported that the MRC Budget Committee had approved the budget and that the proposed budget was balanced.

Correspondence: No correspondence had been received on the hearing topic.

Audience Testimony: No audience member wished to comment on the hearing topic.

Questions from the Commission to Staff: **Commissioner Batey** asked how the funding break down – between bonded debt and funds on hand – had been determined. **Brooks** explained how the budget forecast had set-up the determination of how much could be spent. The group noted that the intent was for the MRC to spend nearly \$10 million in support of urban renewal projects.

Close Public Hearing: **It was moved by Commissioner Khosroabadi and seconded by Commissioner Batey to close the public hearing on the MRC biennial budget. Motion passed with the following vote: Commissioners Khosroabadi, Batey, Nicodemus, and Gamba voting “aye.” [4:0]**

Commissioner Gamba closed the public testimony part of the hearing at 7:54 p.m.

Commission Deliberation: **Commissioners Batey and Gamba** were excited to start seeing urban renewal funding be spent in support of infrastructure projects.

Commission Decision: **It was moved by Commissioner Batey and seconded by Commissioner Khosroabadi to approve the resolution adopting the budget for the biennium commencing July 1, 2022, making appropriations and declaration of tax increment. Motion passed with the following vote: Commissioners Khosroabadi, Batey, Nicodemus, and Gamba voting “aye.” [4:0]**

Resolution 4-2022:

A RESOLUTION OF THE MILWAUKIE REDEVELOPMENT COMMISSION ADOPTING THE BUDGET FOR THE BIENNIUM COMMENCING JULY 1, 2022, MAKING APPROPRIATIONS AND DECLARATION OF TAX INCREMENT.

4. INFORMATION

Brooks reported there were no further reports and **Commissioner Batey** commented on the process for adopting city and Commission budgets.

5. ADJOURNMENT

It was moved by Commissioner Nicodemus and seconded by Commissioner Batey to adjourn the meeting. Motion passed with the following vote: Commissioners Khosroabadi, Batey, Nicodemus, and Gamba voting “aye.” [4:0]

Commissioner Gamba adjourned the meeting at 7:57 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder

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