

**TUESDAY, SEPTEMBER 5, 2017**  
**Scappoose Council Chambers**  
**33568 East Columbia Avenue**

**WORK SESSION ~ URBAN RENEWAL: NEXT STEPS?, 6:00 PM**

Mayor Burge called the Work Session to order at 6:00 p.m.

**Present:** Mayor Scott Burge, Council President Mark Reed, Councilor Rich Riffle, Councilor Megan Greisen, Councilor Joel Haugen, City Manager Michael Sykes, City Recorder Susan Reeves, and Assistant to City Manager Alexandra Rains.

City Manager Sykes explained at a previous Work Session staff had the City of Forest Grove come in and share about their experience with Urban Renewal and staff included their packet in the handout and we also shared that meeting with the Economic Development Committee. He explained what staff is trying to determine is what are the next steps we should take, and how would we proceed with an urban renewal, if at all. He explained staff included the Economic Development Committee's SWOT Analysis.

**URBAN RENEWAL SWOT VOTE RESULTS**

**Strengths:**

- Target area for development or redevelopment
- Funding Mechanism
- Pay for investments for community needs
- Create possibility where it wouldn't occur otherwise
- Improve aesthetics

**Weaknesses:**

- Failed urban renewal in Columbia County
- Loss of tax revenue for taxing districts
- Administrative costs
- Disincentive for Economic Development

**Opportunities:**

- Upgrade Infrastructure
- Marketing Opportunity related to future development
- Demonstrate Commitment to Growth
- Meet Council Goals – Community center and parks
- Transportation

**Threats:**

- Limit Taxes for Taxing Districts
- Hard Sell
- Involvement of special districts/other taxing districts needed
- Using enterprise zone and urban renewal together
- Miscalculations, revenue vs. incremental income

Councilor Greisen asked in regards to the SWOT under weaknesses, is there a history that no urban renewal district has worked in the County?

City Manager Sykes explained there is an urban renewal district in Rainier, and it was a very valuable tool for the City and they probably wouldn't have built US Gypsum without it. He explained at the end of the day because of that twenty year long period there were some complications and miscommunications between the City and the Urban Renewal Agency, and he really doesn't know a lot of those details. He stated that is one experience that he heard some negative things about.

Councilor Greisen stated she just wants to make sure if we do this we do it right.

City Manager Sykes explained the other one is the one in Clatskanie, which is part of Port Westward, which is an Urban Renewal District, which is actually the whole County. He explained how the Urban District's funding source would occur over the life of the District. He explained that money would only come from the area within the boundary for this, and the maximum area you can create is 20%. He explained the City's Economic Development Committee looked at this and they felt it was an opportunity to upgrade our infrastructure, allow us to meet some Council Goals, such as a community center, parks, and transportation improvements were mentioned.

Mayor Burge wants to make sure that the current citizens don't end up paying through their utility bills for matches of infrastructure that is growth related. He stated urban renewal would help cover that.

Councilor Haugen thinks this is worth exploring. He would like to see some perspective geography, along with a cost benefit analysis.

City Manager Sykes explained to summarize the Economic Development Committees recommendation, what he thinks they would say is they are nervous about adding a new enterprise zone and a twenty year urban renewal district on the same property.

Councilor Greisen replied she doesn't want that overlap either.

City Manager Sykes explained the other thing the Economic Development Committee has said is they don't have obvious areas but maybe somewhere along the corridor is worth exploring. The Committee thought it was a good tool but they weren't sure of the best place in Scappoose to apply it to.

City Manager Sykes explained one of the things, as Mayor Burge mentioned, is how are we going to pay for the twenty two million dollar's worth of improvements for the sewer plant that we know are going to be required, how are we going to pay for water improvements that we know are going to be necessary to serve our growing community, and growing industrial base and one of the obvious opportunities would be that \$13 per thousand that is going to come from all that new industrial growth, that would go into an urban renewal district. He stated that might be one of the only ways to not put the cost of the upgrades on the rate payers.

Assistant to City Manager Alexandra Rains explained kind of on the chance that City Council was interested in doing a feasibility study she spent some time just kind of looking into what that

might take. She drafted up a potential scope of work. She stated because the cost is around \$35,000 staff can get three quotes, as opposed to going through the whole bidding process. She would provide a simple scope of work, including what Councilor Haugen suggested, determine district boundaries, development projections to help with public involvement. She explained she thought including even asking them to provide alternative funding strategies to urban renewal should we decide it is not appropriate for us. She explained the maps are just potential areas the Committee had talked about locating those districts, but we would be open to suggestions of the consultants.

City Manager Sykes explained staff did include industrial areas but if Council wants them to take it out they can do that.

Mayor Burge stated he thinks we can look at it, but we don't have hard numbers to say one way or another.

Councilor Riffle talked about one of the things he heard about helping offset the cost in the urban renewal, in your enterprise zone instead of saying you are tax free for three or five years, and then you kick in, they do 50% for ten years as opposed to zero, and full price after. So they spread the cost out and if we were able to do that with the enterprise zone we are at least getting something as opposed to nothing, if we chose to overlap that.

Mayor Burge suggested checking to see if there is grant money for this.

Councilor Greisen explained she is on board for exploring this.

Assistant to City Manager Alexandra Rains explained if Council wants to move forward with this is she can solicit three bids, and then at the next Council meeting she can bring back the best bid, and then at that point if Council wants to move forward they can approve the contract.

Councilor Riffle stated sounds good to him. He thanked Alex for all her work.

Councilor Greisen stated it is great, thank you.

Councilor Haugen stated let's say you are five years into an urban renewal district is there any way to get out of one?

City Manager Sykes replied you probably can.

Mayor Burge replied you would have to be debt free.

Assistant to City Manager Alexandra Rains replied all the questions we have a consultant would be able to answer.

End of first work session.

**PRESENTATION BY ADAM MCISAAC ~ CITY ART PRESENTATION, 6:30 PM**

Adam McIsaac went over a power point showing the art work he has done. He explained last time he met with staff they were trying to figure out what to do, and someone had mentioned one of the parks being built. He said he would put together a little model, which he brought this evening. He explained basically it is half of a plank house. He talked about placing paddles on the plank house with lighting. He explained there is a log home builder in Kalama and you can order structurally graded logs and they build it on site. He explained he could do a bunch of carvings.

Mayor Burge stated there could be carvings throughout the park.

Adam McIsaac replied he thinks it would be a great opportunity to tell the story with a theme throughout the park. He thinks that would be really neat.

Councilor Greisen talked about possibly having an archway as you enter Scappoose.

City Manager Sykes stated maybe that is something you could put on the plank house.

Adam McIsaac replied we could fit in metal sculpting all over.

Councilor Greisen asked Adam if he has ever made items that kids can play on?

Adam McIsaac replied he has built items that kids can play on.

City Manager Sykes explained one of the things that staff was going to put on the Councils agenda was how do we go forward with the Seely property in regards to naming it.

Councilor Riffle replied to him the theme should match the park.

Mayor Burge talked about maybe the entrances of the park have the paddles, and then there are stops along the way, maybe the playground equipment is carved/art work, by honoring the Chinook Tribes that lived here.

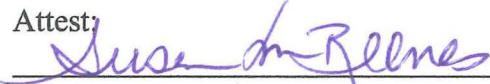
Mayor Burge talked about having the naming contest but what you do as part of the criteria is how does it tie into the Chinook Tribe.

Council thanked Adam.

Council wants to move ahead with the plank house, along with other art items.

Mayor Burge adjourned the Work Session at 7:05 p.m.

  
\_\_\_\_\_  
Mayor Scott Burge

Attest:  
  
\_\_\_\_\_  
City Recorder Susan M. Reeves, MMC