



**LAKE OSWEGO REDEVELOPMENT AGENCY MEETING
MINUTES
July 3, 2018**

12. CALL TO ORDER

Chair Studebaker called the Lake Oswego Redevelopment Agency (LORA) meeting to order at 7:32 p.m., during a recess of the regular City Council meeting on July 3, 2018, in the City Council Chambers, 380 A Avenue.

Present: Chair Studebaker and Board Members Buck, Manz, LaMotte, Gudman, Kohlhoff, and O'Neill

Staff Present: Scott Lazenby, Executive Director; David Powell, LORA Counsel; Anne-Marie Simpson, Recording Secretary

Others Present: Vanessa Sturgeon, Sturgeon Development Partners

13. EXECUTIVE SESSION: The LORA Board will meet in Executive Session under authority of ORS 192.660 (2) (e) to conduct deliberations with persons designated to negotiate real property transactions.

Mr. Powell reviewed the statutory basis for entering executive session and outlined the parameters.

The LORA Board met in executive session beginning at 7:34 p.m. and ending at 7:45 p.m.

The Board reconvened in open session at 7:47 p.m.

14. BOARD BUSINESS

14.1 North Anchor Project Update

Ms. Sturgeon reported that the hotel portion of the North Anchor Project was progressing nicely. With continuing escalation in construction costs, the Board will likely be asked to consider a request for reduced parking on the hotel site; only half of the planned amount is needed for the hotel as a result of ride-sharing impacts, she stated. The design remains largely as last seen by the Board, except that the uses on the two sites have been switched, with the hotel now set on the smaller of the two sites. The development team anticipates moving forward first on the hotel, followed by development on the site to the east at a later time.

Responding to **Chair Studebaker's** question about project phasing, **Ms. Sturgeon** clarified that a two-phase project was key to its success. She described her company's current efforts with a client seeking a corporate headquarters, which potentially could be developed on the eastern portion of the block, abutting State Street. While it was not at all a certainty, if this site were chosen, the offices would take the place of the planned multi-family housing.

Board Member Buck asked if she would be amenable to having the City release her from the development commitment related to the east side of the site. While amenable to this, **Ms. Sturgeon** advised, it was not her preference. One reason was that she wished to continue exploring the opportunity for the headquarters office, which she perceived as a potential catalyst for the Lake Oswego economy. She assured the Board that she would keep the project moving forward purposefully, continue to keep the Executive Director informed, and would inform the Board promptly if a change of course was needed.

Board Member LaMotte expressed the Board's interest in moving the project forward, including learning the status of the hotel portion. After offering observations about potential opportunities for the eastern side, he asked about the preference for the northwest corner of the site for the hotel, as opposed to the State Street side. **Ms. Sturgeon** confirmed that the northwest corner was the hotelier's preference, based on the desire for optimum traffic movement, including more efficient vehicle access to the hotel from B Avenue. **Member LaMotte** outlined his perceptions with regard to parking and design scenarios that remained to be resolved, indicating that he would be comfortable knowing that the hotel portion was ready to move forward. In response to his question about the timeframe for a decision on the potential corporate headquarters, **Ms. Sturgeon** estimated that this should be determined within 45 days.

Mr. Lazenby asked when the development team would expect to come to the City for design review for the hotel, if the phased approach was taken. **Ms. Sturgeon** responded that they hoped to do this by the end of 2018.

14.2 Approval of Meeting Minutes

Report and Attachments

14.2.1 April 17, 2018 Special Meeting Minutes

14.2.2 May 15, 2018 Special Meeting Minutes

Board Member Gudman moved the adoption of the April 17, 2018, and May 15, 2018, minutes. **Board Member Manz** seconded the motion.

A voice vote was held, and the motion passed, with **Chair Studebaker** and **Board Members Buck, Manz, LaMotte, Gudman, Kohlhoff, and O'Neill** voting 'aye'. (7-0)

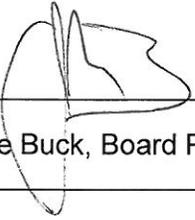
15. ADJOURNMENT

Chair Studebaker adjourned the LORA Board meeting at 7:58 p.m.

Respectfully submitted,

Anne-Marie Simpson
Anne-Marie Simpson, Recording Secretary

APPROVED BY THE LAKE OSWEGO
REDEVELOPMENT AGENCY
ON November 6, 2018



A handwritten signature in black ink, appearing to read 'Joe Buck', is written over a horizontal line. The signature is stylized and somewhat abstract.

Joe Buck, Board President