



**City of
McMinnville**



**Kent Taylor Civic Hall
Council Chambers
200 NE Second Street
McMinnville, OR 97128**

**Joint Work Session of City Council,
Yamhill County Board of Commissioners &
McMinnville Urban Renewal Advisory Committee (MURAC)
Tuesday, April 08, 2025
5:30 PM**

Welcome! The public is strongly encouraged to participate remotely but there is seating at Civic Hall for those who are not able to participate remotely. However, if you are not feeling well, please stay home and take care of yourself.

JOINT WORK SESSION:

You may join online via Zoom Webinar Meeting:

<https://mcminnvilleoregon.zoom.us/j/89789994578?pwd=ILyXEFa5C9FGPaXQveSGPVDzY3CZhv.1>

Or you can call in and listen via Zoom: 1-253- 215- 8782

Webinar ID: 897 8999 4578

5:30 PM –JOINT WORK SESSION MEETING – VIA ZOOM AND SEATING AT CIVIC HALL

1. MAYOR MORRIS CALLS JOINT MEETING TO ORDER
2. DOWNTOWN PUBLIC LANDS – FUTURE STRATEGIES
3. MAYOR MORRIS ADJOURNMENT OF JOINT MEETING

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice: Kent Taylor Civic Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made a least 48 hours before the meeting to the City Recorder (503) 435-5702 or CityRecorderTeam@mcminnvilleoregon.gov.



City of McMinnville
Community Development
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311
www.mcminnvilleoregon.gov

STAFF REPORT

DATE: April 8, 2025
TO: City Council, Board of County Commissioners, MURAC Members
FROM: Heather Richards, Community Development Director
SUBJECT: Work Session, Downtown Public Lands – Future Strategies

STRATEGIC PRIORITY & GOAL:

 GROWTH & DEVELOPMENT CHARACTER <small>Guide growth & development strategically, responsively & responsibly to enhance our unique character.</small>	 ECONOMIC PROSPERITY <small>Provide economic opportunity for all residents through sustainable growth across a balanced array of traditional and innovative industry sectors.</small>	 HOUSING OPPORTUNITIES <small>(ACROSS THE INCOME SPECTRUM)</small> <small>Create diverse housing opportunities that support great neighborhoods.</small>
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Report in Brief:

This is a work session to discuss the collective future of properties within the McMinnville City Center owned by both the City of McMinnville and Yamhill County.

The intent of this work session is to learn about current and future needs of both public agencies relative to their property downtown and to foster a collaborative discussion about opportunities to leverage publicly owned properties towards common goals and priorities for McMinnville’s City Center.

Background:

Both the City of McMinnville and Yamhill County own many properties in McMinnville’s city center. (See attached map). These properties all offer a variety of public programs and services, which are either housed in structures that no longer support the needs of the public program or service, or are disparately located creating inefficiencies.

Both public agencies have discussed ways of becoming more efficient in terms of their property ownership, facilities, and programs.

At the same time, the McMinnville Urban Renewal Advisory Committee (MURAC) has been in dialogue about the need to update the 2000 Downtown Improvement Plan, and foster a discussion about how downtown McMinnville should serve McMinnville for future generations – businesses, residences, and public amenities. MURAC has set aside funds for this effort to start in Q2 of 2025 and last about 18 – 24 months.

With this in mind, MURAC has been reviewing property ownership and discussing challenges and opportunities for future city center development. Part of that discussion highlighted the amount of property owned by the City of McMinnville and Yamhill County.

Discussion:

On March 5, MURAC invited Board Chair, Commissioner Kit Johnston, to visit with them about the county's future plans for their downtown properties, especially after their recent purchase of the OMI (new and old) buildings.

Commissioner Johnston explained the county's interest in co-locating public programs and services in the former OMI building for county efficiencies and better customer service. He described the county's plans for both near-term and long-term property disposition in the city center.

MURAC members had many questions about how to leverage the properties the county was selling towards future McMinnville goals for its city center, and suggested that a joint work session with the City Council and the Board of County Commissioners to discuss their plans would be advantageous in light of MURAC's current efforts to launch a downtown planning effort.

Attachments:

- Map of Downtown Area Public and Non-Profit Ownership
- Map of Urban Renewal Area West of Railroad Tracks – Property Ownership
- Map of Urban Renewal Area East of Railroad Tracks – Property Ownership



Legend

- Urban Renewal Zone
- City of McMinnville Property
- Yamhill County Property
- Three or More Properties Under Common Ownership
- Two or More Properties Under Common Ownership
- Other Publicly Owned and Tax-Exempt

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geoblastreisen, Rijkswaterstaat, USGS, Geoland, FEMA, Intermap and the GIS user community | Esri Community Maps Contributors, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ...








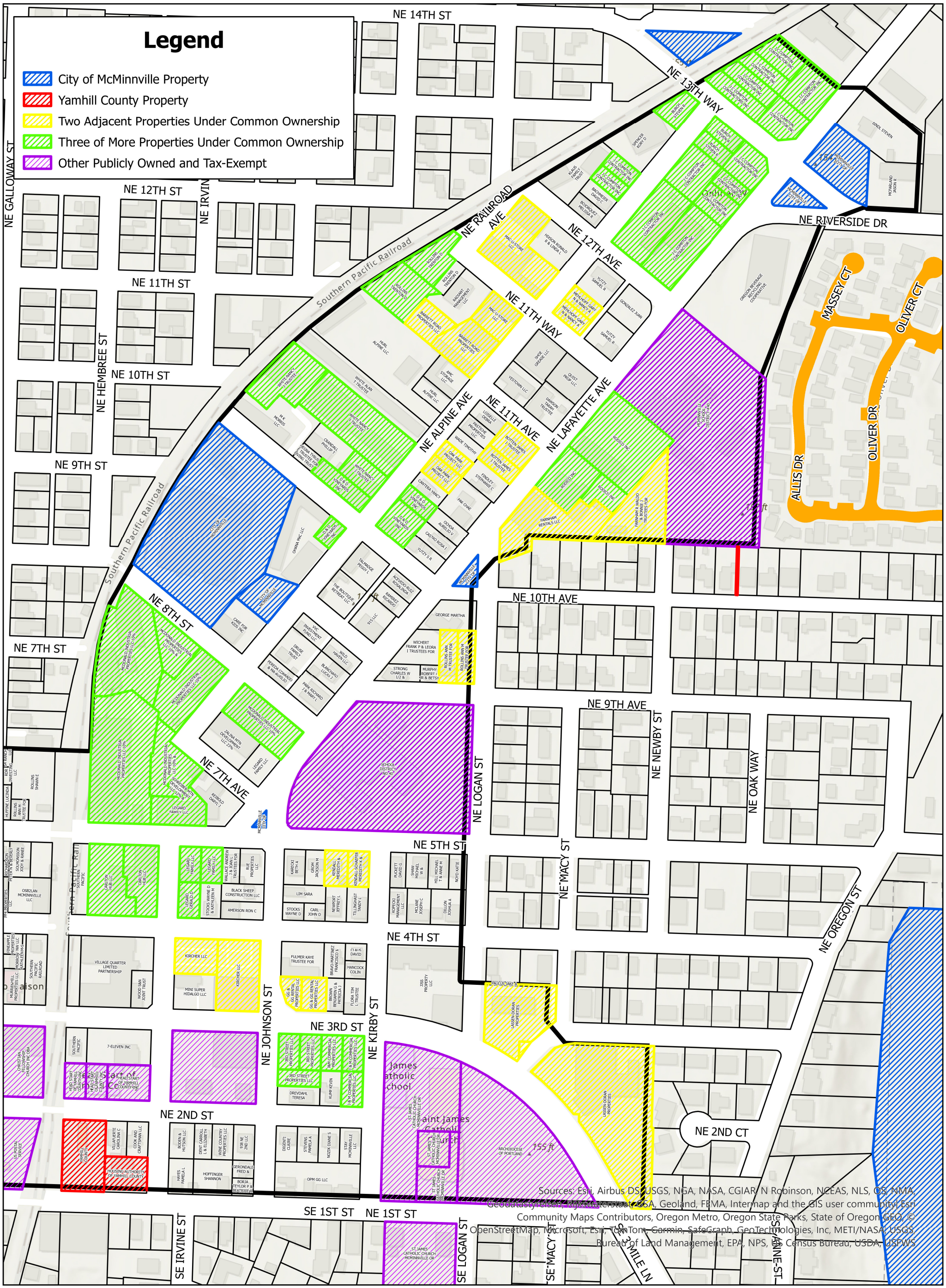
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Urban Renewal Area - West of Railroad Tracks Property Ownership



Legend

-  City of McMinnville Property
-  Yamhill County Property
-  Two Adjacent Properties Under Common Ownership
-  Three of More Properties Under Common Ownership
-  Other Publicly Owned and Tax-Exempt



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geonast, Nelson, Johnson, J. & J. Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Oregon Metro, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Urban Renewal Area - East of Railroad Tracks Property Ownership



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