

# Memo

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**DATE:** July 25, 2023  
**TO:** Planning Commission  
**FROM:** Derek Severson, *Planning Manager*  
**RE:** Townmakers/Croman Mill District Update

Following several quarterly updates to the City Council regarding the redevelopment plans for the former Croman Mill site, the Planning Commission had requested that the developer, Townmakers, LLC, provide a status update to the Commission.

In early May, site sampling was conducted by SCS Engineers, the property owners' environmental engineering consultant, with oversight by the Oregon Department of Environmental Quality (DEQ). DEQ staff are scheduled to discuss preliminary test results at the July 31, 2023 City Council study session as they work with the property owner to develop a clean-up plan. Townmakers has indicated that the site will need to be cleaned and a "No Further Action" letter provided by DEQ before their plans move forward.

At the most recent Council presentation on June 5, 2023 key issues were:

- Discussing potential phasing to ensure an acceptable balance of commercial and residential square footage in the phasing plan.
- Discussing the possibility of the City creating an urban renewal district to utilize tax increment financing options to fund needed public infrastructure.

Townmakers' team will be available to provide an update to the Commission at the July 25<sup>th</sup> study session and answer any questions Commissioners may have. Townmakers has provided the attached packet material to inform this discussion.

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