

COUNCIL MEETING MINUTES
Tuesday September 29th, 2026, 10:30 A.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday September 29th, 2026, at 10:30 A.M.

The meeting was held at City Hall in the Council Chambers and on Zoom.

Present: Mayor Ken Williams
Council Member Terry Schuster
Council Member Melanie Cozzi
Council Member Josiah Flanagan
Council Member Tim Krug
City Manager Darin DeHaan
Lieutenant Tim Brechon
City Clerk Cheryl Hilton
Also Present: Destini Benesh and Liz Hiemstra.

Mayor Ken Williams called the meeting to order at 10:30am.

Council Members Cozzi, Flanagan, Krug, Schuster, and Mayor Williams answered roll call. A quorum was present.

City Manager Darin DeHaan started the pledge of allegiance.

No public comment.

Ordinances

Council Member Melanie Cozzi moved to approve Ordinance 2026-014 an Ordinance Approving and Authorizing the Execution of a Tax Increment Financing District Redevelopment Agreement by and between the City of Oregon and Alf & Maria Schreiber, Seconded by Council Member Josiah Flanagan.

Discussion: City Manager Darin DeHaan thanked the City Council for attending a special meeting. The reason for the meeting is to meet the construction needs for redevelopment of the space. He said the city is starting to run out of retail spaces; there are more requests than spaces. He said the location is the old dental office at 3rd and Washington Street. The space is very chopped up and has multiple little offices. A clothing retail business is interested in the space. The project will be completed in two phases. The first phase will be bringing back the historical look of the building by pulling out the front of the building and adding large windows to match the rest of the downtown. The interior work would include installing ADA compliant restrooms and removing walls. He said he received questions from council members asking how this would be paid back. If you look at the historical and future TIF tax income from the property, over the life of the TIF, they will have paid about eighty-one thousand dollars in TIF funds. That is based on a two percent increase from 2026 to 2041, historically there has been about a three percent tax increase. Over the life of the TIF, the property will pay back this loan. He said we are asking for an infusion of seventy-five thousand dollars in TIF funds to help them with both the interior and exterior of the space, creating a new retail environment, and bringing back the historical look. He also asked the city council to consider a façade grant up to seventy-five hundred dollars for this project. This will help with costs to redesign the front of the building. The potential tenant/business owner has allocated fifteen thousand dollars to this project. Liz Hiemstra has been a major partner in trying to make this happen, collaborating

with the potential tenants, building owners, and contractors. Mayor Ken Williams said the location has been vacant for about two years. He said no one has been interested in the space due to its large size and being chopped up. Council Member Melanie Cozzi said she feels it is a prime location for anyone passing through the community with access to public parking behind. She also said if the business does not stay long term, it becomes turnkey for another business. Council Member Terry Schuster stated not only does the city get return on the investment from property taxes they will be paying for the improvements but also any sales tax for merchandise being sold. That benefits the city and the community. Council Member Josiah Flanagan said it will be a nice addition to the town. Council Member Terry Schuster stated a contractor is ready to start work, and a business is ready to move in. City Manager Darin DeHaan said the contractor is willing to wave any mechanic's lien on this property. He said he has been working with the business owner for over two years, and she has put a lot of work into this. Council Member Melanie Cozzi said this is a retail space that really serves our community.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Motions

Council Member Terry Schuster moved to approve a Façade Grant Request for 303 W. Washington Street, Seconded by Council Member Melanie Cozzi.

Discussion: City Manager Darin DeHaan said the estimated project cost for the exterior is about forty-five thousand dollars. The tenant will infuse fifteen thousand dollars into the façade, and the city will match up to seventy-five hundred dollars.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Council Member Melanie Cozzi moved to adjourn the meeting, Seconded by Council Member Tim Krug.

Roll Call: Cozzi, Flanagan, Krug, Schuster, Williams. No Nays.

Adjourn: 10:41 A.M.

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk