

URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE, OREGON

URA RESOLUTION NO. 2016-03

**RESOLUTION AUTHORIZING AGENCY'S EXECUTIVE DIRECTOR TO COMPLETE
SALE OF PROPERTY FROM URBAN RENEWAL AGENCY OF THE CITY OF
FOREST GROVE (URA) TO TOKOLA PROPERTIES**

WHEREAS, the URA has approved the completion of a Disposition and Development Agreement (DDA) between the URA and Tokola Properties, and

WHEREAS, DDA includes the sale of the property identified as Phase 1 on the site known as the Times Litho property to Tokola Properties for zero dollars as part of the URA financial assistance provided to Tokola Properties, and

WHEREAS, the DDA has requirements that must be met before the property can be sold, and

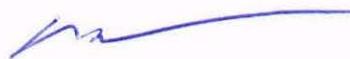
WHEREAS, the URA Board of Directors held duly-noticed public hearings on February 22, 2016, concerning disposition of the property on which the project will be located.

**NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF
FOREST GROVE RESOLVES AS FOLLOWS:**

Section 1. The URA Executive Director is authorized to complete the sale of the property to Tokola Properties subject to: 1) all requirements for the sale of the property required by the DDA be completed prior to the execution of the property deed; and 2) URA counsel concurs all requirements to complete the property sale have been completed and approves the final form of the deed.

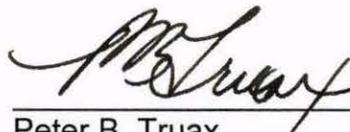
Section 2. This resolution is effective immediately upon its enactment by the URA Board of Directors.

PRESENTED AND PASSED this 22nd day of February, 2016.



Jesse VanderZanden
Urban Renewal Agency Executive Director

APPROVED by the Urban Renewal Agency of the City of Forest Grove at a regular meeting thereof this 22nd day of February 2016 and filed with the City Recorder this date.



Peter B. Truax
Urban Renewal Agency Chair

**NOTICE OF PROPOSED SALE
OF
REAL PROPERTY
OWNED BY THE FOREST GROVE URBAN RENEWAL AGENCY
ORS 221.725**

THIS IS TO GIVE NOTICE THAT THE FOREST GROVE URBAN RENEWAL AGENCY (AGENCY), IS CONSIDERING THE SALE OF AGENCY-OWNED REAL PROPERTY LOCATED AT 1811-1837 PACIFIC AVENUE & 2014-2022 A STREET, WASHINGTON COUNTY, FOREST GROVE, OREGON.

THE AGENCY BOARD WILL HOLD A PUBLIC HEARING ON **MONDAY, FEBRUARY 22, 2016, AT 7:00 P.M. OR THEREAFTER, IN THE COMMUNITY AUDITORIUM, 1915 MAIN STREET, FOREST GROVE, OR**, TO ALLOW INTERESTED RESIDENTS AN OPPORTUNITY TO PRESENT WRITTEN AND ORAL TESTIMONY ON THE PROPOSED SALE.

THE PROPERTY IS CURRENTLY VACANT AND IS APPROXIMATELY 107,926 SQUARE FEET OR 2.45 ACRES IN SIZE AND LOCATED IN THE FOREST GROVE URBAN RENEWAL AREA. THE RENEWAL AGENCY IS CONSIDERING THE SALE OF THE PROPERTY TO TOKOLA PROPERTIES, LLC 1700 NW CIVIC DRIVE, SUITE 220, GRESHAM, OREGON 97030, IN TWO PHASES. PHASE ONE IS APPROXIMATELY 66,590 SQUARE FEET OR 1.53 ACRES IN SIZE AND TOKOLA HAS PROPOSED REDEVELOPMENT OF THIS PORTION OF THE PROPERTY WITH A MIXED-USE DEVELOPMENT INCLUDING 78 APARTMENTS, 2,500 SQUARE FEET OF COMMERCIAL SPACE AND 94 OFF-STREET PARKING SPACES. PHASE TWO IS APPROXIMATELY 41,336 SQUARE FEET OR 0.92 ACRES. CITY STAFF BELIEVES THIS IS A GOOD-FAITH OFFER PROPOSAL.

THE AGENCY PROPOSES TO SELL ITS INTEREST IN THE PROPERTY BY STATUTORY BARGAIN AND SALE DEED.

AT THIS HEARING, THE AGENCY BOARD WILL BE READY TO HEAR FROM CITY RESIDENTS ON THE PROPRIETY OF THE PROPOSED SALE. STAFF WILL HAVE EVIDENCE OF THE VALUE OF THE PROPERTY AVAILABLE FOR EXAMINATION AT THE TIME OF THE HEARING.

ANY QUESTIONS CONCERNING THE HEARING OR THIS NOTICE SHOULD BE ADDRESSED TO THE FOREST GROVE URBAN RENEWAL AGENCY EXECUTIVE DIRECTOR, 1924 COUNCIL STREET, P. O. BOX 326, FOREST GROVE, OR 97116, OR CONTACTED BY TELEPHONE AT 503.992.3200, OR AT THE FOREST GROVE CITY HALL, WHICH IS LOCATED AT THE ADDRESS LISTED BELOW.

IN THE EVENT A RESIDENT WISHES TO MAKE WRITTEN COMMENTS AND WILL BE UNABLE TO ATTEND THE HEARING, THEY MAY MAIL THEIR COMMENTS IN ADVANCE OF THE HEARING (SO AS TO REACH THE CITY PRIOR TO THE START OF THE HEARING) TO:

FOREST GROVE URBAN RENEWAL AGENCY EXECUTIVE DIRECTOR
1924 COUNCIL STREET
P. O. BOX 326
FOREST GROVE, OREGON 97116
503-992-3200

ANNA D. RUGGLES, CMC, CITY RECORDER

TO BE PUBLISHED: Wednesday, February 17, 2016

{00504628; 1 }



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 PO Box 22109 • Portland, OR 97269-2109
 Phone: 503-684-0360 Fax: 503-620-3433
 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the *Forest Grove News-Times*, a newspaper of general circulation, published at Forest Grove, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

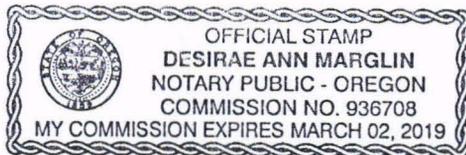
**City of Forest Grove
 Notice of Proposed Sale of Real Property-
 Owned by URA
 FGNT7567**

a copy of which is hereto attached, was published in the entire issue of said newspaper for
1
 week in the following issue:
February 17, 2016

Charlotte Allsop
 Charlotte Allsop, Accounting Manager

Subscribed and sworn to before me this
 February 17, 2016

Desirae A Marglin
 NOTARY PUBLIC FOR OREGON
 My commission expires March 02, 2019



Acct #298024
 PO #: 20145076
Attn: Anna Ruggles
 City of Forest Grove
 PO Box 326
 Forest Grove, OR 97116
 Size: 2 x 10.5"
 Amount Due: \$200.55*
 *Please remit to the above address.

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 OWNED BY THE FOREST GROVE
 URBAN RENEWAL AGENCY
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