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URBAN RENEWAL AGENCY MEETING AGENDA

MONDAY, JUNE 27, 2016

**Community Auditorium
1915 Main Street
Forest Grove, OR 97116**

6:40 PM – Urban Renewal Agency Meeting

PETER B. TRUAX, DIRECTOR BOARD CHAIR

Thomas L. Johnston, Vice Chair
Richard G. Kidd II
Victoria J. Lowe

Ronald C. Thompson
Elena Uhing
Malynda H. Wenzl

All meetings of the Urban Renewal Agency Board are open to the public and all persons are permitted to attend any meeting except as otherwise provided by ORS 192. The public may address the Urban Renewal Agency Board as follows:

➔ **Public Hearings** – Public hearings are held on each matter required by state law or City policy. Anyone wishing to testify should sign in for any Public Hearing prior to the meeting. The presiding officer will review the complete hearing instructions prior to testimony. The presiding officer will call the individual or group by the name given on the sign in form. When addressing the Board, please use the witness table (center front of the room). Each person should speak clearly into the microphone and must state his or her name and give an address for the record. All testimony is electronically recorded. In the interest of time, Public Hearing testimony is limited to three minutes unless the presiding officer grants an extension. Written or oral testimony is heard prior to any Board action.

➔ **Citizen Communications** – Anyone wishing to address the Board on an issue not on the agenda should sign in for Citizen Communications prior to the meeting. The presiding officer will call the individual or group by the name given on the sign in form. When addressing the Board, please use the witness table (center front of the room). Each person should speak clearly into the microphone and must state his or her name and give an address for the record. All testimony is electronically recorded. In the interest of time, Citizen Communications is limited to two minutes unless the presiding officer grants an extension.

The public may not address items on the agenda unless the item is a public hearing. Routinely, members of the public speak during Citizen Communications and Public Hearings. If you have questions about the agenda or have an issue that you would like to address to the Urban Renewal Agency Board, please contact the City Recorder, aruggles@forestgrove-or.gov, 503-992-3235.

All meetings are handicap accessible. Assistive Listening Devices (ALD) or qualified sign language interpreters are available for persons with impaired hearing or speech. For any special accommodations, please contact the City Recorder, aruggles@forestgrove-or.gov, 503-992-3235, at least 48 hours prior to the meeting.

- 6:40**
1. **URBAN RENEWAL AGENCY MEETING:** Roll Call

 2. **CITIZEN COMMUNICATIONS:** Anyone wishing to speak to Urban Renewal Agency Board on an item not on the agenda may be heard at this time. *Please sign-in before the meeting on the Citizen Communications form posted in the foyer.* In the interest of time, please limit comments to two minutes. Thank you.

 3. **CONSENT AGENDA:**
 - A. *Approve Urban Renewal Agency Executive Session (Real Property) Meeting Minutes of February 22, 2016.*
 - B. *Approve Urban Renewal Agency Regular Meeting Minutes of February 22, 2016.*

 4. **ADDITIONS/DELETIONS:**

 5. **PRESENTATIONS:** None.

 6. **URA RESOLUTION NO. 2016-04 OF THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND DECLARING THE TAX INCREMENT FOR FISCAL YEAR COMMENCING JULY 1, 2016, AND ENDING JUNE 30, 2017**
- 6:55**
7. **ADJOURNMENT:**
-

Paul Downey, Administrative
Services Director
Jesse VanderZanden, City Manager



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Monday, February 22, 2016
6:00 p.m., Community Auditorium
Conference Room

Urban Renewal Agency Executive Session Minutes

Minutes are unofficial until approved by the Board of Directors.

1. CALLED TO ORDER AND ROLL CALL:

Peter Truax, Urban Renewal Agency (URA) Director Chair, called the URA Executive Session to order at 6:19 p.m.

ROLL CALL: URA DIRECTORS PRESENT: Thomas Johnston, Vice-Chair; Richard Kidd; Victoria Lowe; Ronald Thompson; Malynda Wenzl; and Peter Truax, Chair.
URA BOARD DIRECTOR ABSENT: Elena Uhing, excused.

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Elsner, URA Counsel; Paul Downey, Administrative Services Director; Jon Holan, Community Development Director; and Anna Ruggles, City Recorder.

2. EXECUTIVE SESSION:

The Urban Renewal Agency Board of Directors met in Executive Session in accordance with:

ORS 192.660(2)(E) to deliberate with persons designated by the governing body to negotiate in real property transactions.

3. ADJOURNMENT:

Director Chair Truax adjourned the URA executive session at 7:12 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

Minutes are unofficial until approved by the Board of Directors.

1. CALLED TO ORDER AND ROLL CALL:

Peter Truax, Urban Renewal Agency (URA) Director Chair, called the regular URA meeting to order at 8:07 p.m.

ROLL CALL: URA DIRECTORS PRESENT: Thomas Johnston, Vice-Chair; Richard Kidd; Victoria Lowe; Ronald Thompson; Malynda Wenzl; and Peter Truax, Chair.

URA BOARD DIRECTOR ABSENT: Elena Uhing, excused.

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Elsner, URA Counsel; Paul Downey, Administrative Services Director; Jon Holan, Community Development Director; Dan Riordan, Senior Planner; George Cress, Light and Power Director (in the audience); Rob Foster, Public Works Director (in the audience); J. F. Schutz, Police Chief (in the audience); and Anna Ruggles, City Recorder.

2. CITIZEN COMMUNICATIONS: None.

3. CONSENT AGENDA:

- A. Approve Urban Renewal Agency Meeting Minutes of June 22, 2015
- B. Approve Urban Renewal Agency Meeting Minutes of August 10, 2015.

MOTION: Director Kidd moved, seconded by Director Wenzl, to approve the Consent Agenda as presented. **ABSENT:** Director Uhing. **MOTION CARRIED 6-0 by voice vote.**

4. ADDITIONS/DELETIONS:

VanderZanden added the following resolutions to the agenda (refer below):

- 1) 6. A. URA Resolution No.2016-02, Authorizing the Agency's Executive Director to enter into a Disposition and Development Agreement (DDA) between Tokola Properties and Urban Renewal Agency (URA) of the City of Forest Grove for Mixed-Use Project, and
- 2) 6. B. URA Resolution No. 2016-03, Authorizing the Agency's Executive Director to Complete Sale of Property from Urban Renewal Agency of the City of Forest Grove to Tokola Properties.

5. PRESENTATIONS:

- 5. A. Financial Projections on Times Litho; Disposition and Development Agreement**
Downey presented an informational PowerPoint presentation outlining the proposed Disposition and Development Agreement (DDA) (Item 6. A. below) between the Urban Renewal Agency (URA) and Tokola Properties for Forest Grove Mixed-Use Project, located north of Pacific Avenue and west of A Street; File No. 311-15-00022-PLNG, noting the URA and Tokola Properties have reached an agreement on the major provisions of the DDA, including: 1) description of the mixed-use project; 2) value of the property to be sold; 3) obligations of all parties concerning responsibilities with respect to the project and the timing of those responsibilities; 4) Tokola financial obligation; and 5) URA financial participation for the project. Downey referenced his PowerPoint presentation outlining the major purposes of the DDA; map showing Phase I as the property to be sold to Tokola; major conditions for land sale to be completed; project timelines indicating Tokola has until July 1, 2017, to meet conditions for transfer of property or agreement will terminate subject to one 180-day extension at written request and Tokola has 24 months after closing of property sale to obtain required certificate of completion for the project; URA financial participation indicating Tokola has requested URA financial participation on the project to make the project financially feasible; City has hired ECONorthwest to do an independent third-party assessment of Tokola's pro-forma financial information; and slides showing operating forecast for apartments and retail, annual operating and cash flow forecast; and project summary valuation vs. costs, showing total project cost of \$15,525,536 and financial gap of \$1,842,624, with a remaining balance of \$1,555,124. Downey outlined the proposed strategy for the \$1,555,124 remaining in public participation, noting if the City waives building permits and plan review fees (\$72,563) and land write-down by URA (\$520,000), the total costs to be paid by the URA is \$962,561. Downey advised the URA and City currently have a \$1.1 million note for the URA to repay the City for the URA's purchase of the Times Litho site from the City, noting the URA does not have cash to meet the public participation obligation and would need to borrow the money, so staff is proposing the City loan the URA \$962,561 so the URA has funding to pay for the costs. Downey noted the combined loan would be interest only for the first two years and restructuring of the loan after 5-7 years to pay back the loan faster as URA property tax revenue increases. Downey referenced slides showing the estimated revenues and expenditures of the URA, including repayment of the loan, noting staff concludes that the URA has sufficient property tax revenues to pay for the payments for the debt incurred to the City to pay for the land and other Tokola project costs paid by the URA and the annual administrative costs of the URA. After the payment of the above-noted costs, over time there will be remaining property tax revenues available for other URA projects. In conclusion of the above-noted presentation, Downey advised staff is adding two resolutions to the agenda this evening: 1) Authorizing the Executive Director to complete the DDA and execute final

DDA as long as significant provisions of the DDA are not changed; and 2) Authorizing the Executive Director to complete the sale of the portion of the Times Litho Property described as Phase 1.

5. B. Times Litho Site Redevelopment; Financial Feasibility Assessment

Downey introduced ECONorthwest representative who gave an informational PowerPoint presentation outlining the assessment of Tokola's pro-forma; benefits of private-public partnerships; and key assumptions, noting Tokola's total project cost and assumptions are reasonable and the project requires public participation to be viable. In addition ECONorthwest displayed photographs showing other private-public tax increment financing (TIF) projects, including Astoria, Library Theater (\$9M, 22% TIF); Madras, Inn at Cross Keys (\$4.7M, 11% TIF); The Dalles, Commodore Building (\$5.3M, 9% TIF); Salem, Hollywood Station (\$20M, >50% TIF); and Salem, North Broadway (\$15M, 25-30% TIF), noting Tokola Properties' projected profit is in the low end of normal range and percent projected TIF participation (10%) is also on the low end of other similar projects.

6. A. PUBLIC HEARING AND URA RESOLUTION NO. 2016-02 AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN TOKOLA PROPERTIES AND URBAN RENEWAL AGENCY (URA) OF THE CITY OF FOREST GROVE FOR MIXED-USE PROJECT

Staff Report:

Downey and VanderZanden added the above-proposed resolution to the agenda authorizing the Executive Director to enter into a Disposition and Development Agreement (DDA) between the Urban Renewal Agency (URA) and Tokola Properties for the Forest Grove Mixed-Use Project on the portion of the Times Litho property owned by the URA. Downey reported the URA and Tokola Properties have reached agreement on the major provisions of the DDA, including: 1) description of the mixed-use project; 2) value of the property to be sold; 3) obligations of all parties concerning responsibilities with respect to the project and the timing of those responsibilities; 4) Tokola financial obligations; and 5) URA financial participation for the project. In conclusion of the above-noted staff report, Downey advised staff is recommending the URA adopt the proposed resolution authorizing the Executive Director to complete and execute the DDA on behalf of the URA subject to: 1) any substantive changes to the terms of the DDA will be brought back to the URA prior to execution; 2) significant duties of the parties to the DDA are not adjusted without approval of the URA; and 3) URA Counsel approves the final version of the DDA.

Before proceeding with Public Hearing and Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2016-02.

VanderZanden read URA Resolution No. 2016-02 by title.

MOTION: Director Kidd moved, seconded by Director Thompson, to adopt URA Resolution No. 2016-02 Authorizing the Agency's Executive Director to Enter into a Disposition and Development Agreement (DDA) between Tokola Properties and Urban Renewal Agency (URA) of the City of Forest Grove for Mixed-Use Project.

Public Hearing Opened:

Director Chair Truax opened the Public Hearing and explained hearing procedures.

Testimony Heard:

Al Young, Hillsboro, asked for a delay, noting he has concerns about the \$1.5 million (public participation) and remaining portion of the system development charges the City is proposing to pay.

Kathryn Harrington, Metro Councilor District 4, testified in support of the motions.

No one else testified and no written comments were received.

Public Hearing Closed:

Director Chair Truax closed the Public Hearing.

Board of Directors Discussion:

Elsner responded to various concerns, inquiries and scenarios the URA presented pertaining to the terms, obligations, risk factors of the DDA and gave examples of subordination, i.e., requesting a larger loan or additional loan and agreeing to be paid second, noting he does not see a substantiated risk to the City. Elsner added the City is not a party to the DDA; therefore, not part of the motion currently on the floor, noting if that was to happen, the agreement would have to come back to Council for formal approval as well as the URA. VanderZanden and Downey clarified the subordination concept is the URA's potential to pay the City back, noting the URA pays the City back through property taxes.

Lowe asked to TABLE Resolution No. 2016-02 as noted below.

MOTION TO TABLE: Director Lowe moved, seconded by Director Wenzl, to TABLE (Resolution No. 2016-02) for more information from Attorney and further negotiations by Executive Director and developer.

ROLL CALL VOTE ON MOTION TO TABLE: AYES: Directors Lowe and Wenzl.

NOES: Directors Vice Chair Johnston, Kidd, Thompson, and Director Chair Truax. ABSENT: Director Uhing. MOTION FAILED 2-4.

Hearing no further discussion from the Board and question called, Director Chair Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Directors Vice Chair Johnston, Kidd, Thompson, Wenzl, and Director Chair Truax. NOES: Director Lowe. ABSENT: Director Uhing. MOTION CARRIED 5-1.

6. B. PUBLIC HEARING AND URA RESOLUTION NO. 2016-03 AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO COMPLETE SALE OF PROPERTY FROM URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE TO TOKOLA PROPERTIES

Staff Report:

Downey and VanderZanden added the above-proposed resolution to the agenda authorizing the Executive Director to complete sale of property from the URA to Tokola Properties. Downey reported the sale of property is identified as Phase I 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, noting the DDA has requirements that must be met before the property can be sold. In conclusion of the above-noted staff report, Downey advised staff is recommending the URA approve the proposed resolution authorizing the Executive Director to complete the sale of property to Tokola Properties subject to: 1) all requirements for the sale of the property required by the DDA be completed prior to 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.

Before proceeding with Public Hearing and Board discussion, Chair Truax asked for a motion to adopt URA Resolution No. 2016-03.

VanderZanden read URA Resolution No. 2016-03 by title.

MOTION: Director Vice Chair Johnston moved, seconded by Director Kidd, to adopt URA Resolution No. 2016-03 Authorizing the Agency's Executive Director to Complete Sale of Property from Urban Renewal Agency of the City of Forest Grove to Tokola Properties.

Public Hearing Opened:

Director Chair Truax opened the Public Hearing and explained hearing procedures.

Testimony Heard:

No one testified and no written comments were received.

Public Hearing Closed:

Director Chair Truax closed the Public Hearing.

Board of Directors Discussion:

Hearing no further discussion from the Board and question called, Director Chair Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Directors Vice Chair Johnston, Kidd, Thompson, Wenzl, and Director Chair Truax. NOES: Director Lowe. ABSENT: Director Uhing. MOTION CARRIED 5-1.

6. **PUBLIC HEARING AND URA RESOLUTION NO. 2016-01 AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A DEVELOPMENT AGREEMENT BETWEEN TOKOLA PROPERTIES AND URBAN RENEWAL AGENCY (URA) FOR FOREST GROVE MIXED-USE PROJECT, LOCATED NORTH OF PACIFIC AVENUE AND WEST OF A STREET; FILE NO. 311-15-00022-PLNG**

Staff Report:

Riordan, Holan, Downey and VanderZanden presented the above-proposed resolution authorizing the Executive Director to enter into a Development Agreement (DA) between the URA and Tokola Properties to allow for development of Phase I, a four-story, mixed-use residential apartment and commercial development project comprised of 78-apartment units, including five live-work units, approximately 2,500 square feet of commercial space, 94 parking spaces, and a privately constructed/publicly accessible plaza area comprised of approximately 2,900 square feet on 1.53 acres located north of Pacific Avenue and west of A Street in downtown Forest Grove (former Times Litho property); Forest Grove Mixed-Use Project, File No. 311-15-00022-PLNG. Riordan provided background information, noting the City entered into an exclusive agreement with Tokola Properties in 2015 in order to refine the project concept based on the City's objectives for the property. Riordan reported the Council approved the land use application, including the DA on January 25, 2016, noting the URA must also approve the DA since the URA is party to the DA and the project will occur on URA owned land. Riordan added the DA would allow the redevelopment project to move forward and is necessary to accommodate project density and other necessary design features to achieve the City's redevelopment objectives for the property, because the Development Code affecting permissible development density is not in effect at this time. In conclusion of the above-noted staff report, Riordan advised staff is recommending the URA approve the DA attached as Exhibit 1.

Before proceeding with Public Hearing and Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2016-01.

VanderZanden read URA Resolution No. 2016-01 by title.

MOTION: Director Kidd moved, seconded by Director Thompson, to adopt URA Resolution No. 2016-01 Authorizing the Executive Director to Enter into a Development Agreement between Tokola Properties and Urban Renewal Agency (URA) for Forest Grove Mixed-Use Project, located North of Pacific Avenue and West of A Street; File No. 311-15-00022-PLNG.

Public Hearing Opened:

Director Chair Truax opened the Public Hearing and explained hearing procedures.

Testimony Heard:

No one testified and no written comments were received.

Public Hearing Closed:

Director Chair Truax closed the Public Hearing.

Board of Directors Discussion:

Hearing no discussion from the Board and question called, Director Chair Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Directors Vice Chair Johnston, Kidd, Thompson, Wenzl, and Director Chair Truax. NOES: Director Lowe. ABSENT: Director Uhing. MOTION CARRIED 5-1.

7. **ADJOURNMENT:**

Director Chair Truax adjourned the URA regular meeting at 9:17 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder



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<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	<u>6.</u>
MEETING DATE:	_____
FINAL ACTION:	_____

URBAN RENEWAL AGENCY STAFF REPORT

TO: *Urban Renewal Agency Board of Directors*

FROM: *Jesse VanderZanden, Executive Director*

MEETING DATE: *June 27, 2016*

PROJECT TEAM: *Paul Downey, Administrative Services Director*

SUBJECT TITLE: *Adoption of FY 2016-17 URA Budget and Property Taxes*

ACTION REQUESTED:

<input type="checkbox"/>	Ordinance	<input type="checkbox"/>	Order	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Motion	<input type="checkbox"/>	Informational
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X all that apply

ISSUE STATEMENT: The Forest Grove Urban Renewal Budget Committee approved on May 12, 2016, the Proposed FY 2016-17 Budget of \$1,046,205 and declared the tax increment to be collected. The Urban Renewal Agency (URA) Board now needs to adopt the FY 2016-17 Approved Budget, declare the tax increment to be collected for FY 2016-17, and make the appropriations that set the legal expenditure level. Staff has prepared a resolution that includes all three actions for the Board’s consideration.

BACKGROUND: This is the second operating budget for the URA. The principal revenues that will be available in FY 2016-17 are the taxes collected on the incremental increase in the assessed value of the URA and a loan from the City of Forest Grove’s Capital Project Fund to permit the URA to help pay for development costs of development planning to commence construction in September 2016. The Budget includes funds to pay interest to the City’s Capital Project Fund for debt for the land purchase and the planned loan for development costs. Staff has not proposed any changes to the Budget approved by the URA Budget Committee.

FISCAL IMPACT: The projected property taxes on the increase in incremental assessed value for the URA will be sufficient to repay the interest for the loans for the property purchase and development costs. Funds available for other URA projects will depend upon the amount of taxes generated above the debt repayments.

STAFF RECOMMENDATION: Staff recommends the Urban Renewal Agency Board of Director approve the attached resolution to adopt the FY 2016-17 Budget, declare the tax increment for FY 2016-17, and set the legal appropriations for FY 2016-17.

ATTACHMENT(s): Resolution

FORM UR-1

NOTICE OF BUDGET HEARING

A public meeting of the Forest Grove Urban Renewal Agency will be held on June 27, 2016, at 6:40 p.m. at the Community Auditorium, 1915 Main Street, Forest Grove, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2016, as approved by the Forest Grove Urban Renewal Agency Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at City Hall, 1924 Council Street, Forest Grove, Oregon, between the hours of 9:00 a.m. and 5:00 p.m. or online at www.forestgrove-or.gov. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as the preceding year.

Contact: Paul Downey, Administrative Services Director Telephone: 503-992-3200 Email: pdowney@forestgrove-or.gov

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2014-15	Adopted Budget This Year 2015-16	Approved Budget Next Year 2016-17
Beginning Fund Balance/Net Working Capital			5,924
Federal, State and All Other Grants			
Revenue from Bonds and Other Debt			965,000
Interfund Transfers			
All Other Resources Except Division of Tax & Special Levy		50	50
Revenue from Division of Tax		43,021	75,231
Revenue from Special Levy			
Total Resources	0	43,071	1,046,205

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services			
Materials and Services		22,446	786,277
Capital Outlay			203,084
Debt Service		20,625	52,365
Interfund Transfers			
Contingencies			
All Other Expenditures and Requirements			
Unappropriated Ending Fund Balance			4,479
Total Requirements	0	43,071	1,046,205

FINANCIAL SUMMARY-REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
Name of Organizational Unit or Program			
FTE for that unit or program			
General Fund		43,071	1,046,205
FTE		0	0
Non-Departmental / Non-Program			
FTE			
Total Requirements	0	43,071	1,046,205
Total FTE	0	0	0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *
 This is the second budget of the Forest Grove Urban Renewal Agency. During FY 2015-16, the Agency purchased property from the City which will be paid back over a ten-year period. For Fiscal Year 2016-17, the Agency will borrow \$965,000 from the City of Forest Grove's Capital Project Fund for assistance on a development project.

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding July 1, 2016	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds		
Other Bonds		
Other Borrowings	\$1,100,000	\$965,000
Total	\$1,100,000	\$965,000

* If more space is needed to complete any section of this form, insert lines (rows) on this sheet or add sheets. You may delete unused lines.



URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE

URA RESOLUTION NO. 2016-04

**RESOLUTION OF THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY
ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND DECLARING
THE TAX INCREMENT FOR FISCAL YEAR COMMENCING
JULY 1, 2016, AND ENDING JUNE 30, 2017**

WHEREAS, the Budget Committee of the City of Forest Grove Urban Renewal Agency has approved a budget and the collection of the tax increment for the Urban Renewal Agency for the fiscal year commencing July 1, 2016, pursuant to the provisions of the Oregon Local Budget Law; and

WHEREAS, staff has not proposed any change to the Budget approved by the Budget Committee, and

WHEREAS, a hearing has been held before the Urban Renewal Agency Board of Directors as required by law, and

WHEREAS, it appears to the Board that the Budget approved by the Budget Committee and the tax increment set by the Budget Committee should be adopted.

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

Section 1. That the City of Forest Grove Urban Renewal Agency Board hereby adopts the FY 2016-17 Budget in the total amount of \$1,046,205. The Budget is on file with City Recorder's Office.

Section 2. That the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2016, and for the purposes hereby appropriated as follows:

<u>General Fund</u>	
Materials and Services	\$786,277
Capital Outlay	203,084
Debt Service	<u>52,365</u>
Fund Total	<u>\$1,041,276</u>

Section 3. The City of Forest Grove Urban Renewal Agency certifies to the Washington County Assessor's Office a request for the Forest Grove Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution.

Section 4. This resolution is effective immediately upon its enactment by the Urban Renewal Agency of the City of Forest Grove.

PRESENTED AND PASSED this 27th day of June, 2016.

Jesse VanderZanden
Urban Renewal Agency Executive Director

APPROVED by the Urban Renewal Agency of the City of Forest Grove at its regular meeting thereof this 27th day of June, 2016, and filed with the City Recorder this date.

Peter B. Truax
Urban Renewal Agency Chair