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**Monday, February 13, 2017**  
**Urban Renewal Agency Meeting Minutes** **8:45 p.m., Community Auditorium**

***Minutes are unofficial until approved by the Urban Renewal Agency.  
Urban Renewal Agency approved minutes as presented June 12, 2017.***

**1. CALLED TO ORDER AND ROLL CALL:**

Peter Truax, Urban Renewal Agency (URA) Director Chair, called the regular URA meeting to order at 9:12 p.m.

**ROLL CALL: URA DIRECTORS PRESENT:** Thomas Johnston, Vice-Chair; Timothy Rippe; Ronald Thompson; Elena Uhing; Matthew Vandehey; Malynda Wenzl; and Mayor Peter Truax, Chair.

**STAFF PRESENT:** Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; Jon Holan, Community Development Director; Dan Riordan, Senior Planner; and Anna Ruggles, City Recorder.

**2. CITIZEN COMMUNICATIONS:** None.

**3. CONSENT AGENDA:**

- A. Approve Urban Renewal Agency Regular Meeting Minutes of November 14, 2016.

**MOTION:** Director Uhing moved, seconded by Director Rippe, to approve the Consent Agenda as presented. **MOTION CARRIED 7-0 by voice vote.**

**4. ADDITIONS/DELETIONS:** None.

**5. PRESENTATIONS:**

**5. A. Urban Renewal Agency (URA) Plan Recap:**

Riordan, Holan and Downey highlighted a map showing the boundaries of the urban renewal plan for the Town Center and Pacific Avenue/19<sup>th</sup> Avenue Corridor from the Town Center to just east of the Quince Street/Pacific Avenue intersection, which was adopted in 2014, noting the plan goals improve local investments, promote redevelopment of sites along the Pacific Avenue Corridor, and provides redevelopment project assistance and matching grant fund opportunities. Riordan and Holan presented a PowerPoint presentation highlighting the following URA 2016 accomplishments:

- Payback to City on purchase of Times-Litho property
- Tokola Properties (Jesse Quinn) Mixed-Use Development (ground breaking in December, 2016)
- Town Center Storefront Revitalization Grant Program (project funding to begin July, 2017)

Downey presented a presentation highlighting the URA revenues and expenditures, noting the URA's cash balance will be very limited unless additional development in the urban renewal area increases the taxable value of property. Downey noted constrained revenue limits possible allocations to the Storefront Revitalization Program to \$10,000 in FY2017 and FY2018 and \$5,000 in FY2019 and FY2020, noting the URA will repay the loan from the City by 2026, which will have revenue for other urban renewal project priorities beginning in 2027. In addition, Riordan and Holan reported there is a high level of interest from property owners and developers for development project assistance, noting policy discussion is needed to establish expectations for longer-term funding priorities and responding to inquiries. In conclusion of the above-noted presentation, Riordan and Holan outlined possible non-urban renewal alternatives for project assistance, i.e., Metro, state and federal funding and tax credits.

**6. URA RESOLUTION NO. 2017-01 AUTHORIZING THE TRANSFER OF APPROPRIATIONS WITHIN FOREST GROVE URBAN RENEWAL AGENCY FOR FISCAL YEAR 2016-17**

**Staff Report:**

Downey presented the above-noted URA resolution authorizing to transfer appropriations of \$66,139 within the URA fund for FY 2016-17, noting as the Jesse Quinn (Tokola Properties) Mixed-Use Development project was being finalized, the Water System Development Charges (SDC) increased by \$66,139 based on a design change in the amount and size of water meters. Downey reported to facilitate the timely issuance of building permits, Jesse Quinn, LLC, requested increasing the SDC amount by \$66,139 and decreasing the public improvement payment by \$66,139. In conclusion of the above-noted staff report, Downey advised staff is recommending approving the proposed resolution, attached as Exhibit A, noting there is no fiscal impact as Jesse Quinn will reimburse the \$66,139 and the total assistance approved in the Disposition and Development Agreement will remain unchanged at \$962,561.

Before proceeding with Board discussion, Chair Truax asked for a motion to adopt URA Resolution No. 2017-01.

VanderZanden read URA Resolution No. 2017-01 by title.

**MOTION: Director Rippe moved, seconded by Director Vandehey, to adopt URA**

**Resolution No. 2017-01 Authorizing the Transfer of Appropriations (\$66,139) within Forest Grove Urban Renewal Agency for Fiscal Year 2016-17.**

**Board of Directors Discussion:**

Hearing no questions from the Board, Director Chair Truax asked for a roll call vote on the above motion.

**ROLL CALL VOTE: AYES: Directors Johnston, Rippe, Thompson, Uhing, Vandehey, Wenzl, and Director Board Chair Truax. NOES: None. MOTION CARRIED 7-0.**

**7. ADJOURNMENT:**

Director Chair Truax adjourned the URA regular meeting at 9:32 p.m.

Respectfully submitted,



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Anna D. Ruggles, CMC, City Recorder