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URBAN RENEWAL AGENCY MEETING AGENDA

MONDAY, JANUARY 22, 2018

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

8:45 PM – Urban Renewal Agency Meeting

PETER B. TRUAX, DIRECTOR BOARD CHAIR

Thomas L. Johnston, Vice Chair
Timothy A. Rippe
Ronald C. Thompson

Elena Uhing
Adolph “Val” Valfre, Jr.
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.

- 8:45**
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 Regular Meeting Minutes of September 11, 2017.*
 - B. *Approve Urban Renewal Agency Work Session (URA Updates) Meeting Minutes of January 8, 2018.*
 4. **ADDITIONS/DELETIONS:**
 5. **PRESENTATIONS:** None
- 8:55**
5. A.
 - *Urban Renewal Agency (URA) Plan Goals and Objectives*
- 9:20**
6. **URA RESOLUTION NO. 2018-01 OF THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY TRANSFERRING APPROPRIATIONS WITHIN THE FOREST GROVE URBAN RENEWAL AGENCY FOR STOREFRONT IMPROVEMENT GRANTS FOR FISCAL YEAR 2017-18**
- 9:30**
7. **ADJOURNMENT:**

(PowerPoint Presentation)
Dan Riordan, Senior Planner
Bryan Pohl, Community
Development Director

Paul Downey, Administrative
Services Director
Jesse VanderZanden, City Manager

31A

Minutes are unofficial until approved by the Urban Renewal Agency.

1. CALLED TO ORDER AND ROLL CALL:

Peter Truax, Urban Renewal Agency (URA) Director Chair, called the regular URA meeting to order at 9:16 p.m.

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

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; Dan Riordan, Acting Community Development Director; Jeff King, Economic Development Manager; and Anna Ruggles, City Recorder.

2. CITIZEN COMMUNICATIONS: None.

3. CONSENT AGENDA:

A. Approve Urban Renewal Agency Meeting Minutes of July 10, 2017.

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

4. ADDITIONS/DELETIONS: None.

5. PRESENTATIONS:

5. A. Storefront Improvement Program Update

Riordan presented an update of the status of the Storefront Improvement Program and provided background information on the key provisions of the program, noting the Board approved \$20,000 for grants in Fiscal Year 2017-18, with a maximum allowable grant of \$7,500. Riordan reported the URA has received 10 grant applications since the program began on July 1, 2017, noting four of the applications have not identified project costs or grant request amounts and six applications are requesting \$38,600 in grants for projects with an estimated

\$243,500 to \$253,500 in costs. Riordan noted staff expects the amount of grant requests will more than double the amount of grant funds appropriated as more applications will be submitted upon completion of the storefront designs through the CEP funded storefront design program. As a result, Riordan advised staff is seeking Board consensus to come back in the Fall-Winter to consider appropriating an additional \$10,000 to fund all grant applications assuming there is sufficient cash flow available and increasing the eligible grant amount from \$7,500 to \$10,000 maximum. In conclusion of the above-noted presentation, Riordan advised staff will come back at a future meeting with a cash flow analysis, updated grant request amounts for certificated applications and a proposed budget adjustment when there is an adequate determination of URA revenue, to which the Board concurred.

6. A. PUBLIC HEARING AND URA RESOLUTION NO. 2017-04 AUTHORIZING SALE OF SURPLUS PROPERTY OF A PORTION OF WASHINGTON COUNTY TAX LOT NO. 1S306BB03072 TO BRYAN BAYLESS, 2033 B STREET (BUYER)

Staff Report:

Downey presented the above-proposed resolution for Board consideration, noting on July 10, 2017, the URA declared its intent to sell a portion of Tax Lot 1S306BB03702, located at 2033 B Street, which is presently owned by the URA as part of the Times Litho property purchase. Downey reported 4.7 feet of the neighboring property's back yard and fence is actually on the lot owned by the URA, noting the adjacent property owner has used the property for at least 37 years and needs the property to maintain legal access to the residence on his property. The property is described as:

- Lot 1 – Parcel 1: General Description of Property – northern 4.8 feet by 100 feet of Tax Lot 1S306BB03702, totaling 480 square feet of property.

In conclusion of the above-noted staff report, Downey advised staff is recommending the URA adopt the proposed resolution, attached as Exhibit A, authorizing the sale of property, noting the property will be sold as-is in exchange for the Buyer paying all of the costs of completing the transaction.

Before proceeding with Public Hearing and Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2017-04.

VanderZanden read URA Resolution No. 2017-04 by title.

MOTION: Director Rippe moved, seconded by Director Wenzl, to adopt URA Resolution No. 2017-04 Authorizing Sale of Surplus Property of a Portion of Washington County Tax Lot No. 1S306BB03072 to Bryan Bayless (2033 B Street).

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, Director Chair Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Directors Johnston, Rippe, Thompson, Vandehey, Wenzl, and Chair Truax. NOES: None. ABSENT: Director Uhing. MOTION CARRIED 6-0.

6. B. **PUBLIC HEARING AND URA RESOLUTION NO. 2017-05 AUTHORIZING SALE OF SURPLUS PROPERTY OF WASHINGTON COUNTY TAX LOT NO. 1S306BB03400 TO A STREET INVESTORS, 2022 A STREET (BUYER)**

Staff Report:

Downey presented the above-proposed resolution for Board consideration, noting on July 10, 2017, the URA declared its intent to sell a portion of Tax Lot 1S306BB03400, located at 2022 A Street, which is presently owned by the URA as part of the Times Litho property purchase. Downey reported the long strip is located between the former post office and former Ruralite building with the small strip running along the southern border of the former Ruralite building, noting the URA has no use for the lot as it does not own adjacent property and the adjacent property owner is the only party that can use the property. The property is described as:

- Lot 2 – Parcel X, Tract B: General Description of Property – Tax Lot 1S306BB03400, an irregularly L-shaped parcel measuring 3 feet by 100 feet piece adjoined to a 1 foot by 27-foot piece totaling 327 square feet of property.

In conclusion of the above-noted staff report, Downey advised staff is recommending the URA adopt the proposed resolution, attached as Exhibit A, authorizing the sale of property, noting the property will be sold as-is, sale price is \$100 and the Buyer is paying all of the costs of completing the transaction.

Before proceeding with Public Hearing and Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2017-05.

VanderZanden read URA Resolution No. 2017-05 by title.

MOTION: Director Wenzl moved, seconded by Director Thompson, to adopt URA Resolution No. 2017-05 Authorizing Sale of Surplus Property of Washington County Tax Lot No. 1S306BB03400 to A Street Investors (2022 A Street).

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, Director Chair Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Directors Johnston, Rippe, Thompson, Vandehey, Wenzl, and Chair Truax. NOES: None. ABSENT: Director Uhing. MOTION CARRIED 6-0.

7. **ADJOURNMENT:**

Director Chair Truax adjourned the URA regular meeting at 9:31 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

Minutes are unofficial until approved by the Urban Renewal Agency.

1. CALLED TO ORDER AND ROLL CALL:

Peter Truax, Urban Renewal Agency (URA) Director Chair, called the regular URA meeting to order at 8:35p.m.

ROLL CALL: URA DIRECTORS PRESENT: Thomas Johnston, Vice-Chair, Timothy Rippe; Ronald Thompson; Adolph "Val" Valfre; Malynda Wenzl; and Mayor Peter Truax, Chair. **URA DIRECTORS ABSENT:** Elena Uhing, excused.

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

2. WORK SESSION: URBAN RENEWAL AGENCY (URA) UPDATE

Riordan, Pohl, Downey and VanderZanden facilitated the work session, noting the purpose of the work session was to provide a financial update on the Storefront Improvement Grant (SIG) Program and to ask the Board to consider increasing funding for the SIG Program by an additional \$20,000 for Fiscal Year 2017-18. Riordan, Pohl and Downey presented a PowerPoint presentation overview on financial revenues and expenditures and fund balance estimated for Fiscal Year 2017-18, noting new property tax revenue (new development) was not included in the original cash flow estimate through 2017. In addition, Riordan and Pohl presented an update of the status of the Storefront Improvement Program and provided background information on the key provisions of the program, noting the URA Board approved \$20,000 for grants in Fiscal Year 2017-18, with a maximum allowable grant of \$7,500. Riordan reported the URA has received 11 grant applications since the program began on July 1, 2017, totaling \$76,100, noting two grant have been awarded (Valley Art for \$7,500 and Heirloom Antiques for \$5,857) and other applications are being processed in the order received. In conclusion of the above-noted presentation, Riordan, Pohl and Downey advised staff is recommending the URA Board consider increasing funding by an additional \$20,000 in the current fiscal year to accelerate the pace of the improvements.

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued pertaining

to the Storefront Improvement Grant (SIG) Program and staff's recommendation to increase funding for SIG Program by an additional \$20,000 for Fiscal Year 2017-18. Riordan, Pohl, Downey and VanderZanden responded to various concerns, inquiries and scenarios the URA Board presented pertaining to new development resulting in additional property taxes; repayment of the loans from City; and the desire to increase funding to the SIG Program, noting the improvements benefit the downtown core area and there is a need to continue investing in the community, i.e., plaza downtown. In conclusion of the above-noted discussion, the URA Board collectively concurred increasing SIG Program funding by an additional \$40,000 for Fiscal Year 2017-18, since revenues being received are at a higher amount than projected. In addition, VanderZanden advised staff would bring back a proposed resolution increasing SIG funding by an additional \$40,000 to \$60,000 for Fiscal Year 2017-18 for consideration at the next URA meeting scheduled on January 22, 2018, noting funds will be expended from funding budgeted for undesignated projects.

The URA Board took no formal action nor made any formal decisions during the work session.

3. ADJOURNMENT:

Director Chair Truax adjourned the URA regular meeting at 9:10 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder



Forest Grove Urban Plan Goals and Objectives January 22, 2018

Dan Riordan, Senior Planner

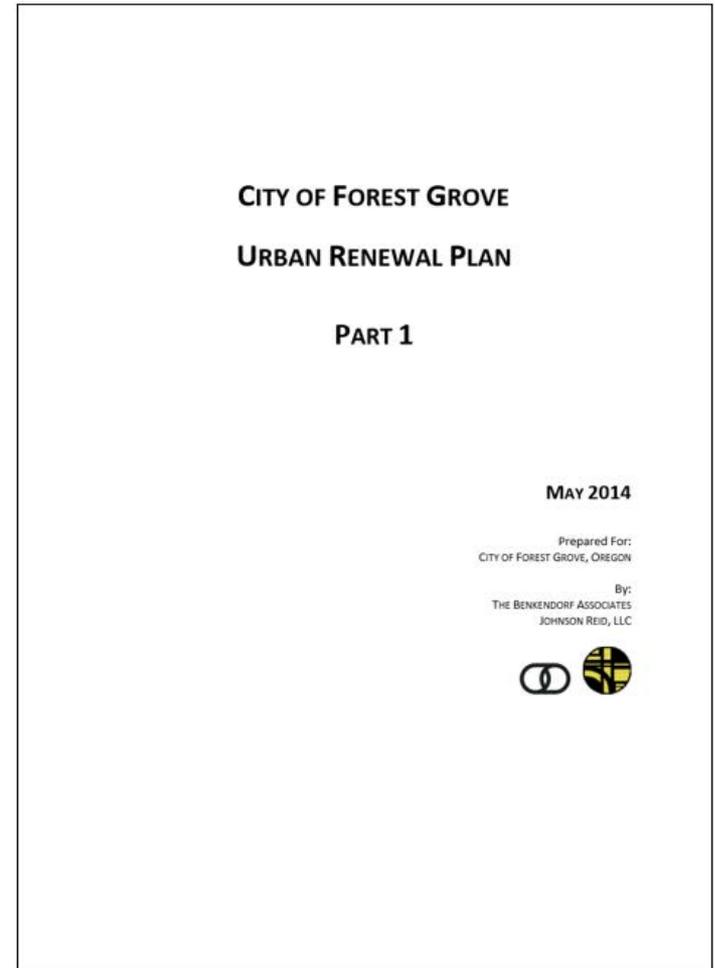
Bryan Pohl, Community Development Director

Paul Downey, Administrative Services Director

Jesse VanderZanden, Executive Director

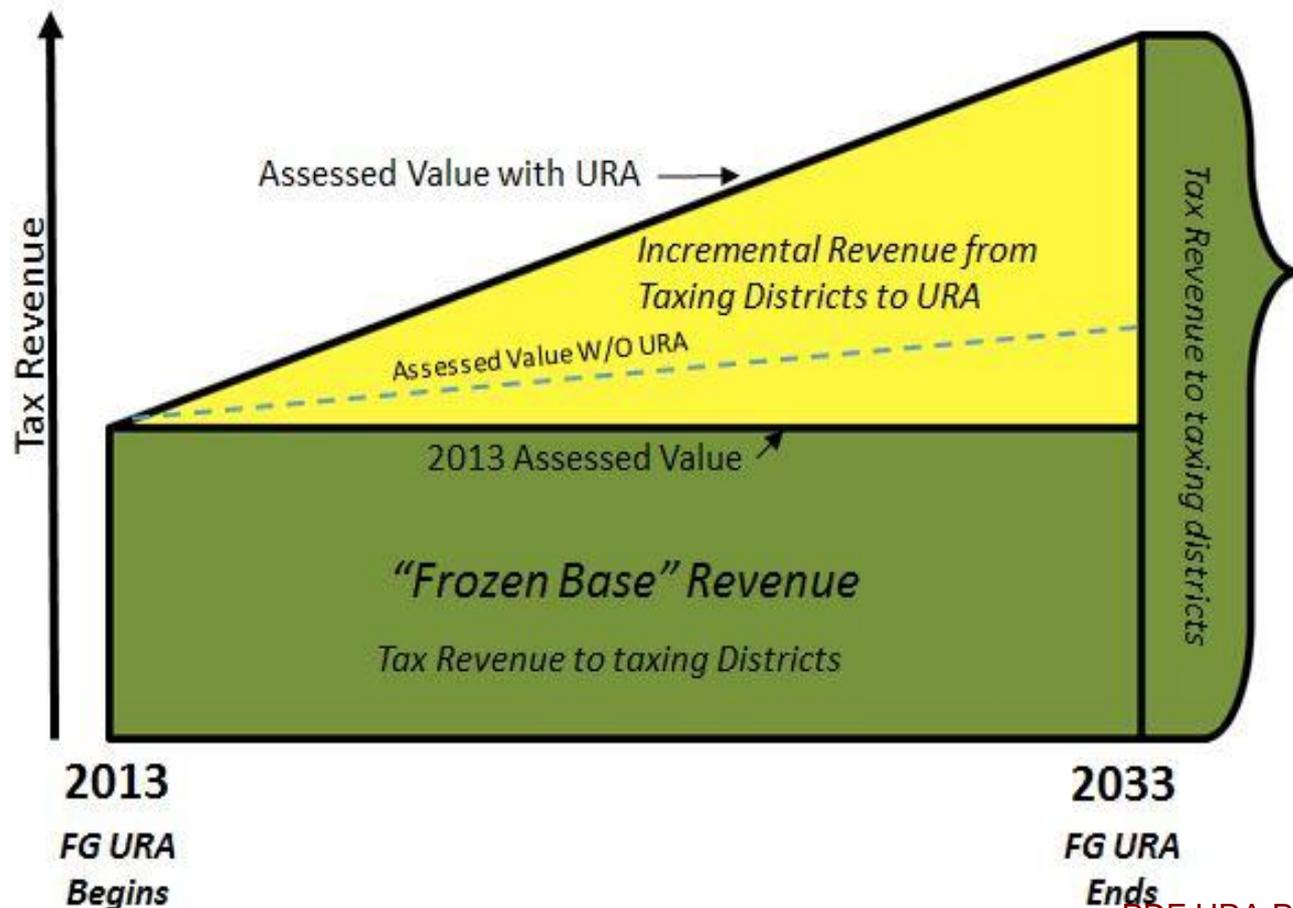
Purpose

- The purpose of tonight's presentation is to provide the Agency Board with:
 - Overview of the goals and objectives contained in the Urban Renewal Plan and project funding categories;
 - Context for the FY 2018-2019 budget process;
 - Update on current projects; and
 - Opportunity to discuss Agency Board project priorities and objectives moving forward.



Background

- Urban Renewal Primary Funding Source is Tax Increment Financing



Background

- The Urban Renewal Plan was established in 2014 by Ordinance 2014-07
- There are 5 Goals in the Plan. Each will be covered in detail.
- The purpose of the plan is to:
 - Eliminate “blight” and “blighting influences” in the urban renewal area
 - Improve the utilization of land within the urban renewal area;
 - Encourage private investment and job creation; and
 - Increase the taxable value of property within the urban renewal area benefitting all overlapping taxing districts.

ORDINANCE NO. 2014-07

**ORDINANCE MAKING CERTAIN DETERMINATIONS AND
ADOPTING THE FOREST GROVE URBAN RENEWAL PLAN**

WHEREAS, the Urban Renewal Agency of the City of Forest Grove (“Agency”), as the duly authorized and acting urban renewal agency of the City of Forest Grove, is proposing to undertake certain redevelopment activities in a designated area of the City of Forest Grove pursuant to ORS Chapter 457 (Urban Renewal); and

WHEREAS, the Agency, pursuant to ORS Chapter 457, prepared an urban renewal plan (“Plan”) which is attached to this Ordinance as Exhibit 1, and incorporated herein by this reference; and

WHEREAS, the Plan authorizes urban renewal projects to be undertaken by the Agency within the Forest Grove Urban Renewal Area as described therein and by Exhibit 2; and

WHEREAS, the Plan provides an outline for accomplishing the urban renewal projects described in the Plan pursuant to ORS Chapter 457.085; and

WHEREAS, the Agency prepared a report (“Report”) accompanying the Plan as required by ORS 457.085, attached to this Ordinance as Exhibit 3 and incorporated herein by this reference; and

WHEREAS, opportunities for public involvement were provided during development of the Plan through community open houses in September 2012 and May 2014, and a stakeholder advisory committee that included property owners, business owners and other interested persons; and

WHEREAS, the City Council forwarded the Plan and Report to the governing body of each overlapping taxing district potentially affected by the plan on May 2, 2014, and the City provided opportunities for consultation and comment with the taxing districts pursuant to ORS Chapter 457.085(5); and

WHEREAS, the City Council and Agency received written comments from Portland Community College and Metro; and

WHEREAS, Portland Community College requested clarification regarding the Plan adoption process and proposed maximum amount of indebtedness; and

WHEREAS, staff responded to Portland Community College’s request for clarification on May 15, 2014; and

WHEREAS, Metro provided a letter dated May 20, 2014 supporting adoption of the proposed Forest Grove Urban Renewal Plan; and

WHEREAS, On May 5, 2014, the City Council forwarded the Plan and Report to City of Forest Grove Planning Commission for recommendation and determination of

Goal 1

- Goal 1: Provide opportunities for public participation in the preparation and adoption of urban renewal plans, plan amendments and policies.
- Objective 1.1: At the discretion of the Agency establish an urban renewal advisory committee with broad representation to assist the Agency Board of Directors with implementation of the urban renewal program.

Goal 2

- Goal 2: Adopt a prudent annual budget to minimize financial risk to the Urban Renewal Agency and the City of Forest Grove.
 - Objective 2.1: Establish Urban Renewal Agency policies to guide strategic financial investments in the urban renewal area based on public benefit, documented financial need, and scale of the project and accepted underwriting principles.
 - Objective 2.2: Evaluate tax increment collections annually to minimize long term impacts to overlapping taxing districts.
 - Objective 2.3 Secure grant funding from regional, state, federal agencies and private organizations to implement the urban renewal program and supplement tax increment revenue.

Goal 3

- Goal 3: Improve the local investment climate by reducing financial barriers to development and redevelopment within the urban renewal area.
 - Objective 3.1: Capitalize a program to reduce development costs to the extent necessary to encourage private investments for projects providing a public benefit and resulting appreciation of property values and efficient use of vacant and underutilized land. Development costs could be reduced through techniques such as land write downs, off-site public improvements, direct loans and grants or offset of system development charges, permit fees, or development hard and soft costs.

Goal 4

- Goal 4: Promote a vibrant Forest Grove Town Center through strategic urban renewal investments.
 - Objective 4.1: Establish a program to encourage the preservation, conservation, and adaptive reuse of designated and contributing historic resources in the urban renewal district through improvements to the exterior and interior of buildings.
 - Objective 4.2: In conjunction with the Economic Development Commission, assist business retention and expansion efforts in the Forest Grove Town Center.
 - Objective 4.3: Purchase property from willing sellers to implement the urban renewal program.
 - Objective 4.4: Encourage the construction of needed housing and mixed use development in the Town Center.
 - Objective 4.5: Encourage uses and amenities that support increased residential uses in the Town Center.

Goal 5

- Goal 5: Promote commercial and mixed-use redevelopment of sites along the Pacific Avenue corridor.
 - Objective 5.1: Establish incentives to encourage a mixture of land uses including retail, office, and housing at strategic locations along the Pacific Avenue corridor through the creation of nodal development.
 - Objective 5.2: Work with the Economic Development Commission to market redevelopment opportunity sites to prospective developers.

Project/Program Categories

- The plan establishes seven project or program categories to address the goals and objectives of the plan. Each one of these will be explained in detail:
 - Acquisition of redevelopment opportunity sites from willing sellers;
 - Redevelopment project assistance;
 - Exterior building improvement program (aka Storefront Improvement Program);
 - Interior building improvement program;
 - Sustainability incentive program;
 - Funds for matching grant opportunities; and
 - Program administration.

Property Acquisition

- Under state law an urban renewal agency may purchase property for urban renewal projects such as site redevelopment or infrastructure improvements. Property acquired for private development must be acquired from willing sellers
- The Plan identifies these types of projects for land acquired by the Agency:
 - Town Center public plaza;
 - Transit-oriented development;
 - Mixed-use development including housing, retail or office uses;
 - Stand alone residential development addressing document housing needs; or
 - Stand alone commercial development addressing retail and service needs.



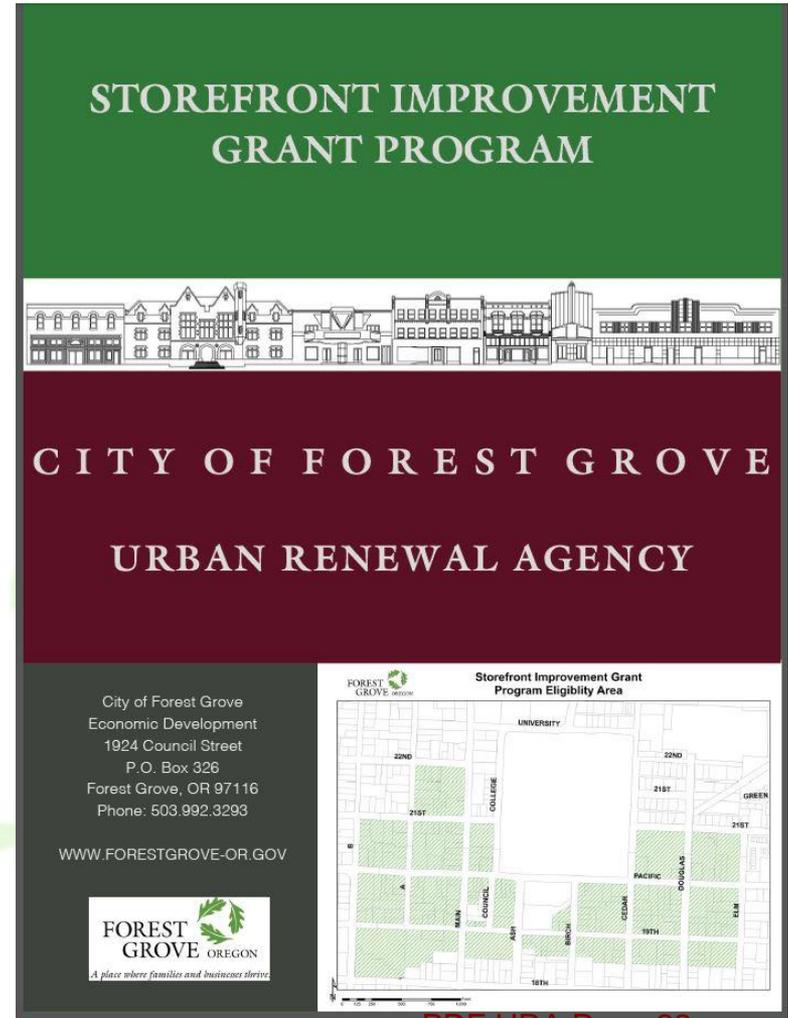
Redevelopment Project Assistance



- Reducing project costs for projects meeting the goals and objectives of the adopted urban renewal including:
 - Hard construction costs;
 - System development charges;
 - Project financing costs; or
 - Pre-development costs.

Exterior Building Improvement Program

- Funding for improvements to building exteriors such as:
 - Awnings and canopies;
 - Signage;
 - Windows;
 - Exterior lighting; or
 - Exterior improvements intended to generally improve buildings and return historic buildings to the original historic character.



The poster features a green header with the text "STOREFRONT IMPROVEMENT GRANT PROGRAM" in white. Below the header is a white line-art illustration of a row of historic buildings. The middle section is a dark red banner with the text "CITY OF FOREST GROVE" and "URBAN RENEWAL AGENCY" in white. The bottom section is dark grey and contains contact information for the City of Forest Grove Economic Development, including the address "1924 Council Street, P.O. Box 326, Forest Grove, OR 97116" and phone number "503.992.3293". It also includes the website "WWW.FORESTGROVE-OR.GOV" and the Forest Grove Oregon logo with the tagline "A place where families and businesses thrive". To the right of the contact information is a map titled "Storefront Improvement Grant Program Eligibility Area" showing a grid of streets with green shaded areas indicating eligible zones. The map labels include "UNIVERSITY", "COLLEGE", "22ND", "21ST", "GREEN", "PACIFIC", "DOUGLASS", "ELM", "19TH", "CEDAR", "BIRCH", "ASH", "COUNCIL", "MAIN", and "18TH".

Interior Building Improvement Program

- Interior Building Improvement Program
 - Provide financial assistance to property owners with costs associated with meeting contemporary building code requirements and costs associated with:
 - Building rehabilitation/restoration;
 - Environmental remediation;
 - ADA accessibility improvements;
 - Seismic upgrades;
 - Energy efficiency; or
 - Certain tenant improvements.



Sustainability Incentive Program

- Provide financial incentives to encourage sustainable development practices including:
 - Use of raw materials developed through sustainable practices and purchase of raw materials from local sources;
 - Use of pervious pavement;
 - Bio-swales;
 - Green roof design;
 - Solar power; or
 - Adaptive reuse of existing buildings.



Funds for Matching Grants

- Provide opportunity to leverage urban renewal funds with grants available from public and private sources.
 - Emphasis on planning and capital improvements.
- This project category provides an opportunity to budget urban renewal funds to meet the granting agency's funding match requirements.

TGM Grant Agreement No. 27030
TGM File Code 1B-09
EA # TGM9LA50

INTERGOVERNMENTAL AGREEMENT

City of Forest Grove, Transit-Oriented Development Plan and Implementation Strategy

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into by and between the STATE OF OREGON, acting by and through its Department of Transportation ("ODOT" or "Agency"), and City of Forest Grove ("City").

RECITALS

1. The Transportation and Growth Management ("TGM") Program is a joint program of ODOT and the Oregon Department of Land Conservation and Development.
2. The TGM Program includes a program of grants for local governments for planning projects. The objective of these projects is to better integrate transportation and land use planning and develop new ways to manage growth in order to achieve compact pedestrian, bicycle, and transit friendly urban development.
3. This TGM Grant (as defined below) is financed with federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users ("SAFETEA-LU") funds. Local funds are used as match for SAFETEA-LU funds.
4. By authority granted in ORS 190.110, state agencies may enter into agreements with units of local government or other state agencies to perform any functions and activities that the parties to the agreement or their officers or agents have the duty or authority to perform.
5. City has been awarded a TGM Grant which is conditional upon the execution of this Agreement.
6. The parties desire to enter into this Agreement for their mutual benefit.

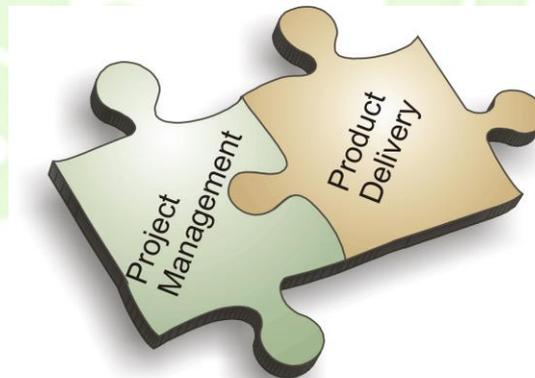
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

SECTION 1. DEFINITIONS

Unless the context requires otherwise, the following terms, when used in this Agreement, shall have the meanings assigned to them below:

Program Administration

- Funding of ongoing program administration including:
 - Project management;
 - Regulatory compliance;
 - Bond issuance expenses;
 - Legal expenses; and
 - Reimbursement to the City for use of City facilities and staff costs associated with carrying-out the urban renewal program.



Current Projects

- Jesse Quinn Mixed Use Project:
 - Approximately \$15.5 million investment.
 - Urban renewal agency participation approximately \$2 million including land acquisition and direct project assistance.
 - Urban Renewal Agency participation included:
 - The Agency purchased the land from City for redevelopment meeting the Agency's objectives and requirements;
 - Building Demolition and site preparation;
 - Land write-down; and
 - Offset system development charges and some building permit fees.



Current Projects

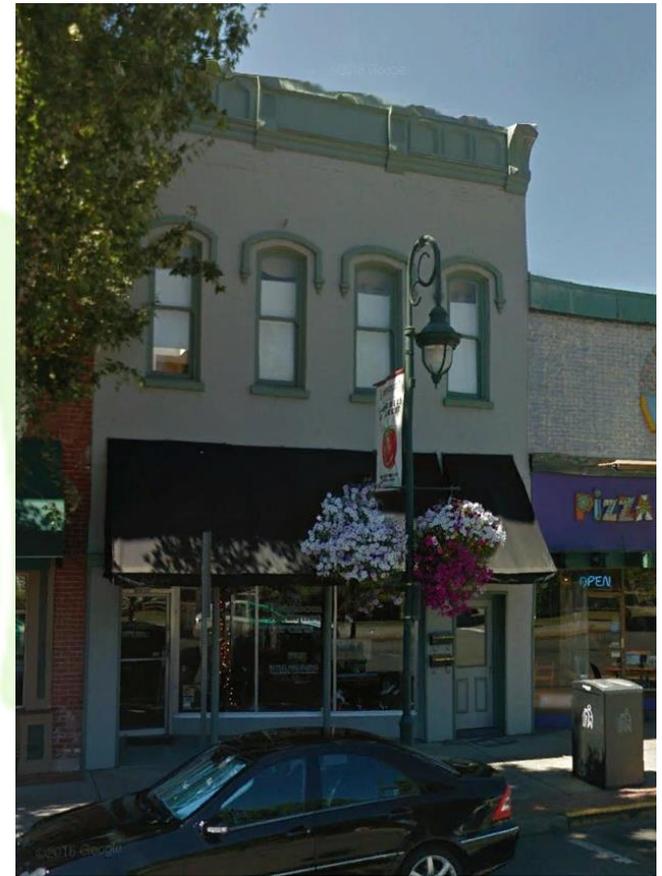
- Storefront Improvement Grants Awarded
 - Valley Art Association:

\$7,500 grant toward cornice, signage, and decorative features on upper façade.



Current Projects

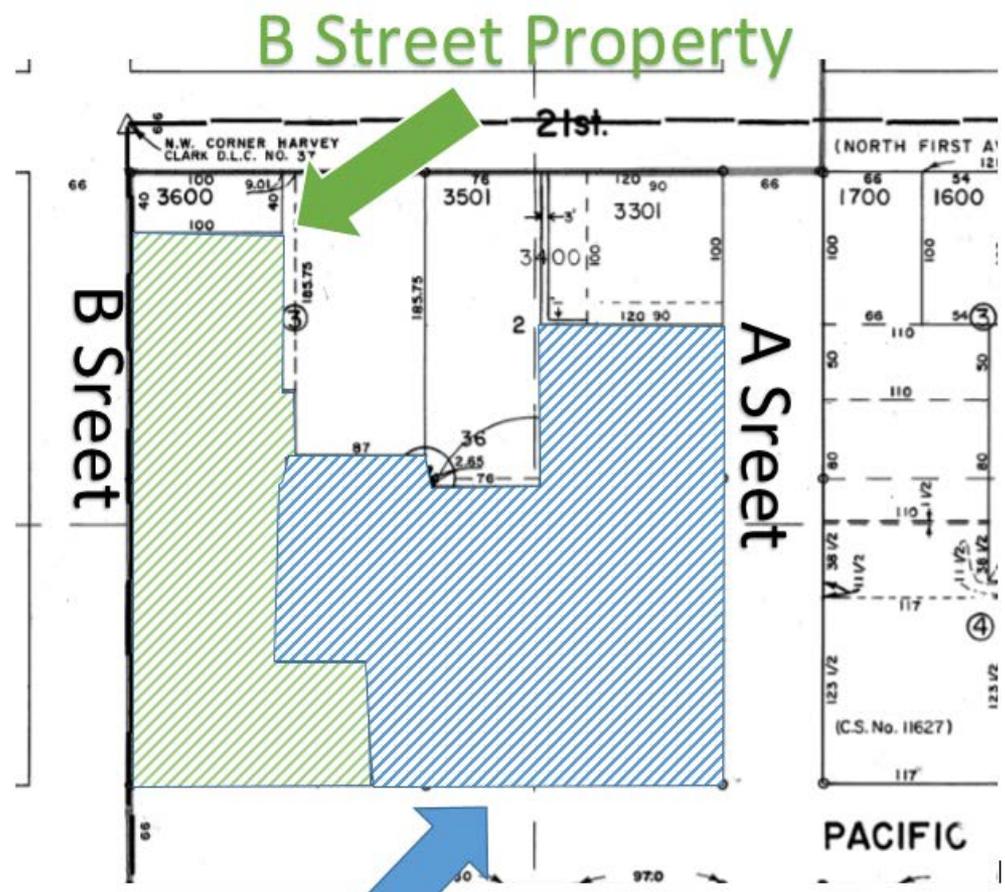
- Storefront Improvement Grants Awarded
 - Heirloom Antiques:
\$5,850 grant toward removal and replacement of storefront windows and new trim, remove and replace glass door entry, replace lettered wood sign and trim painting.



Discussion: URA Board Priorities

- Does the Board want to prioritize the Goals and Objectives?
- Does the Board want to modify the Goals and Objectives in the URA Plan? If so, what areas would the Board want to address and how?
- Should the Agency minimize financial risk by accelerating paying its debt to the City or should it consider additional programs or land purchases?
- What are the Agency's potential objectives for the B Street Property (remaining Times-Litho site)?

B Street Property Map



Jesse Quinn Property

URA Financial Prospectus

URA Cash Flow Estimates (Using Original Increment and Jesse Quinn Development)

Fiscal Year	Project Area, No Development	Tokola Phase I	Annual Total Increment	Loan from City	Interest	Annual Revenue	Expenses Paid with Loan	Administrative Costs	Combined Loan Payoff	Storefront	Total Annual Costs	Annual Increment - Net Revenue	Year-End Estimated Net Cash Balance
2016	27,101	-	27,101		130	27,231		5,071	13,750		18,821	8,410	8,410
2017	114,636	-	114,636	962,561	1,631	1,078,828	962,581	13,224	20,626		996,431	82,397	90,807
2018	163,500	-	163,500		2,000	165,500		11,450	41,252	20,000	72,702	92,798	183,605
2019	177,002	26,512	203,514		3,305	206,819		11,679	41,252	10,000	62,931	143,888	327,493
2020	230,272	27,312	257,584		5,895	263,479		11,913	333,068	10,000	354,980	(91,501)	235,992
2021	285,126	28,135	313,261		4,248	317,509		12,151	312,442	10,000	334,592	(17,084)	218,908
2022	300,139	25,461	325,600		3,940	329,540		12,394	312,442	10,000	334,835	(5,295)	213,613
2023	351,254	26,224	377,478		3,845	381,323		12,642	312,442		325,083	56,240	269,853
2024	403,901	27,011	430,912		4,857	435,769		12,895	312,442		325,336	110,433	380,286
2025	458,129	27,821	485,950		6,845	492,795		13,152	312,442		325,594	167,201	547,487
2026	513,982	28,656	542,638		9,855	552,493		13,415	312,442		325,857	226,636	774,123
2027	571,512	29,515	601,027		13,934	614,961		13,684			13,684	601,277	1,375,400
2028	630,768	30,401	661,169		24,757	685,926		13,957			13,957	671,969	2,047,369
2029	691,800	118,009	809,809		36,853	846,662		14,237			14,237	832,425	2,879,794
2030	754,665	121,549	876,214		51,836	928,050		14,521			14,521	913,529	3,793,323
2031	819,415	125,196	944,611		68,280	1,012,891		14,812			14,812	998,079	4,791,402
2032	886,108	128,951	1,015,059		86,245	1,101,304		15,108			15,108	1,086,196	5,877,598
2033	954,800	132,821	1,087,621		105,797	1,193,418		15,410			15,410	1,178,008	7,055,606
2034	1,025,554	136,806	1,162,360		127,001	1,289,361		15,718			15,718	1,273,643	8,329,248
2035	1,098,432	140,909	1,239,341		149,926	1,389,267		16,033			16,033	1,373,235	9,702,483

URA Financial Prospectus

URA Cash Flow Estimates (Using Original Increment and Jesse Quinn Development) & Increased Storefront Improvement Grants

Fiscal Year	Project Area, No Development	Tokola Phase I	Annual Total Increment	Loan from City	Interest	Annual Revenue	Expenses Paid with Loan	Administrative Costs	Combined Loan Payoff	Storefront	Total Annual Costs	Annual Increment - Net Revenue	Year-End Estimated Net Cash Balance
2016	27,101	-	27,101		130	27,231		5,071	13,750		18,821	8,410	8,410
2017	114,636	-	114,636	962,561	1,631	1,078,828	962,581	13,224	20,626		996,431	82,397	90,807
2018	163,500	-	163,500		2,000	165,500		11,450	41,252	60,000	112,702	52,798	143,605
2019	177,002	26,512	203,514		2,585	206,099		11,679	41,252	20,000	72,931	133,168	276,773
2020	230,272	27,312	257,584		4,982	262,566		11,913	333,068	20,000	364,980	(102,414)	174,359
2021	285,126	28,135	313,261		3,138	316,399		12,151	312,442	20,000	344,592	(28,193)	146,166
2022	300,139	25,461	325,600		2,631	328,231		12,394	312,442	20,000	344,835	(16,604)	129,561
2023	351,254	26,224	377,478		2,332	379,810		12,642	312,442		325,083	54,727	184,288
2024	403,901	27,011	430,912		3,317	434,229		12,895	312,442		325,336	108,893	293,181
2025	458,129	27,821	485,950		5,277	491,227		13,152	312,442		325,594	165,633	458,815
2026	513,982	28,656	542,638		8,259	550,897		13,415	312,442		325,857	225,040	683,854
2027	571,512	29,515	601,027		12,309	613,336		13,684			13,684	599,653	1,283,507
2028	630,768	30,401	661,169		23,103	684,272		13,957			13,957	670,315	1,953,821
2029	691,800	118,009	809,809		35,169	844,978		14,237			14,237	830,741	2,784,563
2030	754,665	121,549	876,214		50,122	926,336		14,521			14,521	911,815	3,696,377
2031	819,415	125,196	944,611		66,535	1,011,146		14,812			14,812	996,334	4,692,711
2032	886,108	128,951	1,015,059		84,469	1,099,528		15,108			15,108	1,084,420	5,777,131
2033	954,800	132,821	1,087,621		103,988	1,191,609		15,410			15,410	1,176,199	6,953,330
2034	1,025,554	136,806	1,162,360		125,160	1,287,520		15,718			15,718	1,271,802	8,225,132
2035	1,098,432	140,909	1,239,341		148,052	1,387,393		16,033			16,033	1,371,361	9,596,492



THE END



A place where families and businesses thrive.

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

URBAN RENEWAL AGENCY STAFF REPORT

TO: URA Board of Directors

FROM: Jesse VanderZanden, Executive Director

MEETING DATE: January 22, 2018

PROJECT TEAM: Paul Downey, Administrative Services Director

SUBJECT TITLE: Budget Resolution – Authorizing Transfer of Urban Renewal Agency Appropriations

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

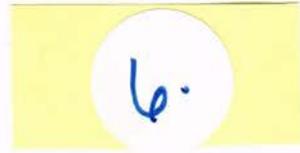
ISSUE STATEMENT: The FY 2017-18 Budget for the Forest Grove Urban Renewal Agency (URA) included \$20,000 for Storefront Improvement Grants (SIG). The dollar amount of the applications for grants exceeded the \$20,000 that was budgeted. Since URA revenue is higher than anticipated, the Board wants to increase the funding available to the SIG program. Staff has prepared a resolution to adjust the appropriation for the increase in funding available for the SIG program.

To date, the URA has received 11 applications with a total of \$76,100 for storefront improvement projects. Two SIG totaling \$13,357 have been awarded. The other applications are being processed in the order in which they were received. The initial funding for the SIG program was \$20,000. The URA Board held a work session on January 8, 2018, to hear updates on the URA's financial position and the SIG program. Since revenue is being received at a higher amount than projected, the Board expressed a desire to increase funding to the SIG program since it gives an immediate boost to the appearance of the downtown area. Staff was asked to bring back a resolution to increase the SIG funding by an additional \$40,000 for FY 2017-18. The funds will come from funding budgeted for undesignated projects.

FISCAL IMPACT: There is no fiscal impact to the Urban Renewal Agency as revenue is higher than projected and the funds are being reclassified from another budgeted line item.

STAFF RECOMMENDATION: Staff recommends the Forest Grove Urban Renewal Agency Board of Directors approve the attached resolution.

ATTACHMENT(s): Resolution Authorizing the Transfer of Appropriations within the Forest Grove Urban Renewal Agency for Storefront Improvement Grants for Fiscal Year 2017-18



URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE, OREGON

RESOLUTION NO. 2018-01

**RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS WITHIN THE
FOREST GROVE URBAN RENEWAL AGENCY FOR STOREFRONT
IMPROVEMENT GRANTS FOR FISCAL YEAR 2017-18**

WHEREAS, Oregon Local Budget Law allows for a transfer of appropriations within a fund (ORS 293.463(1)); and

WHEREAS, the Urban Renewal Agency Board of Directors desires to increase the funding for the Storefront Improvement Grant (SIG) program to make more funding available for grant awards; and

WHEREAS, the Board wants the amended funding for the SIG program to be clearly reflected in the Budget.

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

Section 1. In the Forest Grove Urban Agency Renewal Fund, the appropriation for Storefront Improvement Grants (Materials and Services account # 8508500 6425) is increased by \$40,000 to \$60,000 and the appropriation for Undesignated Projects (Materials & Services account # 8508500 6430) is reduced by \$40,000 to \$86,034. Total appropriations remain unchanged at \$198,736.

Section 2. This resolution is effective immediately upon its enactment by the Urban Renewal Agency of the City of Forest Grove.

PRESENTED AND PASSED this 22nd day of January, 2018.

Jesse VanderZanden
Urban Renewal Executive Director

APPROVED by the Urban Renewal Agency of the City of Forest Grove at a regular meeting thereof this 22nd day of January 2018, and filed with the Forest Grove City Recorder this date.

Peter B. Truax
Urban Renewal Agency Chair