



URBAN RENEWAL AGENCY MEETING AGENDA

MONDAY, MARCH 18, 2019

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

9:20 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.

- 9:20**
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 June 25, 2018*
 - B. *Approve Urban Renewal Agency Work Session (Next Steps) Meeting Minutes of October 8, 2018.*
 - C. *Approve Urban Renewal Agency Work Session (Strategic Outlook) Meeting Minutes of January 28, 2019.*
 - D. *Approve Urban Renewal Agency Work Session (Goals and Objectives) Meeting Minutes of February 25, 2019.*
 4. **ADDITIONS/DELETIONS:**
 5. **PRESENTATIONS:** None
 6. **URA RESOLUTION NO. 2019-01 OF THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY ADOPTING GOALS AND OBJECTIVES**
- 9:30**
7. **ADJOURNMENT:**

Paul Downey, Administrative
Services Director
Jesse VanderZanden, City Manager

9:25

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Urban Renewal Agency Meeting Minutes Monday, June 25, 2018 9:20 p.m., Community Auditorium

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 8:55 p.m.

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

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; and Anna Ruggles, City Recorder.

2. CITIZEN COMMUNICATIONS: None.

3. CONSENT AGENDA:

A. Approve Urban Renewal Agency Meeting Minutes of May 29, 2018.

MOTION: Director Vice Chair Johnston moved, seconded by Director Rippe, to approve the Consent Agenda as presented. ABSENT: Director Wenzl. MOTION CARRIED 6-0 by voice vote.

4. ADDITIONS/DELETIONS: None.

5. PRESENTATIONS: None.

6. PUBLIC HEARING AND URA RESOLUTION NO. 2018-03 ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND DECLARING THE TAX INCREMENT FOR FISCAL YEAR COMMENCING JULY 1, 2018, AND ENDING JUNE 30, 2019

Staff Report:

Downey presented the above-proposed resolution for Board consideration, noting the URA Budget Committee approved at its meeting of May 17, 2018, a proposed budget of \$400,182 and declared tax increment be collected for Fiscal Year commencing July 1, 2018, and ending June 30, 2019. Downey reported this is the

fourth operating budget for the URA, noting principal revenues that will be available in Fiscal Year 2018-19 are taxes collected on incremental increase in assessed value of the URA. Downey added the budget includes funds to pay interest to the City's Capital Project Fund for debt for the land purchase and the loan for development costs. In conclusion of the above-noted staff report, Downey advised staff is recommending approval of the proposed budget in the amount of \$400,182 for Fiscal Year 2018-19.

Before proceeding with Public Hearing and Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2018-03.

VanderZanden read URA Resolution No. 2018-03 by title.

MOTION: Director Vice Chair Johnston moved, seconded by Director Rippe, to adopt URA Resolution No. 2018-03 Adopting the Budget, Making Appropriations, and Declaring the Tax Increment for Fiscal Year Commencing July 1, 2018, and Ending June 30, 2019.

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, Uhing, Valfre, and Director Chair Truax. NOES: None. ABSENT: Director Wenzl.
MOTION CARRIED 6-0.**

7. **ADJOURNMENT:**

Director Chair Truax adjourned the URA regular meeting at 9:00 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

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3B

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 URA work session to order at 8:40 p.m.

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

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; Michael Kinkade, Fire Chief (in the audience); and Anna Ruggles, City Recorder.

2. WORK SESSION: URA NEXT STEPS

Riordan, Pohl, Downey, and VanderZanden facilitated the work session, noting the purpose of the work session was to discuss the Urban Renewal Agency (URA) cash flow estimates and envisioning a plan forward for URA programs and formation of an URA advisory committee. Riordan and Pohl presented a PowerPoint presentation overview on the approved URA Plan and Goals adopted in 2014 and authorized from 2014-2034, noting the Board heard an overview of the URA's Goals and Objectives and recent accomplishments in Work Session held on January 8, 2018. Riordan and Pohl advised the URA includes 250 acres (6.6 percent of City's land area), noting tax increment funds can be used for capital projects, land acquisition and URA administration; tax increment funds cannot be used for maintenance or general operations; and tax increment funds must be used within the URA boundary and projects directly benefiting the URA. Downey presented a PowerPoint presentation overview on the URA revenue analysis, noting revenue (tax increment) increases in 2020 to \$340,000 in part because of current projects that increased assessed value. Downey reported the URA Fund Balance Analysis has approximately \$242,000 in current fund balance or "savings account", noting a portion of this must be held in reserve to offset negative net revenue in 2020 and 2021. Downey advised approximately \$350,000 is available to use over the next five years, if revenue is as projected, which is the focus of tonight's work session. In conclusion of the above-noted staff report, Riordan, Pohl, Downey and VanderZanden recapped the following three strategic opportunities for the Board's

consideration:

- 1) **Town Center Improvements**, would occur in Town Center and Town Center Transition (TCT) Zones and include Streetscapes (parking, public art, festival street (21st Avenue), parklet pilot project, wayfinding; street trees; and crosswalks).
- 2) **Site B Redevelopment Options** (site is about 41,000 square feet and zoned TCT).
 - Do nothing – leave vacant
 - Sell with current zoning. Utilize funds for URA projects.
 - Develop, would utilize a competitive request for proposals.

Staff noted each condition that the URA adds increases the project cost and the likelihood that the URA will have to assist.

- 3) **Strategic Opportunity Reserve**, monies could be used for:

- Land purchases that increase assessed value.
- Land purchases in strategic areas, i.e., 19th Avenue.

Staff recapped the following scenarios:

- **Scenario 1:** \$50,000/year for Town Center Improvements; remaining amount in savings to cover revenue projections.
- **Scenario 2:** Place all monies into a strategic reserve for a specific project the Board may want to do, i.e., Site B or strategic land purchase.
- **Scenario 3:** A blend of all above.

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued as the Board discussed the urban renewal strategic investments, to which Downey summarized the funds available (approximately \$350,000) that could be used for URA projects over the next five years, if revenue is as projected. Riordan, Pohl, Downey and VanderZanden responded to various concerns and inquiries the Board presented pertaining to the financial obligations and the three programs focused above, noting staff is recommending the Board form an URA Advisory Committee to make recommendations to the Board about the three programs, to which the Board collectively concurred. In response to Site B redevelopment options (i.e., housing, commercial, mixed-use, hotel, motel, market and project amenities), Downey advised if Site B is developed, the city would utilize a competitive request for proposals process, to which the Board collectively concurred. In response to inquiries pertaining to affordable housing goals and revitalization of 19th Avenue corridor, Riordan advised the URA Plan would need to be amended as it currently does not address affordable housing, noting the Plan promotes commercial and mixed-use redevelopment of sites along the Pacific Avenue corridor and within the Town Center. In conclusion of the above-noted Board discussion, VanderZanden advised the next step is to bring back a proposed URA strategic outlook plan for the focus areas and Site B redevelopment for the Board's consideration, to which the

Board concurred.

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

3. ADJOURNMENT:

Director Chair Truax adjourned the URA work session meeting at 9:25 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

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**Urban Renewal Agency Work Session Minutes
URA Strategic Outlook**

**Monday, January 28, 2019
6:00 p.m., Community Auditorium**

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 URA work session to order at 6:10 p.m.

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

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; Jeff King, Economic Development Manager (in the audience); and Anna Ruggles, City Recorder.

2. WORK SESSION: URA STRATEGIC OUTLOOK

Riordan, Pohl, Downey, and VanderZanden facilitated the work session, noting the purpose of the work session was to discuss the Urban Renewal Agency (URA) cash flow estimates and how it impacts planning as well as implementing short-term project priorities based on anticipated URA funding for 2019-2026. Downey presented a PowerPoint presentation overview on the URA cash flow, noting the URA has approximately \$325,000 or \$46,000/year available to use over the next five years, if revenue is as projected. VanderZanden reported the Board held a Work Session on October 8, 2018, and concurred implementing short-term project priorities for 2019-2026 based on projected revenue. VanderZanden presented a PowerPoint presentation overview, noting the URA's five adopted Goals and 13 Objectives identified in the URA Plan (referenced as Attachment 2), which was adopted in 2014, were integrated into a draft Work Plan (referenced as Attachment 1) and action plans for each of the Objectives were identified for 2019 based on the short-term project priorities identified for 2019-2026, noting no changes to the adopted goals and objectives are being proposed. VanderZanden noted staff integrated the adopted goals and objectives and refined the URA Work Plan for better accessibility, readability and transparency, essentially using the same format as the Council Goals and Objectives. In addition, Riordan and Pohl presented a PowerPoint presentation overview on each of the short-term project priorities for

2019-2026, proposed funding allocation and implementation plans as outlined below:

Town Center Program, consisting of:

- **Storefront Improvement Grant Program** - Anticipated Short-Term Funding \$100,000. The program has awarded 10 projects totaling \$62,000.
- **Streetscapes:**
 - o Public Art Program – Anticipated Short-Term Funding is \$100,000. The program is limited to installation art. Work with Public Arts Commission and Historic Landmarks Board to refine project ideas for funding. Bring back a proposed resolution to the URA Board in March for consideration.
 - o Festival Street – Anticipated Short-Term Funding is \$50,000 to hire a landscape architect to prepare design alternatives and cost estimates for 21st Avenue from College Way to B Street. Two alternatives will be developed with community input.
 - o Parklet Pilot Program – Anticipated Short-Term Funding is \$5,000 to construct one parklet. Develop program guidelines; release request for proposal; project selection and construction.
 - o Wayfinding – Anticipated Short-Term Funding is \$50,000 for wayfinding signage and kiosks improvements.
 - o Street Trees – Anticipated Short-Term Funding is \$20,000 to identify and possibly replace street trees causing damage to the decorative sidewalks in the downtown. *(Transfer to Council Goals and Objectives)*
 - o Crosswalks – Council adopted Resolution No. 2018-33 approving Town Center Crosswalk Plan. The project includes installation of colored brick paver or concrete crosswalks in the Town Center area at six priority locations along Pacific Avenue and 21st Avenue at A Street, Main Street, and College Way. *(Transfer to Council Goals and Objectives)*
 - o Town Center Parking – Parking Study is already funded and includes inventorying on-street and off-street public parking spaces, assessing utilization and preparing recommendations for parking management. Next step is to review study recommendations and prioritize implementation. *(Transfer to Council Goals and Objectives)*

Site B Redevelopment Options – Next step is to hold a work session after appraiser has prepared a market value and determine next steps. *(Establish URA advisory committee to consider disposition of alternatives for Site B).*

In conclusion of the above-noted report, Riordan and Pohl advised the URA Plan, depending on resources, identifies long-term projects that could begin in 2027 (when City loan is paid) and within the timeline that the URA is expected to end (2035).

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued pertaining to the projected revenue, each of the short-term project priorities for 2019-2026, proposed funding allocation and implementation plans as outlined above. Riordan,

Pohl, Downey and VanderZanden responded to various concerns, inquiries and scenarios the Board presented pertaining to funding allocation and the project priorities (i.e., festival street alternatives (i.e., four-way stop); art program guidelines and parklet rotation) and other potential funding opportunities (i.e., grants). In conclusion of the above-noted discussion, VanderZanden advised staff will update the draft Work Plan for the Board's acceptance as noted above, noting each Objective will be briefed in detail to the Board prior to the budget process to enable discussion and budget priorities. A URA Work Session will be scheduled at a later date, at which time, the Board will finalize the URA Work Plan as part of their decision-making process.

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

3. ADJOURNMENT:

Director Chair Truax adjourned the URA work session meeting at 6:55 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

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Urban Renewal Agency Work Session Minutes
URA Goals and Objectives

Monday, February 25, 2019
9:00 p.m., Community Auditorium

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 URA work session to order at 8:05 p.m.

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

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; and Anna Ruggles, City Recorder.

2. WORK SESSION: URA GOALS AND OBJECTIVES

Downey and VanderZanden facilitated the work session, noting the purpose of the work session was to review the draft spreadsheet of the URA Goals and Objectives and Work Plan (Attachment 1), which were the subject of the Work Sessions held on October 8, 2018, and January 28, 2019, and reviewed at the Council Retreat held on February 2, 2019, noting the Board consensus was to integrate the URA five adopted Goals and 13 Objectives identified in the URA Plan, which was adopted in 2014, and implement action plans for each of the Objectives based on the short-term project priorities identified for 2019-2026, noting no changes to the adopted goals and objectives are being proposed. VanderZanden referenced the URA Work Plan (Attachment 1), noting the URA Work Plan outlines the following "Actions":

1.1 Establish an Urban Renewal Advisory Committee. *(To consider disposition alternatives for Site B).*

2.1 Addend URA Plan to implement Town Center Program. *(Transferred from Council Goals and Objectives)*

2.3 Pursue matching grants for Town Center Program. *(Transferred from Council Goals and Objectives).*

4.1 Continue storefront improvement grant program.

4.3 Initiate festival street alternatives analysis and concept design. *(Transferred from Council Goals and Objectives).*

4.6 Complete URA downtown installation art program and develop and implement Parklet Pilot Program (one parklet) *(Transferred from Council Goals and Objectives).*

In conclusion of the above-noted presentation, VanderZanden advised this is the last work session to provide Director comments, noting a proposed resolution adopting the URA Work Plan will be presented for Board consideration at the March 18, 2019, Board Meeting.

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued as Directors had an opportunity to review the draft spreadsheet of the URA Goals and Objectives and Work Plan (Attachment 1), to which the Board had no additional changes. In conclusion of the above-noted discussion, VanderZanden advised staff will transfer the URA Actions to the Work Plan for the Board's acceptance, noting each Objective will be briefed in detail to the Board prior to the budget process to enable discussion and budget priorities. A URA Meeting will be scheduled for March 18, 2019, at which time, the Board will consider a resolution adopting the URA Work Plan.

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

3. ADJOURNMENT:

Director Chair Truax adjourned the URA work session meeting at 8:22 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder



CITY RECORDER USE ONLY:

AGENDA ITEM #: _____

MEETING DATE: 6/

FINAL ACTION: _____

URBAN RENEWAL AGENCY STAFF REPORT

TO: *Urban Renewal Agency Board of Directors*

FROM: *Jesse VanderZanden, Executive Director*

MEETING DATE: *March 18, 2019*

SUBJECT TITLE: *Urban Renewal Agency Goals & Objectives*

ACTION REQUESTED:

	Ordinance	Order	X	Resolution	Motion	Informational
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X all that apply

BACKGROUND:

The URA Board of Directors passed the URA Plan (Plan) in 2014. The primary purpose of the Plan is to eliminate blight and blighting influences, 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 City benefitting all overlapping taxing districts. The Plan is designed to be consistent with the Comprehensive Plan and zoning and development regulations adopted by the Forest Grove City Council.

To accomplish these purposes, the Plan established 5 Goals and 13 Objectives. These Goals and Objectives have remained consistent since their inception and no changes are being proposed. In an effort to make the Goals and Objectives more accessible, readable, and transparent, they were transposed into the same format as the City Council Goals and Objectives. In an effort to inform the budget process and implement the Goals and Objectives, the Board came to a consensus this year on a Work Plan. The Work Plan is part of and reflected in Exhibit A, the URA Goals and Objectives.

Although there are no changes being proposed to the Goal and Objectives, the Work Plan is new and requires approval by Resolution. Because the Work Plan is included in the same document as the Goals and Objectives, the Resolution simply refers to adopting the Goals and Objectives, in keeping with the same format as City Council. Lastly, because there are no changes to the Goals and Objectives as listed in the URA Plan, this action does not require an amendment to the URA Plan.

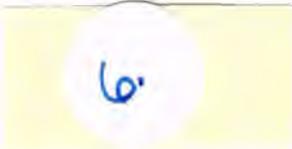
RECOMMENDATION:

Staff recommends the URA Board consider and adopt Exhibit A, the URA Goals and Objectives.

ATTACHMENTS:

- 1) URA Goals and Objectives

URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE



URA RESOLUTION NO. 2019-01

RESOLUTION ADOPTING URBAN RENEWAL AGENCY
GOALS AND OBJECTIVES

WHEREAS, the Urban Renewal Agency (URA) Board of Directors adopted the URA Plan in 2014 pursuant to URA Resolution No. 2014-01; and

WHEREAS, the URA Plan established five Goals and 13 Objectives; and

WHEREAS, there are no proposed changes to the Goals and Objectives therefore passage of this Resolution will not also require an amendment to the URA Plan, and

WHEREAS, the Board of Directors met in Work Session on February 25, 2019, and came to a consensus to develop a Work Plan to inform the budget process and implement the URA Goals and Objectives, and

WHEREAS, Exhibit A displays the unchanged Goals and Objectives and the new Work Plan, and

WHEREAS, the Work Plan requires approval by Resolution of the Board of Directors, and

WHEREAS, Exhibit A displays the Goals, Objectives and Work Plan clearly and transparently in one document for easy referral.

NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. The Urban Renewal Agency hereby adopts its Goals and Objectives as shown in Exhibit A.

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 18th day of March, 2018.

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 18th day of March, 2019, and filed with the Forest Grove City Recorder this date.

Peter B. Truax,
Urban Renewal Agency Chair

URBAN RENEWAL AGENCY

GOALS AND OBJECTIVES
ADOPTED 2014

GOAL 1



Provide Opportunities
For Public Participation
in the Preparation and
Adoption of Urban
Renewal Plans, Plan
Amendments, and
Policies

GOAL 2



Adopt a Prudent
Annual Budget to
Minimize Financial
Risk to the Urban
Renewal Agency and
the City of Forest
Grove

GOAL 3



Improve the Local
Investment Climate by
Reducing Financial
Barriers to Development
and Redevelopment
Within the Urban
Renewal Area

GOAL 4



Promote a Vibrant
Forest Grove Town
Center Through
Strategic Urban
Renewal
Investments

GOAL 5



Promote Commercial
and Mixed-Use
Redevelopment of Sites
Along the Pacific
Avenue Corridor

URA

Forest Grove
Urban Renewal Agency



GOAL 1 – PROVIDE OPPORTUNITIES FOR PUBLIC PARTICIPATION IN THE PREPARATION AND ADOPTION OF URBAN RENEWAL PLANS, PLAN AMENDMENTS, AND POLICIES

OBJECTIVE

ACTION

1.1 Establish an Urban Renewal Advisory Committee.

Develop bylaws and form URAC.
Consider disposition alternatives for Site B.

GOAL 2 – ADOPT A PRUDENT ANNUAL BUDGET TO MINIMIZE FINANCIAL RISK TO THE URBAN RENEWAL AGENCY AND THE CITY OF FOREST GROVE

OBJECTIVE

ACTION

2.1 Establish policies to guide strategic financial investments in the urban renewal area based on public benefit, documented financial need, scale of the project, and accepted underwriting principles.

Amend URA plan to implement Town Center Program.

2.2 Evaluate tax increment revenue collections annually to minimize long term impacts to overlapping taxing districts.

Part of annual budget process.

2.3 Secure grant funding from regional, state, federal agencies, and private organizations to implement the urban renewal program and supplement tax increment revenue.

Pursue matching grants for Town Center Program.

GOAL 3 – IMPROVE THE LOCAL INVESTMENT CLIMATE BY REDUCING FINANCIAL BARRIERS TO DEVELOPMENT AND REDEVELOPMENT WITHIN THE URBAN RENEWAL AREA

OBJECTIVE

ACTION

- 3.1 Capitalize a program to reduce development costs to the extent necessary to encourage private investment for projects proving a public benefit and resulting in appreciation of property values and efficient use of vacant and underutilized land.

GOAL 4 – PROMOTE A VIBRANT FOREST GROVE TOWN CENTER THROUGH STRATEGIC URBAN RENEWAL INVESTMENTS

OBJECTIVE

ACTION

4.1 Establish a program to encourage the preservation, conservation, and adaptive reuse of designated and contributing historic resources through improvements to the exterior and interior of buildings.

Continue storefront improvement grant program.

4.2 In conjunction with the Economic Development Commission, assist business retention and expansion efforts in the Forest Grove Town Center.

4.3 Identify a location and assist with funding construction of a public gathering place in the Town Center.

Initiate festival street alternatives analysis and concept design.

GOAL 4 – PROMOTE A VIBRANT FOREST GROVE TOWN CENTER THROUGH STRATEGIC URBAN RENEWAL INVESTMENTS

OBJECTIVE

ACTION

4.4 Purchase property from willing sellers to implement the urban renewal program.

4.5 Encourage the construction of needed housing and mixed use development in the Town Center.

4.6 Encourage uses and amenities that support increased community uses in the Town Center.

Develop URA downtown installation art program.
Develop and implement Parklet Pilot Program (I Parklet).

GOAL 5 – PROMOTE COMMERCIAL AND MIXED-USE REDEVELOPMENT OF SITES ALONG THE PACIFIC AVENUE CORRIDOR

OBJECTIVE

ACTION

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.

5.2 Work with the Economic Development Commission to market redevelopment opportunity sites to prospective developers.

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