



URBAN RENEWAL AGENCY MEETING AGENDA

**MONDAY, JANUARY 27, 2020
COMMUNITY AUDITORIUM
1915 MAIN STREET**

6:00 PM URBAN RENEWAL AGENCY WORK SESSION (Site B Redevelopment RFP)
6:45 PM URBAN RENEWAL AGENCY REGULAR MEETING

PETER B. TRUAX, DIRECTOR BOARD CHAIR

Timothy A. Rippe
Ronald C. Thompson
Elena Uhing

Mariana Valenzuela
Adolph "Val" Valfre, Jr.
Malynda H. Wenzl, Vice Chair

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.

FOREST GROVE URBAN RENEWAL AGENCY AGENDA
JANUARY 27, 2020
Page 2 of 2

(PowerPoint Presentation)
Paul Downey, Administrative Service
Director
Bryan Pohl, Community
Development Director
Dan Riordan, Senior Planner
Jesse VanderZanden, City Manager

6:00

URBAN RENEWAL AGENCY (URA) WORK SESSION:
(Site B Redevelopment Request for Proposals)

The Urban Renewal Agency will convene in the Community Auditorium – Conference Room to conduct the above work session. The public is invited to attend and observe the work session; however, no public comment will be taken. The Urban Renewal Agency Board of Directors will take no formal action during the work session.

6:45

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 October 28, 2019.
 - B. Approve Urban Renewal Agency Work Session (Draft RFP Site B Land Development) Meeting Minutes of November 25, 2019.
4. **ADDITIONS/DELETIONS:**
5. **PRESENTATIONS:** None

(PowerPoint Presentation)
Dan Riordan, Senior Planner
Bryan Pohl, Community
Development Director
Jesse VanderZanden, City Manager

6:50

6. **URA RESOLUTION NO. 2020-01 AMENDING STOREFRONT IMPROVEMENT GRANT PROGRAM ELIGIBILITY AREA TO INCLUDE PROPERTY NORTH OF 21ST AVENUE BETWEEN MAIN STREET AND COLLEGE WAY**

6:55

7. **ADJOURNMENT:**



CITY RECORDER USE ONLY:

AGENDA ITEM #: WORK SESSION

MEETING DATE: 01/27/2020

FINAL ACTION: _____

URBAN RENEWAL AGENCY STAFF REPORT

TO: *Urban Renewal Agency Board of Directors*

FROM: *Jesse VanderZanden, Executive Director*

MEETING DATE: *January 27, 2020*

PROJECT TEAM: *Paul Downey, Administrative Services Director, Bryan Pohl Community Development Director, Jeffrey King, Economic Development Manager, Daniel Riordan, Sr. Planner*

SUBJECT TITLE: *Approval of URA Resolution Authorizing Release of Request for Proposals for Site B Redevelopment*

ACTION REQUESTED:

| | | | | | | | | | |
|--------------------------|-----------|--------------------------|-------|--------------------------|------------|--------------------------|--------|-------------------------------------|---------------|
| <input type="checkbox"/> | Ordinance | <input type="checkbox"/> | Order | <input type="checkbox"/> | Resolution | <input type="checkbox"/> | Motion | <input checked="" type="checkbox"/> | Informational |
|--------------------------|-----------|--------------------------|-------|--------------------------|------------|--------------------------|--------|-------------------------------------|---------------|

X all that apply

PURPOSE: The purpose of the January 27th work session is to discuss the Board’s desired development program for Agency-owned Site B located west of the Jesse Quinn development. The work session provides an opportunity to ensure there’s Board consensus about the vision and objectives for redevelopment of the site prior to releasing a Request for Proposals (RFP).

BACKGROUND: On November 25, 2019, the Board held a work session to review the vision, objectives, and timeline for redevelopment contained the draft RFP. The objectives contained in the RFP were largely based on:

- Urban Renewal Plan goals and objectives
- Prior direction from the Board
- Zoning of the site
- Site Context and Characteristics
- Limited financial resources of the Agency for direct financial participation.

The stated vision for redevelopment of Site B in the RFP is a project that will:

- Enhance the downtown and adjacent neighborhood
- Maximize taxable assessed value
- Encourage new investment and development that brings people downtown
- Provides tangible benefit to the urban renewal area and City such as needed retail, services, housing and/or employment
- Provide a transition between the downtown and residential commercial districts

- Attracts a mix of uses including retail
- May contain a mix of housing types. If housing is proposed, preference will be given to projects with 10% of the housing affordable to households with incomes not exceeding 60% of Washington County's median household income.

The stated vision is consistent with the Urban Renewal Plan purpose, goals and objectives including:

- Plan Goal Vibrant Town Center.
- Minimize financial risk to the Urban Renewal Agency and City.
- Increase the taxable value of property benefitting all overlapping taxing districts.
- Encourage private investment and job creation
- Promote construction of needed housing

Agency Participation

One measure of success of the urban renewal program is stimulating private investment within the urban renewal area to improve use of land and increase the taxable value of property within the City. The lack of a desired project may be due to several factors:

- Limited or no available private financing for desired development
- High degree of financial risk perceived by lenders and developers
- Risk/reward relationship is out of balance
- Project includes significant public benefits without commensurate private financial return
- The cost to construct the project exceeds the market value of the project.

Until the Agency's debt obligations are met there are limited resources available to influence the development program. Possible incentives include:

Donating or selling the land to a redeveloper at below market cost. The reduction in land cost should be based on the fair reuse value of the property taking into account the estimated value of the public benefit provided by the development.

Affordable housing density bonus. The density bonus does not come without a cost since more housing means more required parking which is an added cost to the project.

Remaining system development charge credits of \$5,000 to \$10,000.

The Agency's limited resources could be supplemented by other project partners such as Oregon Housing and Community Services, Washington Housing Agency, or Metro.

As an alternative to providing financial participation Site B could be sold outright for a project that is consistent with the zoning of the property. Proceeds from the sale of the property could be used to fund other Agency initiatives consistent with the Urban Renewal Plan. Proceeds could also be used

to purchase other property from willing sellers for redevelopment in the future when the Agency has more revenue available.

Development Program

Site B is zoned Town Center Transition (TCT). The Town Center Transition zone is established to increase employment and housing opportunities in close proximity to the Town Center Core. A mix of retail, office, light industrial and residential uses are allowed on the TCT zone, but ground floor retail uses are permitted but not required. Consistent streetscape improvements such as street lighting, street trees and sidewalks will link the Town Center Transition zone with the Town Center Core.

The TCT zone allows a variety of uses outright including:

- Housing
 - Single Family Attached
 - Duplexes
 - Apartments
- Civic/Institutional
- Commercial
 - Hotel
 - Restaurants and Drinking Establishments
 - Indoor Entertainment
 - General Retail (grocery store, hardware store, jewelry store, pet products, etc.)
 - Personal services (bank, credit union, insurance, copy centers, etc.)
 - Office
- Limited Light Industrial

Housing

In early December Metro approached City staff about potential sites for housing development using the Metro housing bond. Site B was discussed. Metro staff indicated it might be too small for a cost-effective affordable housing project. At just under one acre Site B could yield 38 units. With an affordable housing density bonus the site could yield up to 58 units. Site B is not high capacity transit so residents would likely have or need an automobile. About 72 parking spaces would be required for 58 housing units. As such, area devoted to parking would take-up about 40% of the site. Tuck under parking would increase project cost and would require additional public participation to offset this cost.

During the November 25th work session, the Board discussed requiring a housing project to include at least 30% of the units affordable to households earning no more than 60% of the Washington County median income.

Non-Residential Uses

As described above, the TCT zone allows a variety of non-residential uses. Within the TCT zone ground level retail is allowed but not required. Allowed commercial uses include hotels, restaurants and drinking establishments, indoor entertainment, office, general retail and personal services. General retail generally includes uses such as grocery stores, hardware stores, jewelry stores, pet products and the like. Personal services generally includes include banks, credit unions, insurance, copy centers and similar uses. The TCT zone also allows some civic/institutional uses.

FISCAL IMPACT: The fiscal impact to the Agency is largely dependent on the desired redevelopment program. The Agency has limited resources available to influence redevelopment especially factors that could increase project costs. Agency resources could be increased by selling the property outright for a project consistent with the zoning with no additional Agency money provided.

Questions for Board Discussion

Staff has identified the following questions for Board discussion during the January 27th work session:

- Should any uses, such as housing, be mandatory?
- What type of housing should be allowed: duplexes, townhouses, apartments?
- Are there any allowed uses that should be prohibited at Site B?
- Should ground level retail be required? What type of commercial should be allowed?
- Should mixed-use be required? Could the mix of uses be vertical or horizontal?
- What resources is the Board willing to consider committing to the project?

Site B RFP Work Session

Project Team:

Jesse VanderZanden
Paul Downey
Bryan Pohl
Jeff King
Dan Riordan



PURPOSE

Establish final Board consensus of goal, objectives, and vision for redevelopment of Site B prior to releasing the Request for Proposals.

The Board held a work session on the RFP on the Site B RFP on November 25, 2019.

DRAFT RFP

The objectives contained in the draft RFP were largely based on:

- ✓ The goals contained in the Urban Renewal Plan which governs permissible use of Agency funds
- ✓ Zoning of the site (Town Center Transition) which establishes permissible uses.

DRAFT RFP

The objectives contained in the draft RFP were largely based on:

- ✓ Site context and characteristics including location and site size.
- ✓ Limited financial resources available to the Agency for direct financial participation.

DRAFT RFP

The stated vision for redevelopment of Site B identified in the RFP include:

- ✓ Enhance the downtown and adjacent neighborhood.

Site B is in a transition area between the commercial core to the east and residential neighborhood to the west and north.



DRAFT RFP

The stated vision for redevelopment of Site B identified in the RFP include:

- ✓ Maximize taxable assessed value

This is consistent with Urban Renewal Plan to minimize financial risk to the Urban Renewal Agency and the City and increasing the taxable value of property benefitting all overlapping taxing districts affected by the Urban Renewal Plan

DRAFT RFP

The stated vision for redevelopment of Site B identified in the RFP include:

- ✓ Encourage new investment and development that brings people downtown

This is consistent with Urban Renewal Plan objective of a vibrant downtown.

DRAFT RFP

The stated vision for redevelopment of Site B identified in the RFP include:

- ✓ Provide tangible benefit to the urban renewal area and the City.

Tangible benefit can be defined several ways including needed retail, services, housing and/or employment. Affordable housing is addressed under use of Site B.

The Board should clearly define tangible benefit for purposes of the RFP and development program for Site B.

DRAFT RFP

The stated vision for redevelopment of Site B identified in the RFP include:

- ✓ Provide a transition between the downtown and residential and commercial area to the west of Site B.

This can be achieved by scale of development and use of the site. Scale can be addressed through height, setbacks, architecture.

Staff is seeking Board direction on what a desirable transition looks like.

AGENCY PARTICIPATION

Tools available to the Agency to influence the development program include:

- Donating or selling the land to a redeveloper at or below market cost.
- Affordable housing density bonus. An additional 20 units per acre is possible in the Town Center if units are set-aside as being affordable. This does not come without a cost since more housing requires more off-street parking which is an added cost to the project.
- Remaining System Development Charge (SDC) credits of about \$5,000 to \$10,000.
- Vertical Housing Development Zone property tax exemption.

AGENCY PARTICIPATION

As an alternative to providing financial participation to a project, Site B could be sold outright for a project that is consistent with the zoning of the property.

Proceeds from the Sale of the property could be used to fund other Agency initiatives consistent with the Urban Renewal Plan.

Proceeds could also be used to purchase other property from willing sellers for redevelopment in the future when the Agency has more revenue available and capacity to bond.

USE OF SITE B

Site B is zoned Town Center Transition (TCT)

The TCT zone allows a variety of uses

| USE CATEGORY | TC - Core | TC - Transition |
|---------------------------------------|------------------|------------------|
| <u>RESIDENTIAL</u> | | |
| Household Living | L ^[1] | L ^[1] |
| Group Living | p ^[1] | P |
| Transitional Housing | N | C |
| Home Occupation | L ^[2] | L ^[2] |
| Bed and Breakfast | C ^[2] | P |
| <u>CIVIC / INSTITUTIONAL</u> | | |
| Basic Utilities | P | P |
| Major Utility Transmission Facilities | C | C |
| Colleges | C | C |
| Community Recreation | N | P |
| Cultural Institutions | P | P |
| Day Care | P | P |
| Emergency Services | C | C |

| USE CATEGORY | TC - Core | TC - Transition |
|------------------------------------|------------------|--------------------|
| <u>COMMERCIAL</u> | | |
| Commercial Lodging | L ^[4] | L ^[4] |
| Eating and Drinking Establishments | p ^[5] | p ^[5] |
| Entertainment – Oriented: | | |
| - Major Event Entertainment | N | C |
| - Outdoor Entertainment | N | N |
| - Indoor Entertainment | P | P |
| General Retail: | | |
| - Sales – Oriented | P | P |
| - Personal Services | P | P |
| - Repair – Oriented | P | P |
| - Bulk Sales | L ^[6] | L ^[6] |
| - Outdoor Sales | N | N |
| - Animal – Related | N | N |
| Medical Centers | N | C/P ^[7] |
| Motor Vehicle Related: | | |
| - Motor Vehicles Sale / Rental | N | C ^[13] |
| - Motor Vehicle Servicing / Repair | N | C ^[14] |
| - Motor Vehicle Fuel Sales | N | C ^[15] |
| Non-Accessory Parking | N | C |
| Office | L ^[3] | P |
| Self-Service Storage | N | N |

HOUSING AT SITE B

In early December Metro approached City staff about potential sites for housing using the Metro housing bond. Site B was discussed.

Metro staff indicated Site B might be too small for a cost-effective affordable housing project.

At just under one-acre Site B could yield 38 units. With the density bonus Site B could yield up to 58 units. 72 parking spaces would be required for 58 units.

During the November 25th work session, the Board discussed requiring a housing project to include at least 30% of the units affordable to households earning no more than 60% of the Washington County median income.

NON-RESIDENTIAL AT SITE B

The TCT zone allows a variety of non-residential uses.

Ground level retail is allowed but not required.

Allowed commercial uses include hotels, restaurants and drinking establishments, indoor entertainment, office, general retail and personal services.

General retail includes grocery store, hardware store, jewelry store, pet products, etc.

Personal services include banks, credit unions, insurance, copy centers, etc.

The TCT zone also allows some civic/institutional uses.

QUESTIONS FOR THE BOARD

Should any uses, such as housing, be mandatory?

What type of housing should be allowed: duplexes, townhouses, apartments?

Are there any allowed uses that should be prohibited at Site B?

Should ground level retail be required? What type of commercial should be allowed?

Should mixed-use be required? Could the mix of uses be vertical or horizontal?

What resources is the Board willing to consider committing to the project?

THE END

3A



Monday, October 28, 2019
Urban Renewal Agency Meeting Minutes **9:15 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 9:46 p.m.

ROLL CALL: URA DIRECTORS PRESENT: Timothy Rippe; Ronald Thompson; Elena Uhing; Adolph "Val" Valfre; Malynda Wenzl; and Peter Truax, Director Chair. **URA DIRECTORS VACANCY:** 1.

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

2. CITIZEN COMMUNICATIONS: None.

3. CONSENT AGENDA:

- A. Approve Urban Renewal Agency Executive Session (Real Property) Meeting Minutes of September 23, 2019.
- B. Approve Urban Renewal Agency Regular Meeting Minutes of September 23, 2019.

MOTION: Director Rippe moved, seconded by Director Valfre, to approve the Consent Agenda as presented. **DIRECTOR VACANCY: 1. MOTION CARRIED 6-0** by voice vote.

4. ADDITIONS/DELETIONS: None.

5. PRESENTATIONS: None.

6. URA RESOLUTION NO. 2019-09 APPROVING AN AMENDMENT TO THE FOREST GROVE URBAN RENEWAL PLAN TO ADD TERRITORY OF LESS THAN ONE PERCENT TO THE FOREST GROVE URBAN RENEWAL AREA BOUNDARY

Staff Report:

Riordan presented the above-proposed resolution for Urban Renewal Agency (URA) Board consideration, noting the proposed resolution is approving an amendment to the Forest Grove Urban Renewal Plan to add the territory north of 21st Avenue, between Main Street and College Way, to the Forest Grove Urban Renewal Area as outlined in

Exhibit A. Riordan presented a PowerPoint presentation overview showing the current Urban Renewal Area and URA proposed addition, noting the addition would allow the buildings on 21st Avenue, between Main Street and College Way, to be eligible to participate in the Storefront Improvement Program and complement the streetscape project. In conclusion of the above-noted staff report, Riordan advised staff is recommending the URA Board approve the proposed resolution as outlined in Exhibit A, noting based on \$120,000 taxable assessed value the taxable increment revenue is about \$60 per year to start.

Before proceeding with Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2019-09.

VanderZanden read URA Resolution No. 2019-09 by title.

MOTION: Director Wenzl moved, seconded by Director Rippe, to adopt URA Resolution No. 2019-09 Approving an Amendment to the Forest Grove Urban Renewal Plan to Add Territory of Less Than One Percent to the Forest Grove Urban Renewal Area Boundary.

Board of Directors Discussion:

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

ROLL CALL VOTE: AYES: Directors Rippe, Thompson, Uhing, Valfre, Wenzl, and Director Chair Truax. NOES: None. DIRECTOR VACANCY: 1. MOTION CARRIED 6-0.

7. **ADJOURNMENT:**

Director Chair Truax adjourned the URA regular meeting at 9:55 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 URA work session to order at 9:30 p.m.

ROLL CALL: URA DIRECTORS PRESENT: Timothy Rippe; Ronald Thompson; Elena Uhing; Adolph "Val" Valfre; Malynda Wenzl; and Peter Truax, Director Chair.
URA DIRECTORS VACANCY: 1.

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

2. WORK SESSION: DRAFT REQUEST FOR PROPOSAL SITE B LAND DEVELOPMENT

Downey and VanderZanden facilitated the work session, noting the purpose of the work session was to seek Board consensus to release the Request for Proposals (RFP) soliciting redevelopment of the Times Litho Site B, noting the 0.96 acre site is located in downtown at the corner of Pacific Avenue and B Street. Downey reported the site has been cleared and is ready for development, noting the market value appraisal of the site was \$370,000. In addition, Downey and VanderZanden presented a PowerPoint presentation overview of the draft RFP and proposed timelines, noting the request is soliciting proposals from qualified development teams for the land purchase, design, financing and construction of the redevelopment of Site B, noting the project objectives for the site are identified in the draft RFP and are consistent with the Comprehensive Plan designation and policies for the Town Center.

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued pertaining to the vision and project objectives as outlined in the draft RFP and if the incentive density for affordable housing units could be increased higher than 10 percent, to which Director Chair Truax advised, and staff concurred, the site is zoned Town Center Transition, consistent with the Comprehensive Plan designation, which

allows the 10 percent incentive density for affordable housing units. In addition, Downey and VanderZanden responded to various concerns and inquiries pertaining to the draft RFP and proposed timelines, noting the following factors create a favorable window of opportunity: 1) the successful completion and lease-up of the Jesse Quinn; 2) strong demand for mixed-use projects in the suburbs; 3) financial and other non-bank organizations investing and making capital available for such projects; 4) the establishment of the Urban Renewal Advisory Committee (URAC) to assist in the public process; and 5) the economy remains strong. In conclusion of the above-noted discussion, VanderZanden advised staff will finalize the RFP and proceed with solicitation, noting the URAC will review all proposals, interview selected proposers, and make a recommendation to the URA Board at a later date.

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 10:41 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder



| | |
|--------------------------------|---------------------|
| <i>CITY RECORDER USE ONLY:</i> | |
| AGENDA ITEM #: | 6. |
| MEETING DATE: | 01/27/2020 |
| FINAL ACTION: | URA RESO 2020-01 |

URBAN RENEWAL AGENCY STAFF REPORT

TO: *Urban Renewal Agency Board of Directors*

FROM: *Jesse VanderZanden, Executive Director*

MEETING DATE: *January 27, 2020*

PROJECT TEAM: *Daniel Riordan, Senior Planner*

SUBJECT TITLE: *Resolution Amending the Storefront Improvement Grant Program Eligible Area to Include Property North of 21st Avenue Between Main Street and College Way*

ACTION REQUESTED:

| | | | | | | | | | | |
|--------------------------|-----------|--------------------------|-------|-------------------------------------|---|------------|--------------------------|--------|--------------------------|---------------|
| <input type="checkbox"/> | Ordinance | <input type="checkbox"/> | Order | <input checked="" type="checkbox"/> | X | Resolution | <input type="checkbox"/> | Motion | <input type="checkbox"/> | Informational |
|--------------------------|-----------|--------------------------|-------|-------------------------------------|---|------------|--------------------------|--------|--------------------------|---------------|

X all that apply

ISSUE STATEMENT: On October 28, 2019, the Board adopted Resolution 2019-09 amending the boundary of the Forest Grove Urban Renewal Area to include territory north of 21st Avenue between Main Street and College Way in downtown Forest Grove. If the Board desires to fund storefront improvement projects in this area the resolution establishing the Storefront Improvement Grant Program should be amended for consistency with the urban renewal boundary change.

BACKGROUND: In 2016, the Board adopted URA Resolution 2016-05 establishing the Storefront Improvement Grant Program (Program). URA Resolution 2016-05 was subsequently amended by URA Resolution 2018-02 to clarify program intent and to add design assistance as an eligible project expense. Both resolutions included a map showing the specific area where storefront projects are eligible for Program funding. The map included with URA Resolution 2018-02 should be amended for consistency with the recent urban renewal area boundary amendment and to clarify that the area added to the urban renewal boundary is eligible for Program funding.

FISCAL IMPACT: The fiscal impact to the Agency is indeterminate. Fiscal impact, if any, would be the result of funding eligible projects and the Program budget established through the annual budget process.

STAFF RECOMMENDATION: Staff recommends the Board approve URA Resolution 2020-01 amending the Storefront Improvement Grant Program eligible area map to include the area added to the urban renewal boundary north of 21st Avenue between Main Street and College Way.

ATTACHMENT(s): URA Resolution 2020-01

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URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE, OREGON

URA RESOLUTION NO. 2020-01

**RESOLUTION AMENDING THE STOREFRONT IMPROVEMENT GRANT PROGRAM
ELIGIBILITY AREA TO INCLUDE PROPERTY NORTH OF 21ST AVENUE
BETWEEN MAIN STREET AND COLLEGE WAY**

WHEREAS, the Urban Renewal Agency of the City of Forest Grove (Agency) adopted Resolution 2016-05 establishing the Storefront Improvement Grant Program (Program); and

WHEREAS, the Agency subsequently adopted Resolution 2018-02 amending the Program to clarify intent and adding design assistance funding guidelines; and

WHEREAS, The Agency also adopted Resolution No. 2019-09, amending the boundary of the Forest Grove Urban Renewal Area to include territory north of 21st Avenue between Main Street and College Way; and

WHEREAS, The Urban Renewal Agency Board of Directors desire to amend Resolution 2018-02, Exhibit B, to include the territory added to the Urban Renewal Area into the Program funding eligibility area.

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

Section 1. Resolution No. 2018-02, Exhibit B, is hereby amended to include the area north of 21st Avenue between Main Street and College Way into the Storefront Improvement Grant Program eligibility area as shown on 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 27th day of January, 2020.

Jesse VanderZanden
Urban Renewal Agency Executive Director

Peter B. Truax
Urban Renewal Agency Chair

EXHIBIT A

