URA
Forest Grove
Urban Renewal Agency

Urban Renewal Agency Work Session Minutes — **Monday, January 23, 2023**
Status and Update — **Community Auditorium and Zoom**

Minutes are unofficial until approved by the Urban Renewal Agency.
Urban Renewal Agency approved minutes as presented June 26, 2023.

1. **CALLED TO ORDER AND ROLL CALL:**
Malynda Wenzl, Urban Renewal Agency (URA) Director Chair, called the URA work session to order at 8:00 p.m. The meeting was held in a "hybrid" format allowing the public to attend both virtually and in-person in the Community Auditorium. Members of the public could observe the meeting **LIVE** on **Zoom Webinar** or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming.

    1. **ROLL CALL: URA DIRECTORS PRESENT:** Donna Gustafson, Director Vice Chair (via Zoom); Timothy Rippe (via Zoom); Michael Marshall; Mariana Valenzuela; Elena Uhing (via Zoom); Karen Martinez; Malynda Wenzl, Director Chair. **URA DIRECTORS ABSENT:** None.

    2. **STAFF PRESENT:** Jesse VanderZanden, City Manager; Paul Downey, Assistant City Manager/Finance Director; and Dan Riordan, Senior Planner.

2. **WORK SESSION: STATUS AND UPDATE**
Downey and Riordan facilitated the work session and presented a PowerPoint presentation, noting the purpose of the work session was to provide an overview of the City's Urban Renewal program, including goals and objectives included in the City's urban renewal plan; provide an update on current Urban Renewal projects, and to establish context for the upcoming FY 2023-24 budget process. The URA program started in 2013, and is scheduled to end in 2033, unless the Board votes to extend it. As part of this program, the City must be in debt, and bond debt counts. The maximum indebtedness is $15 million. The program will pay for some City expenses, such as a portion of staff's time spent on these projects.

    Downey provided an update on Site B, noting URA entered into an Exclusive Negotiating Agreement (ENA), but the ENA expired, and the developer was no longer able to enter into a Disposition and Development Agreement (DDA). Though the developer had a design for the site and possibly even some construction documents completed, recent increases in interest rates increased monthly costs to the point where the project was no longer feasible. Downey presented the following Site B options for the Board to consider:

    - Hold the property until more favorable development conditions.

- Re-issue an RFP with the same vision.
- Issue an RFP with a revised vision.
- Appraise and sell the property.

URA Board Discussion:
Director Chair Wenzl opened the floor for discussion on Site B options. The Board favored holding on to the site for more favorable development conditions, with the possibility of creating a new vision for the site receiving support. The new vision should include a boutique hotel downtown in addition to retail shops and the grocery store.

Director Uhing reminded the Board of discussion at the retreat to approach Washington County and Metro about redefining density for smaller communities so that those communities could receive affordable housing funds.

VanderZanden noted if Staff heard of any interest from a developer about the property, he would schedule a work session.

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

3. ADJOURNMENT:
Director Chair Wenzl adjourned the URA work session meeting at 8:36 p.m.