



URBAN RENEWAL AGENCY WORK SESSION AGENDA MONDAY, SEPTEMBER 24, 2018

**8:45 PM – Urban Renewal Agency (URA) Work Session
(Next Steps)**

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

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.

FOREST GROVE URBAN RENEWAL AGENCY WORK SESSION AGENDA
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(PowerPoint Presentation)
Dan Riordan, Senior Planner
Bryan Pohl, Community
Development Director
Jesse VanderZanden, City Manager

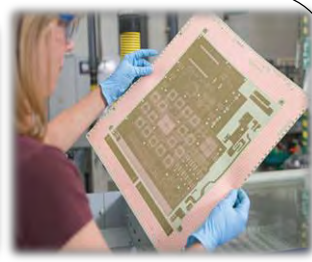
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1. **URBAN RENEWAL AGENCY (URA) WORK SESSION:**
(NEXT STEPS)

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

9:30

2. **ADJOURNMENT:**



Urban Renewal Visioning Session

City Council Work Session

September 24, 2018

Bryan Pohl, Community Development Director

Dan Riordan, Senior Planner

Purpose of Presentation

The purpose of tonight's presentation is to:

- Review URA cash flow estimates
- Envision a path forward for URA programs
- Discuss formation of a URA Committee

URA Recap

City Council approved the URA Plan and Goals in 2014 URA Authorized from 2014-2034.

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 Recap

- The URA includes:
 - 250 acres
 - 6.6% of City's land area
- Use of tax increment funds:
 - Capital projects
 - Land acquisition
 - URA administration
- Tax increment funds cannot be used for:
 - Maintenance
 - General operations
- Tax increment funds must be used:
 - Within URA boundary
 - Projects directly benefiting the URA.



Forest Grove Urban Renewal Area

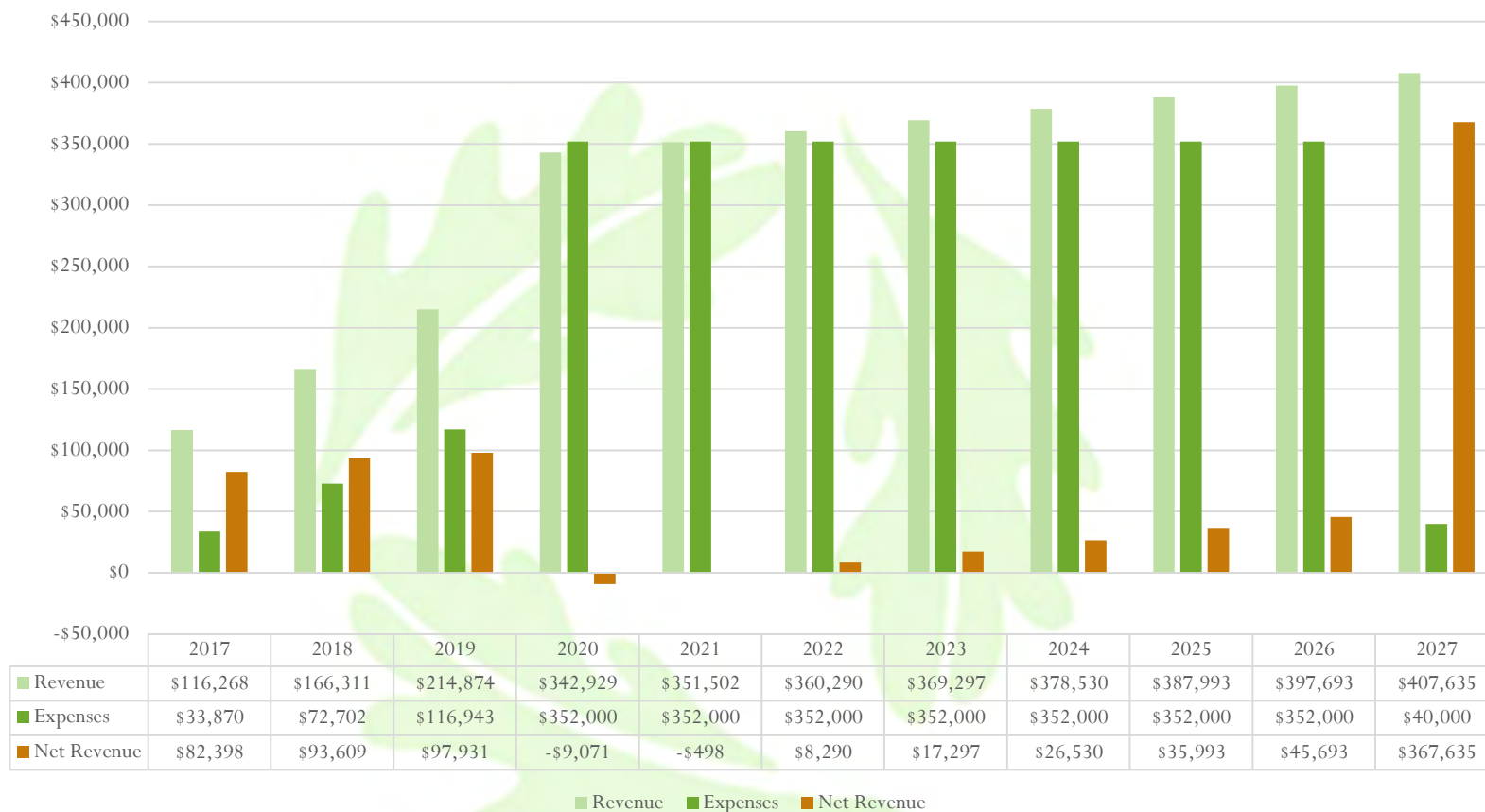
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URA Recap

In January, 2018, and throughout the Budget process, the Board received an overview of the URA's goals and objectives and recent accomplishments. This included:

- Establishing and expanding the Storefront Improvement Program
- Consensus to retain the existing loan repayment schedule
- Consensus to use URA funds on projects that increase assessed value

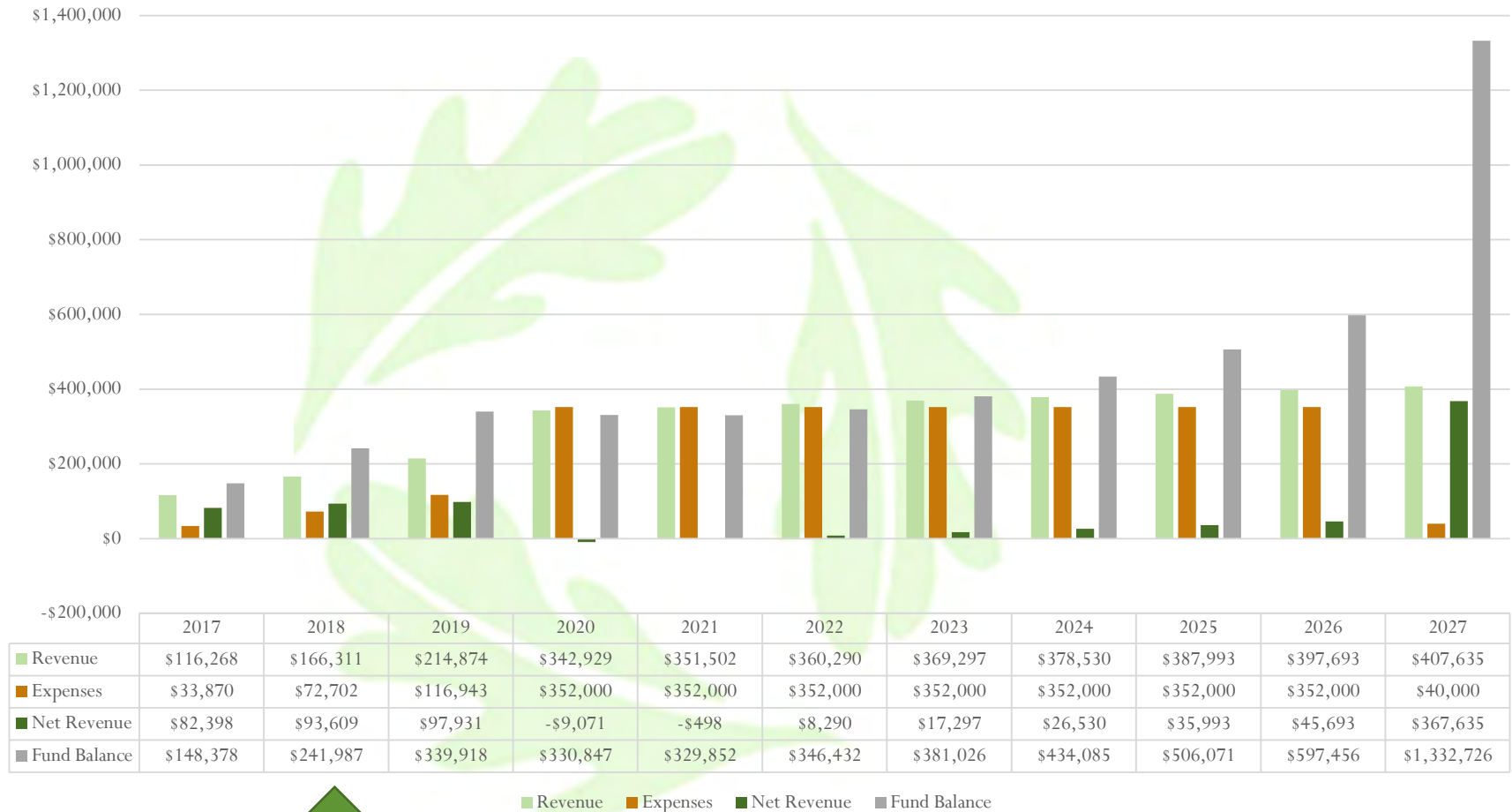
URA Net Revenue Analysis



- Revenue (tax increment) increases in 2020 to \$340,000 in part because of Jesse Quinn, Forestplace Apts., Stonewood Center and Cedar Manor Apts.
- Assumed expenses include URA administration (\$20,000/year), loan repayment (\$312,000/year 2020-2026) and storefront improvement program (\$20,000/year).

A place where families and businesses thrive.

URA Fund Balance Analysis



- Approximately \$242,000 in current fund balance or “savings account”. A portion of this must be held in reserve to offset negative net revenue in 2020 and 2021. The remaining balance could be used for URA projects over the next five years.

Revenue Analysis Summary

- 5-year prospectus is approximately \$43,000 total net revenue (2020 -2024).
- The fund balance or “savings account” remains at approximately \$364,000. This amount is the focus of the discussion today.

Strategic Opportunities

Three general areas:

- Town Center Improvements
- Site B Redevelopment
- Strategic Opportunity Reserve
 - For land purchases that would increase assessed value.
 - For unanticipated qualifying projects.

Town Center Improvements

Program elements that could include URA funding:

- Would occur in Town Center and Town Center Transition Zones
- Streetscapes
 - Parklet Pilot Program
 - Public Art
 - Wayfinding
 - Street Trees
- Downtown Plaza
 - 21st Avenue Festival Street improvements
- Crosswalks

Site B Redevelopment

- Completion of the Jesse Quinn project is expected in November 2018.
- Site B has been used as a staging area during the project.
- Site B is about 41,000 square feet and zoned Town Center Transition (TCT).



Site B Redevelopment Options

- Do Nothing — leave vacant
- Sell with current zoning. Utilize funds for URA projects.
- Develop. Would require identifying objectives for site:
 - Uses: Housing, Commercial, Mixed Use, Hotel, Market
 - Project Amenities: Parking, Public / Green Area
 - Complement neighboring projects
 - Provide transition between west neighborhood and Jesse Quinn, i.e., townhouses
- Each condition the URA adds increases the project cost and the likelihood the URA will have to assist.

Site B Redevelopment Process

- If develop, would utilize a competitive Request for Proposals process.
 - The RFP would outline the City's objectives.
 - The RFP would be brought to the Board for approval.
 - If URA Committee formed, they could make a recommendation to Board.

Strategic Opportunity Reserve

- Create Strategic Opportunity Reserve. Monies could be used for:
 - Land purchases that increase assessed value
 - Land purchases in strategic areas, i.e., 19th Avenue

Potential Scenarios for Context

Assumption: approximately \$350,000 is available to use over the next five years if revenue is as projected.

- 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 a strategic land purchase.
- Scenario 3: A blend of above.

Considerations

- Are the three main focus areas on the right track?
 - Town Center Program
 - Site B Redevelopment
 - Strategic Opportunity Reserve
- Given revenue estimates, form a URA Committee to make recommendations to the URA Board about the above three programs?
- Does the Agency wish to move forward with the Site B redevelopment at this time and if so, what process does the Agency envision to establish objectives?



The End

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