Forest Grove Urban Renewal Agency

Monday, July 13, 2020

Urban Renewal Agency Meeting Minutes

9:05 p.m., Community Auditorium

Minutes are unofficial until approved by the Urban Renewal Agency.
Urban Renewal Agency approved minutes as presented April 12, 2021.

1. **CALLED TO ORDER AND ROLL CALL:**
Peter Truax, Urban Renewal Agency (URA) Director Chair, called the URA meeting to order at 10:10 p.m. via Webex Video Conference.

COVID-19: Due to the emergency declaration resulting from COVID-19 (Coronavirus disease) and protocols, the URA Board limited in-person contact and social distancing. **The Board conducted the URA meeting remotely by video conferencing.** The meeting was remotely video conferenced by City Recorder Ruggles and televised live from the projector screen at the Community Auditorium by Tualatin Valley Community Television (TVCTV) Government Access Programming LIVE Channel 30 and Live Streamed on MACC TVCTV YouTube Channel 30. The public was allowed to attend and observe in the Community Auditorium as space allowed. The URA Board accepted written comments on items not on the agenda submitted by July 13, 2020, 3 pm, to the City Recorder.

ROLL CALL: URA DIRECTORS PRESENT ATTENDED BY WEBEX REMOTELY: Kristy Kottkey; Timothy Rippe; Elena Uhing; Mariana Valenzuela; Adolph “Val” Valfre; Malynda Wenzl, Vice Chair; and Peter Truax, Chair.

STAFF PRESENT ATTENDED BY WEBEX REMOTELY: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Henry Riemann; and Anna Ruggles, City Recorder (in the Community Auditorium).

2. **CITIZEN COMMUNICATIONS**: None.

3. **CONSENT AGENDA:**
   A. Approve Urban Renewal Agency Regular Meeting Minutes of June 22, 2020.

MOTION: Director Valfre moved, seconded by Director Rippe, to approve the Consent Agenda as presented. ROLL CALL VOTE: AYES: Directors Kottkey, Rippe, Uhing, Valenzuela, Valfre, Wenzl, and Director Chair Truax. NOES: None. MOTION CARRIED 7-0.

4. **ADDITIONS/DELETIONS:** None.

5. **PRESENTATIONS:** None.

6. URA RESOLUTION NO. 2020-06 OF THE FOREST GROVE URBAN RENEWAL AGENCY AUTHORIZING APPROVAL OF EXCLUSIVE NEGOTIATING AGREEMENT WITH WELSHCORP, LLC, FOR THE PROPERTY KNOWN AS SITE B ON THE FORMER TIMES LITHO PROPERTY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE URBAN RENEWAL AGENCY

Staff Report:
Downey presented the above-proposed resolution for Urban Renewal Agency (URA) Board consideration, noting the resolution is authorizing the Executive Director to execute and finalize an Exclusive Negotiating Agreement (draft ENA) between the URA and WelshCORP, LLC, Jonathan Welsh, President (FreshFoods and MFF Properties, LLC) for the pre-development work on Site B. Downey advised the City Attorney reviewed Exhibit A (draft ENA) and staff is finalizing the ENA with the developer. Downey reported the URA issued a Request for Proposal (RFP) for Redevelopment of Agency-owned Site B (Times-Litho), a 0.96-acre site located in downtown at the corner of Pacific Avenue and B Street, west of Jesse Quinn development. The URA received one proposal for development of an approximately 20,000 square-foot grocery store with 12 apartment units built above the grocery store. The Urban Renewal Advisory Committee approved the conceptual proposal and forwarded its recommendation to the URA Board. The URA Board at its work session on May 11, 2020, directed staff to pursue an ENA as the next steps in the process. In addition, Downey reported if the pre-development work performed under the ENA is successful and both parties agree, the ultimate goal is to negotiate a Disposition and Development Agreement (DDA). In conclusion of the above-noted staff report, Downey advised staff is recommending the URA Board approve the proposed resolution as outlined in Exhibit A, noting the pre-development costs are estimated to be a total of $31,500 in URA financial assistance, which funding was discussed during FY2020-21 Adopted Budget under Undesignated Projects. Downey noted a separate line item will be established in the URA Budget to separately track all direct financial assistance by the URA.

Before proceeding with Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2020-06.

VanderZanden read URA Resolution No. 2020-06 by title.

MOTION: Director Rippe moved, seconded by Director Valfre, to approve URA Resolution No. 2020-06 Authorizing Approval of Exclusive Negotiating Agreement with WelshCORP, LLC for the Property Known as Site B on the Former Times Litho Property and Authorizing the Executive Director to Execute the Agreement on Behalf of the Urban Renewal Agency.

Board of Directors Discussion:
In response to Rippe’s concerns pertaining to land purchase, Downey advised land

negotiations will be held in Executive Session (real property transactions) while negotiating the DDA, noting the DDA will require URA Board approval. If City assistance is provided, the DDA will also require Council approval.

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

ROLL CALL VOTE: AYES: Directors Kottkey, Rippe, Uhing, Valenzuela, Valfre, Wenzl, and Director Chair Truax. NOES: None. MOTION CARRIED 7-0.

7. ADJOURNMENT:
Director Chair Truax adjourned the URA regular meeting at 10:19 p.m.

Respectfully submitted,

Anna D. Ruggles

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Anna D. Ruggles, CMC, City Recorder