



Urban Renewal Agency Work Session Minutes **Monday, March 15, 2021**
URA Goals and Objectives & 2021 URA Work Plan **8:45 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 work session to order at 9:15 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 work session remotely by video conferencing.** The meeting was televised live by Tualatin Valley Community Television (TVCTV) Government Access Programming LIVE Channel 30. The public was allowed to attend and observe in the Community Auditorium as space allowed.

ROLL CALL: URA DIRECTORS PRESENT ATTENDED BY WEBEX

REMOTELY: Donna Gustafson; Kristy Kottkey; Timothy Rippe; Mariana Valenzuela; Malynda Wenzl, Vice Chair; and Peter Truax, Chair. **ABSENT:** Elena Uhing.

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

2. WORK SESSION: URA GOALS AND OBJECTIVES AND 2021 URA WORK PLAN

Pohl and VanderZanden facilitated the work session, noting the purpose of the work session was to refine and prioritize the proposed 2021 URA Work Plan. Pohl presented a PowerPoint presentation overview of the URA and its functions, noting the URA Board approved the URA Plan in 2014. The Plan established Goals (5) and Objectives (13). The Goals and Objectives are changed infrequently and must be approved through an ordinance amending the URA Plan. In 2018, the Board adopted a Work Plan delineating specific Actions to accomplish the URA Goals and Objectives. The Work Plan is updated annually and approved by the URA Board by resolution. Pohl recapped the 2020 URA Work Plan Accomplishments and summarized each of the proposed Actions listed in the 2021 URA Work Plan (Attachment A to the staff report). Pohl reported one major item the URA accomplished this year that was not listed in the Work Plan was the creation and

implementation of a Small Business Assistance Grant Program administered through CARES Act grant funding, noting the URA Board-approved program not only administered URA funds to struggling businesses early in the COVID-19 pandemic, it also served as a platform to administer two subsequent small business assistance grant programs. In conclusion of the above-noted report, Pohl advised staff is recommending the URA Board approve the proposed 2021 URA Work Plan, noting the Work Plan informs the budget process and staff priorities.

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued pertaining to the 2020 URA Work Plan Accomplishments and each of the proposed Actions listed in the 2021 URA Work Plan (Attachment A to the staff report). Pohl and VanderZanden addressed concerns pertaining to the status of Objective 1.1, Development and Disposition Agreement (DDA) for the 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, noting the URA Board approved an Exclusive Negotiating Agreement on July 13, 2020, between the URA and WelshCORP, LLC, Jonathan Welsh, President (FreshFoods and MFF Properties, LLC) for the pre-development work on Site B. Staff is currently negotiating the DDA with the developer to construct an approximately 20,000 square-foot grocery store and affordable housing units, which will be reviewed by the Urban Renewal Advisory Committee and forwarded to the URA Board for consideration and approval. VanderZanden advised staff will meet with the developer to discuss areas of assistance by the URA, noting the developer is actively working with Washington County on the affordable housing aspects. In conclusion of the above-noted Board discussion, the Board had no proposed changes to the Actions listed in the 2021 URA Work Plan, to which VanderZanden advised staff will bring back a proposed resolution for consideration at the next URA meeting.

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 9:37 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder