



URBAN RENEWAL AGENCY MEETING AGENDA

Zoom Video Conferencing

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MONDAY, APRIL 12, 2021

5:30 PM – ZOOM WEBINAR

COMMUNITY AUDITORIUM, 1915 MAIN STREET

During the pandemic, all public meetings are held in a “hybrid” format allowing the public to attend meetings both virtual and in-person. The Community Auditorium is open and has limited availability and social distancing measures. The public can observe the meetings **LIVE** on **Zoom Webinar** or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming or **LIVE Channel 30** on their website: <http://208.71.205.11/CablecastPublicSite/?channel=15>. Written comments may be submitted by 3:00 p.m. the day of the meeting to: CityCouncilors@forestgrove-or.gov.

PETER B. TRUAX, DIRECTOR BOARD CHAIR

Malynda H. Wenzl, Director Board President

Donna Gustafson, Director

Kristy L. Kottkey, Director

Timothy A. Rippe, Director

Elena Uhing, Director

Mariana Valenzuela, Director

All regular meetings of the Urban Renewal Agency are open to the public and 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: Hearings are held on each matter required by state law or City policy. Sign in before the meeting on the Public Hearing form posted in the foyer. The presiding officer will review the 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), provide your full name and please limit your remarks to three (3) minutes unless the presiding officer grants an extension. Written or oral testimony is heard prior to any Board action. All testimony is electronically recorded. Written testimony may be submitted by 3:00 p.m. the day of the meeting to: CityCouncilors@forestgrove-or.gov.

Public Comment: This is a time provided for anyone wishing to speak to the Board on an item not on the agenda or on the agenda, and not scheduled for a public hearing. Sign in before the meeting on the form posted in the foyer. The presiding officer will review the instructions prior to public comment. 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), provide your full name. Please limit your comments to two (2) minutes unless the presiding officer grants an extension. All testimony is electronically recorded. Written comments may be submitted by 3:00 p.m. the day of the meeting to: CityCouncilors@forestgrove-or.gov.

Accommodations: In accordance with the Americans with Disabilities Act, the City of Forest Grove will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting City Recorder's Office, aruggles@forestgrove-or.gov, 503-992-3235, at least 48-hours advance notice of the meeting.

FOREST GROVE URBAN RENEWAL AGENCY AGENDA
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	5:30	1. <u>URBAN RENEWAL AGENCY REGULAR MEETING:</u> Call to Order and Roll Call.
	5:35 5mins	2. <u>PUBLIC COMMENT:</u> Anyone wishing to speak to the Board on an item not on the agenda or on the agenda but not scheduled for a public hearing may be heard at this time. Please limit comments to two (2) minutes. Written comment may be submitted by 3:00 p.m. the day of the meeting to: CityCouncilors@forestgrove-or.gov .
	5:40 5mins	3. <u>CONSENT AGENDA:</u> Items under the Consent Agenda are considered routine and will be adopted with a single motion, without separate discussion. Board members who wish to remove an item from the Consent Agenda may do so prior to the motion to approve the item(s). Any item(s) removed from the Consent Agenda will be discussed and acted upon following the approval of the remaining Consent Agenda item(s). A. Approve Urban Renewal Agency Meeting Minutes of July 13, 2020. B. Approve Urban Renewal Agency Work Session (Rotating Outdoor Public Art Gallery) Meeting Minutes of January 25, 2020. C. Approve Urban Renewal Agency Work Session (Goals and Objectives Refinement) Meeting Minutes of March 15, 2021.
		4. <u>ADDITIONS/DELETIONS:</u>
Bryan Pohl, Community Development Director Jesse VanderZanden, City Manager	5:45 5mins	5. <u>URA RESOLUTION NO. 2021-01 ADOPTING URBAN RENEWAL AGENCY 2021 WORK PLAN</u>
	5:50	6. <u>ADJOURNMENT:</u>

Bryan Pohl, Community Development Director Jesse VanderZanden, City Manager	5:50	<u>URBAN RENEWAL AGENCY (URA) WORK SESSION: FESTIVAL STREET, MIG CONSULTING</u>
	6:20	<u>ADJOURNMENT:</u>



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.

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, CMC, City Recorder

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**Urban Renewal Agency Work Session Minutes
Rotating Outdoor Public Art Gallery**

**Monday, January 25, 2021
8:45 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 URA work session to order at 9:27 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 City Council conducted the Council meeting 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; Elena Uhing; Mariana Valenzuela; Malynda Wenzl, Vice Chair; and Peter Truax, Chair.

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

2. WORK SESSION: ROTATING OUTDOOR PUBLIC ART

Pohl and VanderZanden facilitated the work session, noting the purpose of the work session was to seek feedback from the URA Board on a program proposal from the Public Arts Commission (PAC) to establish a rotating public outdoor art gallery, which supports URA's Goal 4, Objective 4.6. Pohl introduced Dana Eytzen, Public Arts Commission Chair, who was present. Pohl reported the PAC approved the program at its meeting held on September 17, 2020, and submitted its recommendation to the Urban Renewal Advisory Committee who approved the program at its meeting held on December 3, 2020. Pohl presented a PowerPoint presentation overview of the proposed program and a map overview of the six locations proposed by the PAC for the outdoor installation art in the Urban Renewal Agency (URA) Area, noting the program consists of:

- Locations and Descriptions:
 1. Location 1 – 21st Avenue and Main Street (Specific location/corner to be

determined with Festival Street planning; coordinate theme with Festival Street)

2. Location 2 – Community Auditorium (center parking lot couplet with tree)
 3. Location 3 – Library (small area with river rock)
 4. Location 4 – Library Parking Lot (grass area south of parking area)
 5. Location 5 – 19th Avenue and Council Street (near gravel lot)
 6. Location 6 – 21st Avenue and A Street (east of musical bench)
- Six plinths (bases) of varying sizes would be installed in the URA Area to display pieces of art, i.e., three-dimensional original sculptures installed and displayed on the concrete bases.
 - Six art pieces would be procured through a Call for Art and selected by PAC.
 - Art pieces would be on loan to the City for a period of two years, artists receive a \$500 stipend. Pieces would be for sale for the duration of the two years. PAC receives a 20% commission on the sale of any piece of art that is subject to the program. Any art sold will not be removed until the two-year period is over.

Program Budget:

- \$20,000:
 - \$6,500 for installation of plinths (bases)
 - \$3,000 for artists' stipends
 - \$5,000 for purchase of one piece of art
 - \$5,500 miscellaneous expenses

Pohl summarized the program's eligibility, procedure and requirements, and selection criteria as outlined in Attachment A – Call for Art, noting the program is for installation art only, not murals or other forms of art. In conclusion of the above-noted staff report, Pohl advised staff recommends the URA Board approve the proposed program, noting staff was uncertain if public art programs required approval by a URA Board resolution. Pohl noted the URA Board allocated \$100,000 to support public arts programs within the URA Area over a five-year period, \$30,000 was funded for the banner poles and the remaining balance is \$70,000. The PAC intends to submit a Call for Art to have installations done by summer 2021 and end by summer 2023.

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued pertaining to the program proposal from the PAC to establish a rotating public outdoor art gallery. Eytzen addressed various inquiries pertaining to the program's maintenance and upkeep, noting the program allocates \$500 for maintenance and requires a maintenance plan from the artist for upkeep and in case of vandalism. Roundtable discussion ensued pertaining to the City's commitment to diversity, equity, and inclusion for all and looking at all programs through an equity lens. The Board suggested the PAC consider one or two of the public art locations be relocated

within the east end of the URA Area, which is unserved. Eytzen explained the six locations were selected because the locations were within walking distance of each other and located within the Town Center. The Board discussed particularly Locations 4 or 5 as being suitable for installation of public arts within the east end of the URA Area, i.e., walking trail at Quince Street, Ace Hardware, and Wauna Credit Union and/or near the new residential development. Chair Truax advised he preferred the PAC making a determination as to which of the public art locations would be more suitable for the east end of the URA Area (within the city's public rights-of-way), to which the Board concurred that the PAC make the final selection. Eytzen advised she would ask the PAC to reexamine the proposed locations, to which the URA Board concurred. In conclusion of the above-noted URA Board discussion, Pohl advised staff could bring back a proposed resolution for URA Board consideration at the February 8, 2021, meeting; however, the Board voiced support of the overall program and made no formal request. Subsequently, the URA Board concurred staff keep the Board informed once the PAC finalizes the public art locations.

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 9:51 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

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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.

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 Work Session was conducted in a “hybrid” format allowing the public to attend virtually via **Zoom Webinar** and in-person in the Community Auditorium. Members of the public could observe the work session **LIVE** on **Zoom Webinar** or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming Channel 30.

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



CITY RECORDER USE ONLY:

AGENDA ITEM #: 5.

MEETING DATE: 04/12/2021

FINAL ACTION: URA RESO 2021-01

URBAN RENEWAL AGENCY STAFF REPORT

TO: *Urban Renewal Agency (URA) Board of Directors*

FROM: *Jesse VanderZanden, Executive Director*
Bryan Pohl, Community Development Director

MEETING DATE: *April 12, 2021*

SUBJECT TITLE: *Urban Renewal Agency 2021 Work Plan*

ACTION REQUESTED:

☐	☐	☐	☒	☐	☐	☐
Ordinance	Order	X	Resolution	Motion	Informational	

X all that apply

BACKGROUND:

The URA Board of Directors passed the URA Plan in 2014. The primary purpose of the Plan is to eliminate blight and blighting influences, improve the utilization of land within the Urban Renewal Area, encourage private investment and job creation, and increase the taxable value of property within the City to benefit all taxing districts. The Plan is consistent with the Comprehensive Plan and zoning regulations adopted by the Forest Grove City Council.

The Plan established 5 Goals and 13 Objectives. The Goals and Objectives are changed infrequently and must be done through an ordinance amending the URA Plan. In 2018, the Board passed a Work Plan delineating specific Actions to accomplish the Goals and Objectives. Similar to the City Council's goals setting process, the Work Plan is updated annually and approved by resolution. The Work Plan informs the budget process and staff priorities and is approved at a regular Board meeting in April.

The URA Board held a work session March 15, 2021, to refine and prioritize the 2021 Proposed URA Work Plan. One major item the URA accomplished this year not listed in the Work Plan is the creation and implementation of a small business assistance grant program. The Board-approved program not only administered URA funds to struggling businesses early in the pandemic, it also served as a platform to administer two subsequent small business assistance grant programs.

STAFF RECOMMENDATION:

Staff recommends the URA Board consider and approve the resolution adopting the URA 2021 Work Plan, attached as Exhibit A. If the Board wants to modify Exhibit A, each amendment is done separately by its own motion and a second to amend. Once the motion(s) are dispensed of by a vote, the original motion as amended is dispensed by a vote.

ATTACHMENT(s):

- 1) URA Resolution & Exhibit A: URA 2021 Work Plan

URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE

URA RESOLUTION NO. 2021-01

**RESOLUTION ADOPTING URBAN RENEWAL AGENCY
2021 WORK PLAN**

WHEREAS, the Urban Renewal Agency (URA) Board of Directors adopted the URA Plan in 2014 pursuant to URA Resolution No. 2014-01; and

WHEREAS, the URA Plan established 5 Goals and 13 Objectives; and

WHEREAS, there are no changes to the Goals and Objectives therefore passage of this Resolution will not require an amendment to the URA Plan, and

WHEREAS, the URA Board met in a work session on March 15, 2021, to consider changes to the 2020 Work Plan, and

WHEREAS, Exhibit A contains the 2021 Work Plan that requires approval by Resolution of the URA Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY
AS FOLLOWS:**

Section 1. The Urban Renewal Agency hereby adopts the 2021 URA Work Plan as shown in 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 12th day of April, 2021.

Jesse VanderZanden,
Urban Renewal Agency Executive Director

APPROVED by the URA Board at a regular meeting thereof this 12th day of April 2021, and filed with the Forest Grove City Recorder this date.

Peter B. Truax,
Urban Renewal Agency Chair

URBAN RENEWAL AGENCY

GOALS AND OBJECTIVES

WORK PLAN 2021



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

WORK PLAN 2021

URBAN RENEWAL AGENCY



GOAL 1 – PROVIDE OPPORTUNITIES FOR PUBLIC PARTICIPATION IN THE PREPARATION AND ADOPTION OF URBAN RENEWAL PLANS, PLAN AMENDMENTS, AND POLICIES

OBJECTIVE

ACTION

1.1 Establish an Urban Renewal Advisory Committee.

Approve URAC bylaws.

Negotiate Disposition & Development Agreement (DDA) to construct grocery store and affordable housing for URAC review and URA Board approval.

GOAL 2 – ADOPT A PRUDENT ANNUAL BUDGET TO MINIMIZE FINANCIAL RISK TO THE URBAN RENEWAL AGENCY AND THE CITY OF FOREST GROVE

OBJECTIVE

ACTION

- | | | |
|-----|---|--|
| 2.1 | Establish policies to guide strategic financial investments in the urban renewal area based on public benefit, documented financial need, scale of the project, and accepted underwriting principles. | |
| 2.2 | Evaluate tax increment revenue collections annually to minimize long term impacts to overlapping taxing districts. | Part of annual budget process. |
| 2.3 | Secure grant funding from regional, state, federal agencies, and private organizations to implement the urban renewal program and supplement tax increment revenue. | Pursue grants for URA programs.

Review stimulus programs for applicability. |

GOAL 3 – IMPROVE THE LOCAL INVESTMENT CLIMATE BY REDUCING FINANCIAL BARRIERS TO DEVELOPMENT AND REDEVELOPMENT WITHIN THE URBAN RENEWAL AREA

OBJECTIVE

ACTION

3.1 Capitalize a program to reduce development costs to the extent necessary to encourage private investment for projects proving a public benefit and resulting in appreciation of property values and efficient use of vacant and underutilized land.

Consider disposition alternatives for Site B.

GOAL 4 – PROMOTE A VIBRANT FOREST GROVE TOWN CENTER THROUGH STRATEGIC URBAN RENEWAL INVESTMENTS

OBJECTIVE	ACTION
4.1 Establish a program to encourage the preservation, conservation, and adaptive reuse of designated and contributing historic resources through improvements to the exterior and interior of buildings.	Continue Storefront Improvement Program, Parklet Pilot Program, and Installation Art Program, pending available funding.
4.2 In conjunction with the Economic Development Commission, assist business retention and expansion efforts in the Forest Grove Town Center.	Work with EDC on consideration of Main Street Program.
4.3 Identify a location and assist with funding construction of a public gathering place in the Town Center.	Select preferred alternative for the Festival Street, identify funding, complete design on preferred alternative.

GOAL 4 – PROMOTE A VIBRANT FOREST GROVE TOWN CENTER THROUGH STRATEGIC URBAN RENEWAL INVESTMENTS

OBJECTIVE

ACTION

4.4 Purchase property from willing sellers to implement the urban renewal program.

4.5 Encourage the construction of needed housing and mixed use development in the Town Center.

4.6 Encourage uses and amenities that support increased community uses in the Town Center.

Consider disposition alternatives for Site B.

Consider disposition alternatives for Site B.

Continue Storefront Improvement Program, Parklet Pilot Program, and Installation Art Program, pending available funding.

GOAL 5 – PROMOTE COMMERCIAL AND MIXED-USE REDEVELOPMENT OF SITES ALONG THE PACIFIC AVENUE CORRIDOR

OBJECTIVE

ACTION

5.1 Establish incentives to encourage a mixture of land uses including retail, office, and housing at strategic locations along the Pacific Avenue corridor through the creation of nodal development.

Consider disposition alternatives for Site B.

5.2 Work with the Economic Development Commission to market redevelopment opportunity sites to prospective developers.

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AGENDA ITEM #: _____

MEETING DATE: 04/12/2021

FINAL ACTION: WORK SESSION:

URBAN RENEWAL AGENCY BOARD STAFF REPORT

TO: *Urban Renewal Agency Board of Directors*

FROM: *Jesse VanderZanden, City Manager*

MEETING DATE: *April 12, 2021*

PROJECT TEAM: *Bryan Pohl, Community Development Director
Alex Dupey, MIG Consulting*

SUBJECT TITLE: *URA Presentation to Solicit Feedback on Festival Street Concepts*

ACTION REQUESTED:

	Ordinance	Order	Resolution		Motion	X	Informational
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X all that apply

BACKGROUND: Goal 4 of the City of Forest Grove's Urban Renewal Plan is to, "Promote a vibrant Forest Grove Town Center through strategic urban renewal investments." As part of that goal, in 2020 and 2021, the Urban Renewal Agency's work plan included Objective 4.3 to select a preferred alternative for the Festival Street, identify funding, and to complete the design on the preferred alternative.

In summer of 2020, staff issued a Request for Proposals (RFP) to hire a consultant to manage the project, draft preliminary design alternatives, and engage the public in the process. After a competitive process to secure the contract, the selection committee chose MIG Consulting, a local Portland-based firm. They began work in fall of 2020, and have steadfastly collected public input, engaged with the Technical Advisory Committee (TAC), and drafted some preliminary designs.

OBJECTIVE: Tonight's work session will be focused on received URA feedback on preliminary designs. Alex Dupey from MIG will be presenting, and all comments and questions are welcome.

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21st AVE. FESTIVAL STREET & DOWNTOWN STREETScape DESIGN CONCEPTS



URAB

PROJECT EXTENT



ONLINE SURVEY RESULTS

+400 Participants
Dec. 1st - Jan. 15th

Amenities + Features

- Flex space for businesses
- Public seating/gathering
- Variety of pedestrian amenities

Open Comments

- Parking
- Pedestrian friendly, lighting amenities
- Event programming

Planting

- Street tree canopy
- Native plants
- Movable planters

Seating

- Movable furniture
- Temporary/flex space
- Social seating

Lighting

- Pedestrian scale - extended hours/seasons

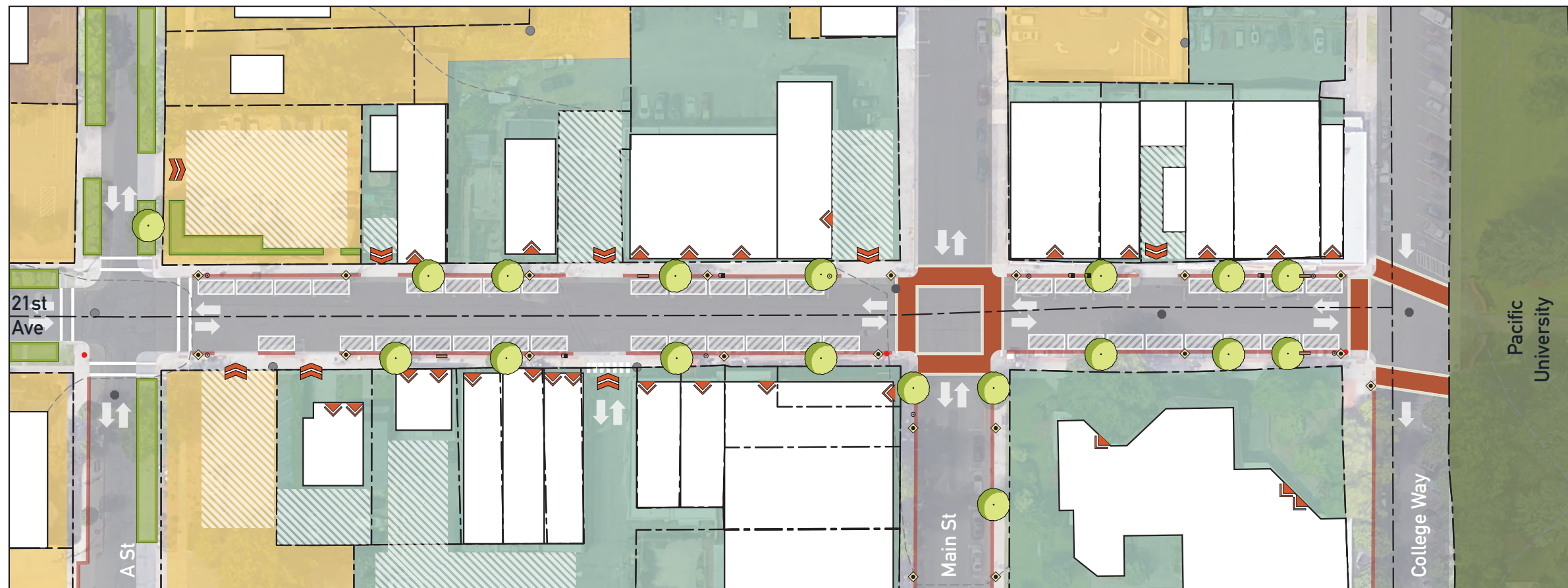
Art

- Chalk art festivals
- Wall murals
- Temporary/rotating exhibits

Events

- Outdoor markets
- Food truck festival
- Arts festival
- Live music/dancing
- Food/drink events
- University events
- Cultural/history festival

EXISTING CONDITIONS



LEGEND

- Building Footprint
- Topography (2' Contours)
- Parcels

ZONING

- Town Center Core
- Town Center Transitional
- Multifamily (High) Residential
- Multifamily (Low) Residential

CIRCULATION

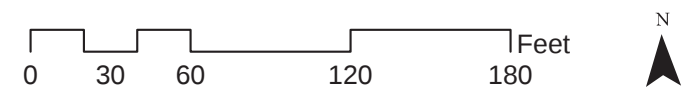
- Roadway
- Sidewalk
- Decorative Crosswalk
- Pedestrian Access
- Vehicular Access
- On-Street Parking
- Off-Street Parking

OTHER

- Fire Hydrant
- Manhole - Storm
- Manhole - Sewer

AMENITIES

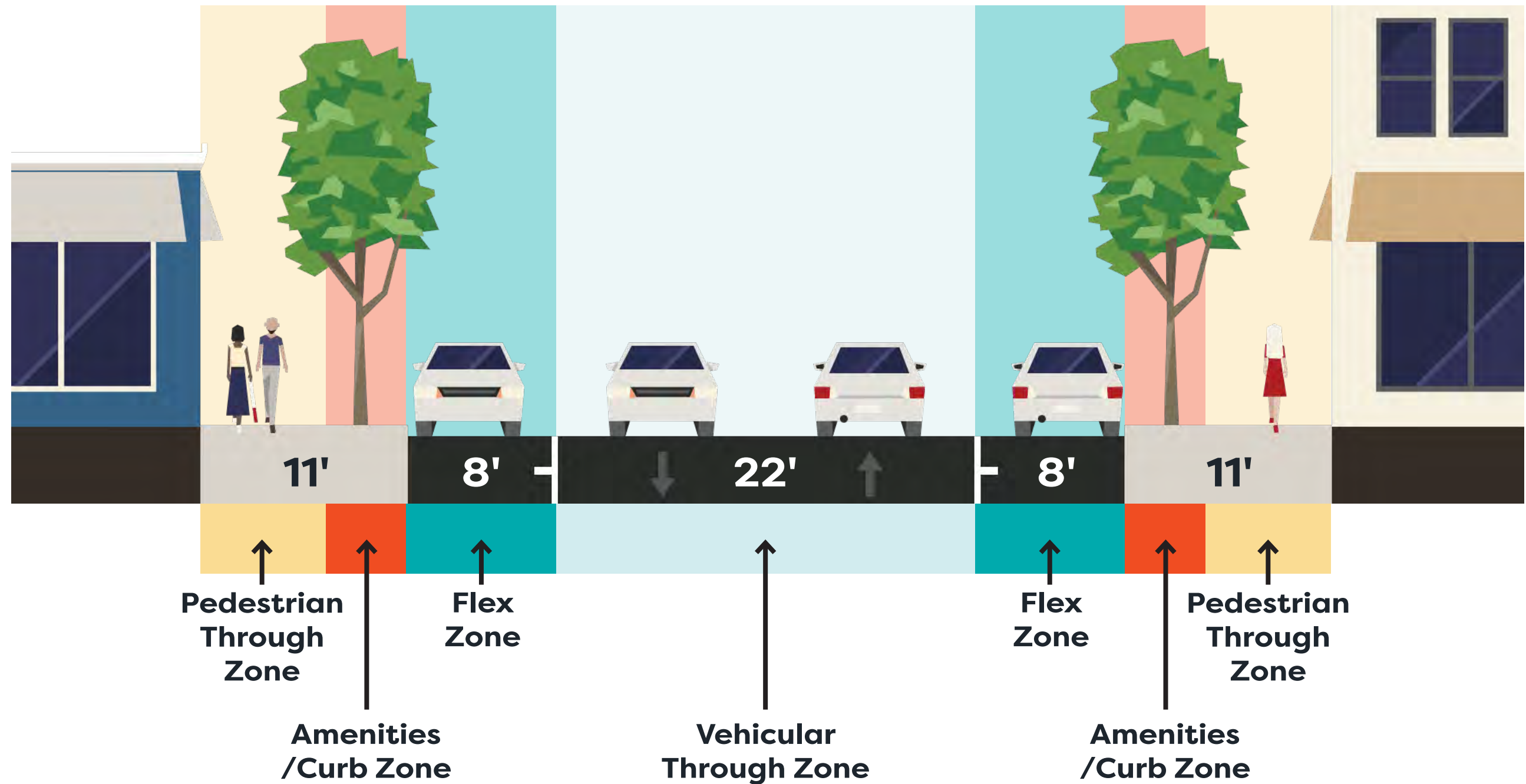
- Street Tree
- Planting Area
- Bench
- Light Pole
- Bike Parking
- Trash Receptacle
- Decorative Brick Band



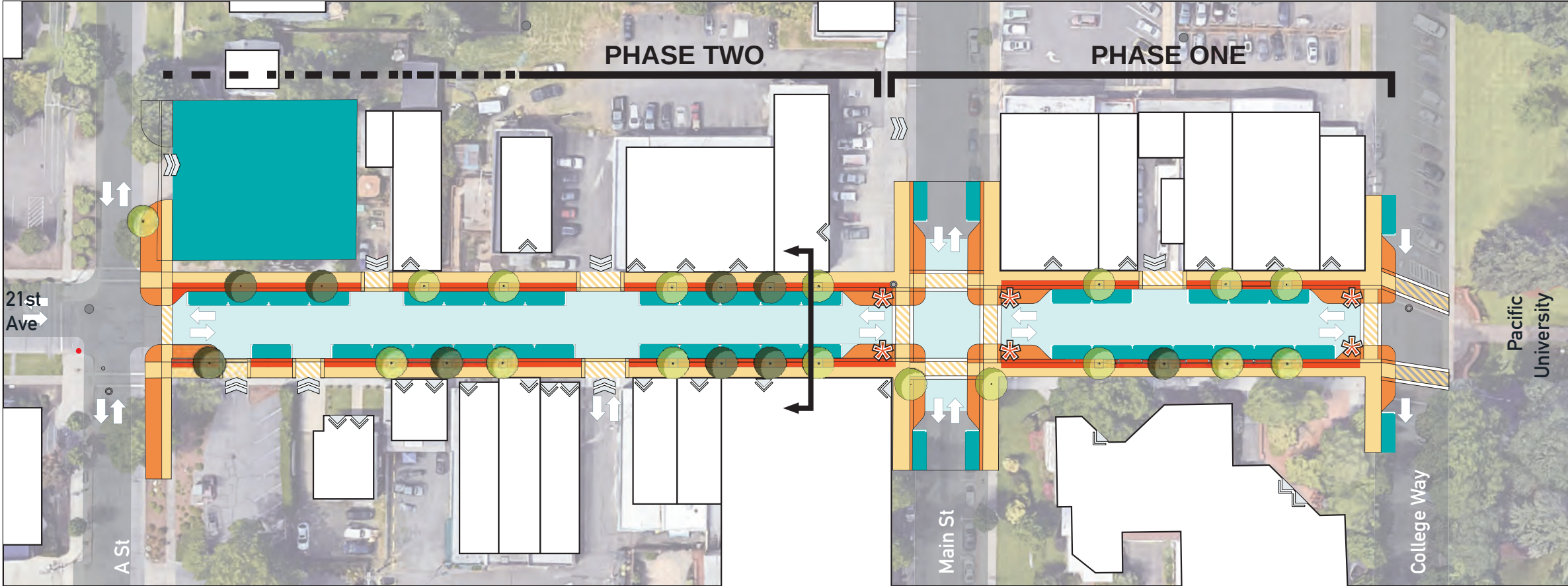
STREET ZONES

Pedestrian Through Zone	Amenities /Curb Zone	Buffer Zone	Flex Zone	Vehicular Through Zone
Accessible route	Street furniture, lighting, trees, bike parking...	Landscape planting, gateway/art, gathering	Parking, temporary seating, pop-up amenities/features	Curbless street, temporary closures for events

STREET ZONES: EXISTING



STREET ZONES: TWO-WAY OPTION



LEGEND

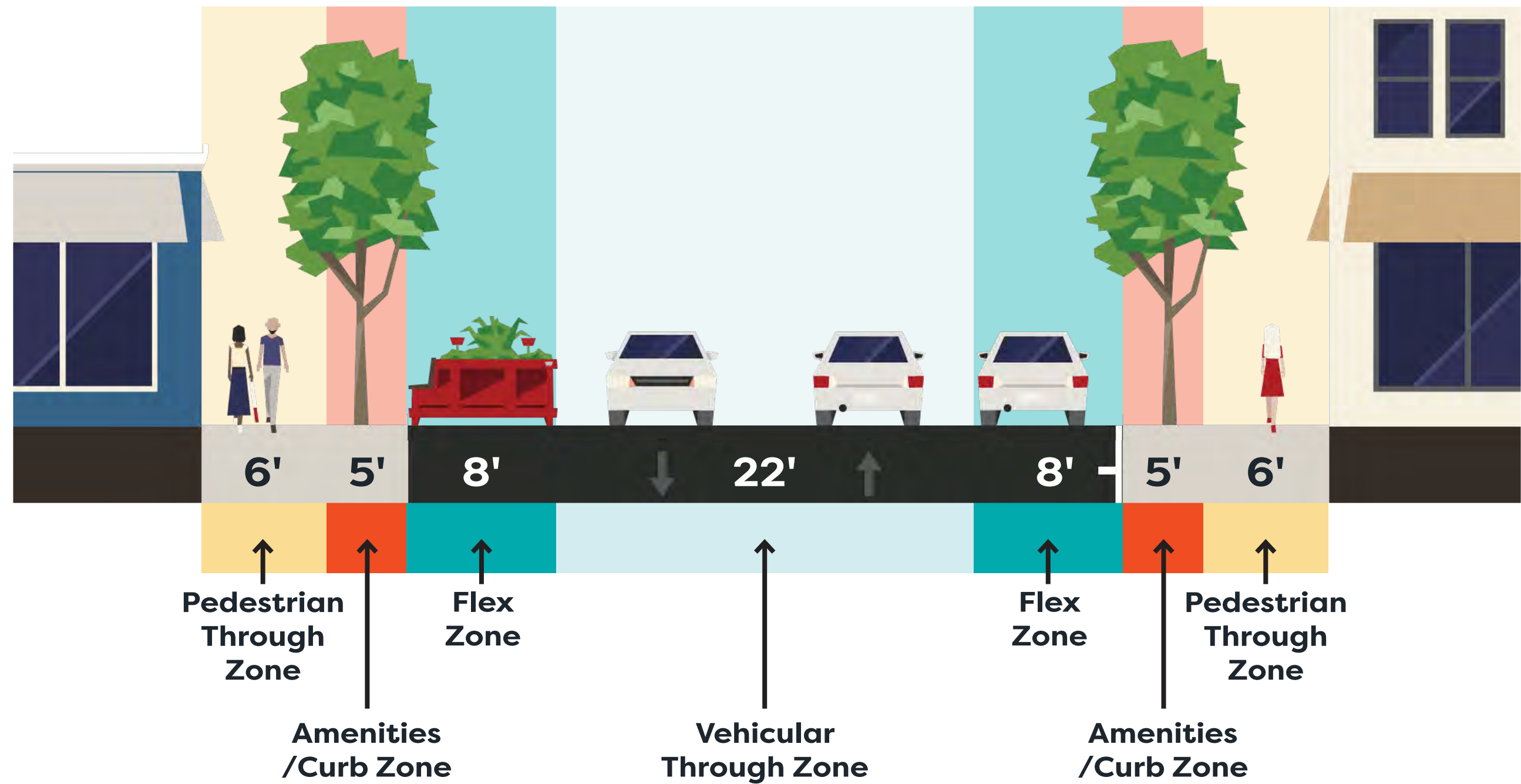
- Building Footprint
- Pedestrian Access
- Vehicular Access

STREET ZONES

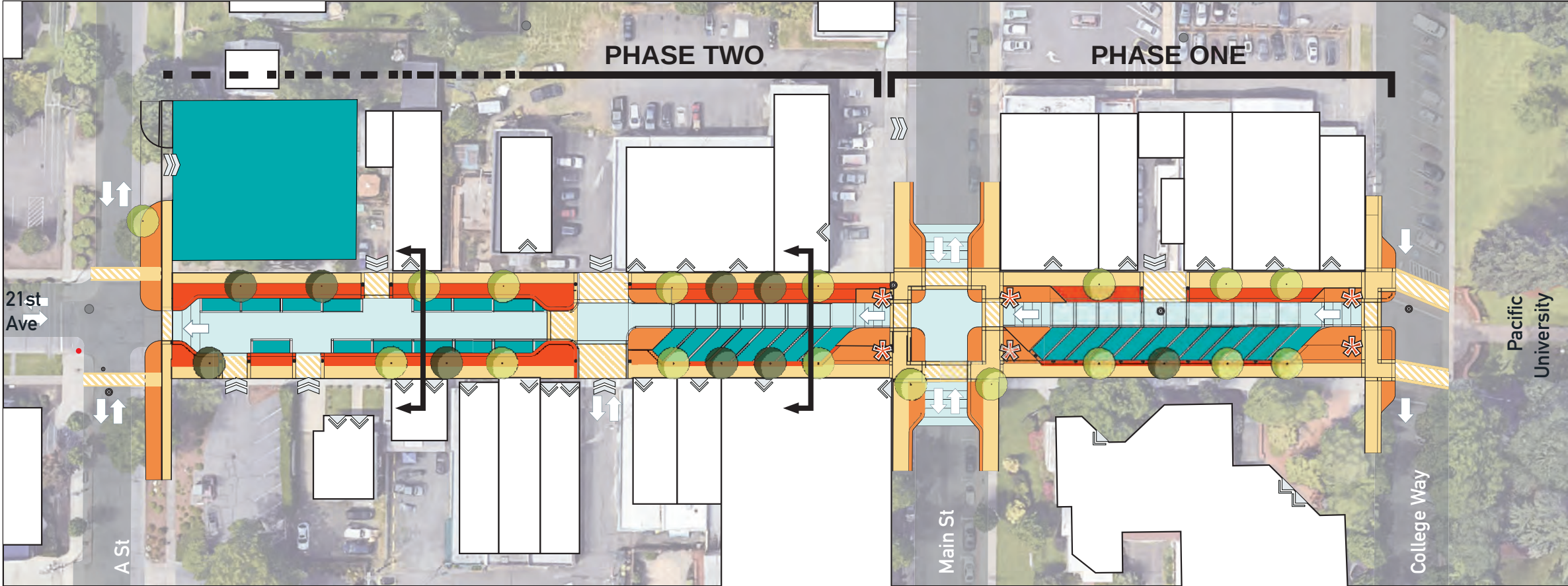
- Pedestrian Through Zone
Accessible pathway
- Amenities / Curb Zone
Street furniture, lighting, trees, bike parking...
- Buffer Zone
Landscape planting, gateway/art features, gathering spaces

- Flex Zone
Parking, stormwater/planters, bike parking, parklets
- Vehicular Through Zone
Curbless street, temporary closures for events
- Pedestrian Crossing

STREET ZONES: TWO-WAY OPTION (PARALLEL)



STREET ZONES: ONE-WAY OPTION



LEGEND

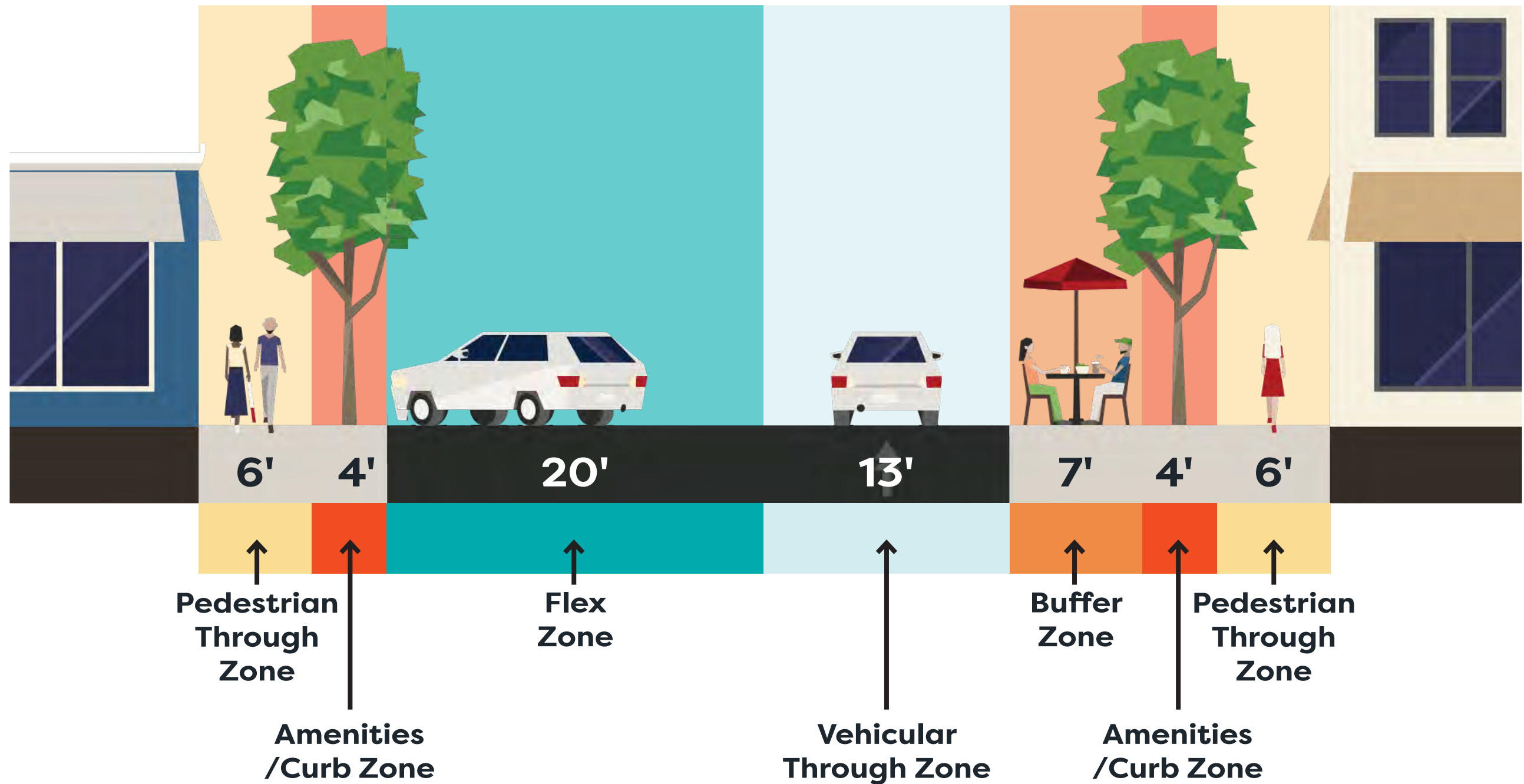
- Building Footprint
- Pedestrian Access
- Vehicular Access

STREET ZONES

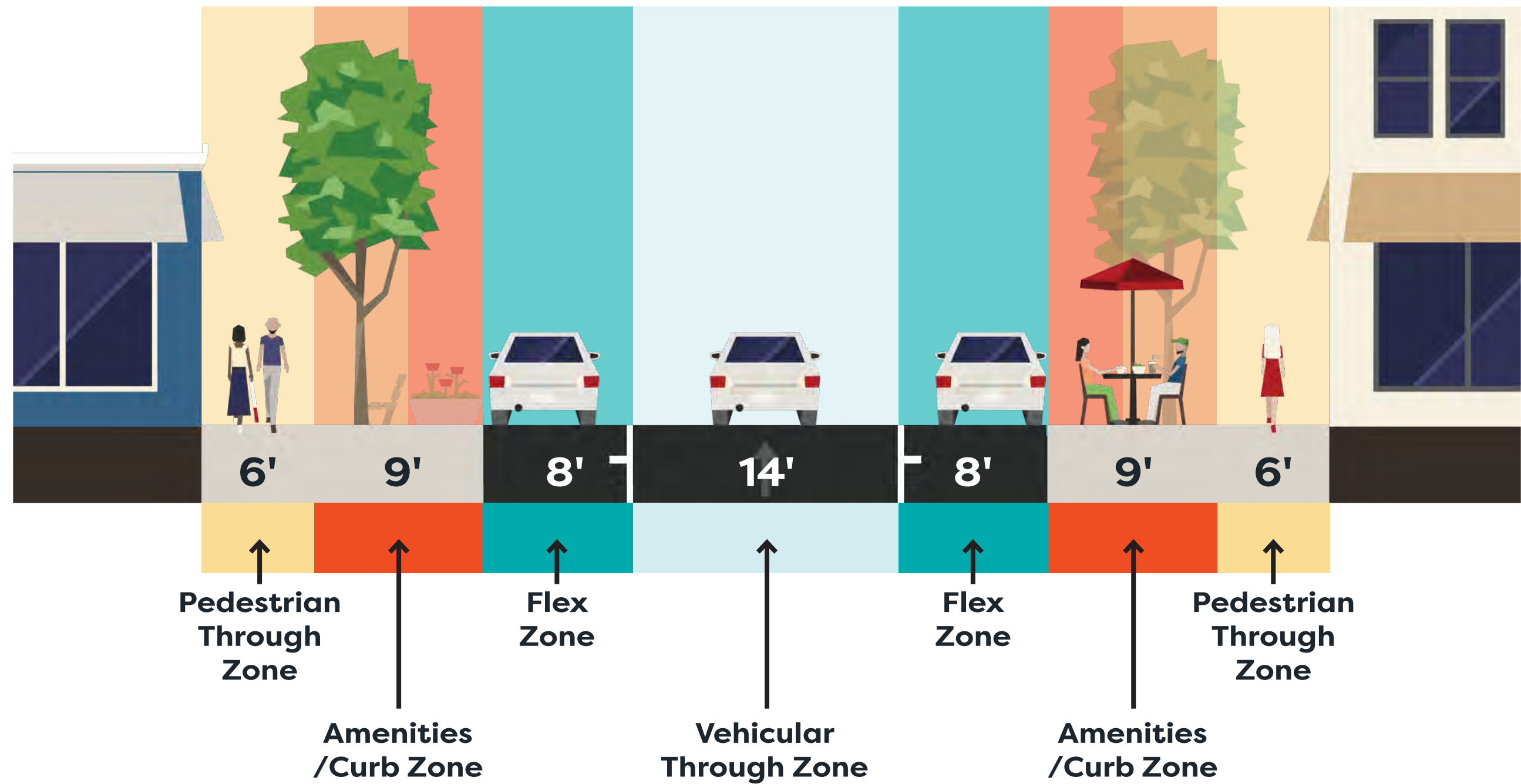
- Pedestrian Through Zone**
Accessible pathway
- Amenities / Curb Zone**
Street furniture, lighting, trees, bike parking...
- Buffer Zone**
Landscape planting, gateway/art features, gathering spaces

- Flex Zone**
Parking, stormwater/planters, bike parking, parklets
- Vehicular Through Zone**
Curbless street, temporary closures for events
- Pedestrian Crossing**

STREET ZONES: ONE-WAY OPTION (DIAGONAL)



STREET ZONES: ONE-WAY OPTION (PARALLEL)



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