



Monday, May 24, 2021

Urban Renewal Agency Meeting Minutes

6:30 p.m., Zoom Community Auditorium

***Minutes are unofficial until approved by the Urban Renewal Agency.
Urban Renewal Agency approved minutes as presented June 28, 2021.***

1. CALLED TO ORDER AND ROLL CALL:

Peter Truax, Urban Renewal Agency (URA) Director Chair, called the URA meeting to order at 6:42 p.m. via Zoom Webinar Video Conference.

COVID-19: Due to the emergency declaration resulting from COVID-19 (Coronavirus disease) and protocols, the Urban Renewal Agency Board of Directors conducted the meeting in a “hybrid” format allowing the public to attend both virtual and in-person in the Community Auditorium as spaced allowed. Members of the public could observe the meeting **LIVE on Zoom Webinar** or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming Channel 30. Written comments were accepted by 3:00 p.m. the day of the meeting.

ROLL CALL: URA DIRECTORS PRESENT ATTENDED BY ZOOM WEBINAR: Donna Gustafson; Kristy Kottkey; Timothy Rippe; Mariana Valenzuela; Malynda Wenzl, Vice Chair; and Peter Truax, Chair. **URA DIRECTORS ABSENT:** Elena Uhing.

STAFF PRESENT ATTENDED BY ZOOM WEBINAR: Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; and Anna Ruggles, City Recorder (in the Community Auditorium).

ZOOM ATTENDEES: 1

2. PUBLIC COMMENT: None.

3. CONSENT AGENDA:

- A. Approve Urban Renewal Agency Meeting Minutes of April 12, 2021.
- B. Approve Urban Renewal Agency Work Session (Festival Street) Meeting Minutes of April 12, 2021.

MOTION: Director Rippe moved, seconded by Director Gustafson, to approve the Consent Agenda as presented. **ROLL CALL VOTE:** **AYES:** Directors Gustafson, Kottkey, Rippe, Valenzuela, Director Vice Chair Wenzl, and Director Chair Truax. **NOES:** None. **ABSENT:** Director Uhing. **MOTION CARRIED 6-0.**

4. **ADDITIONS/DELETIONS:** None.
5. **PRESENTATIONS:** None.
6. **URA RESOLUTION NO. 2021-02 AUTHORIZING APPROVAL OF AMENDMENT NO. 1 TO EXCLUSIVE NEGOTIATING AGREEMENT WITH WELSHCORP, D.B.A. FRESHFOODS AND MFF PROPERTIES, LLC, (DEVELOPER), FOR PROPERTY KNOWN AS SITE B AND AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE AGREEMENT ON BEHALF OF 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 Amendment No. 1 to the Exclusive Negotiating Agreement (ENA), between the URA and WelshCORP, D.B.A. FreshFoods and MFF Properties, LLC (Developer). Downey advised the Developer is working to finalize the project on Agency-owned Site B (Times-Litho), a 0.96-acre site located in downtown at the corner of Pacific Avenue and B Street. The Developer received an automatic 120-day extension as provided by Article 2 of the Agreement, which expired on May 28, 2021. 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 Amendment No. 1 grants an extension of time until October 31, 2021, for the Developer to finalize the project, including approval of the affordable housing component of the project from Washington County. The Agency is agreeable to an additional extension of time to complete the Disposition and Development Agreement (DDA) as the project has a good probability of success. The current proposed project is an approximate 2,000 square-foot grocery store with up to 20 affordable-housing apartments above the grocery store. Half the units are projected to be for up to 60 percent of the County's Area Median Income (AMI) with the other half of the units for up to 80 percent of AMI.

Before proceeding with Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2021-02.

VanderZanden read URA Resolution No. 2021-02 by title.

MOTION: Director Vice Chair Wenzl moved, seconded by Director Valenzuela, to approve URA Resolution No. 2021-02 Authorizing Approval of Amendment No. 1 to Exclusive Negotiating Agreement with Welshcorp, D.B.A. Freshfoods and MFF Properties, LLC, (Developer), for Property Known as Site B and Authorizing Executive Director to Execute Agreement on behalf of Urban Renewal Agency.

Board of Directors Discussion:

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

above motion.

ROLL CALL VOTE: AYES: Directors Gustafson, Kottkey, Rippe, Valenzuela, Wenzl and Director Chair Truax. NOES: None. ABSENT: Director Uhing. MOTION CARRIED 6-0.

7. **ADJOURNMENT:**

Director Chair Truax adjourned the URA regular meeting at 6:49 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder