



URBAN RENEWAL AGENCY MEETING AGENDA
MONDAY, OCTOBER 11, 2021
8:00 PM – ZOOM WEBINAR
COMMUNITY AUDITORIUM, 1915 MAIN STREET

Zoom Video Conferencing
Public Webinar ID: 813 0162 2685
Pass Code: 101121
Click Link:

<https://us06web.zoom.us/j/81301622685?pwd=YmlzeHZFMXdaRG15L3IPWDVLZHQvUT09>

8:00 PM URBAN RENEWAL AGENCY REGULAR MEETING

8:30 PM URBAN RENEWAL AGENCY WORK SESSION (SITE B)

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>.

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
OCTOBER 11, 2021
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- | | |
|--|--|
| 8:00 | 1. <u>URBAN RENEWAL AGENCY REGULAR MEETING:</u>
Call to Order and Roll Call. |
| 8:05
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 . <ul style="list-style-type: none">• Zoom Attendees: Please use the "Raise Hand" option. Please introduce yourself and ask your question or provide your comment. Click the "Chat" tab to type a question or comment. |
| 8:10
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). <p style="margin-left: 40px;">A. Approve Urban Renewal Agency Meeting Minutes of June 28, 2021.</p> |
| | 4. <u>ADDITIONS/DELETIONS:</u> <ul style="list-style-type: none">• <i>Executive Director</i>• <i>Proposed by Directors</i> |
| | 5. <u>PRESENTATIONS:</u> |
| Bryan Pohl, Community Development Director | 8:15
10mins 5.A. <ul style="list-style-type: none">• <i>Open Aire Gallery Art Selection</i> |
| 8:25 | 6. <u>ADJOURNMENT:</u> |
-
- | | | |
|--|------|--|
| PowerPoint Presentation
Dan Riordan, Senior Planner
Bryan Pohl, Community Development Director
Jesse VanderZanden, Executive Director | 8:30 | <u>URBAN RENEWAL AGENCY (URA) WORK SESSION:
SITE B</u>
No public comment will be taken. The Urban Renewal Agency will take no formal action during the work session. |
| | 9:30 | <u>ADJOURNMENT:</u> |
-



3A

Monday, June 28, 2021

Urban Renewal Agency Meeting Minutes

9:10 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 9:51 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 REMOTELY: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; and Bev Maughan, Executive Assistant. **STAFF ABSENT:** Anna Ruggles, City Recorder.

2. PUBLIC COMMENT SIGN-IN: None.

3. CONSENT AGENDA:

- A. Approve Urban Renewal Agency Executive Session (Property Transactions) Meeting Minutes of May 24, 2021.
- B. Approve Urban Renewal Agency Meeting Minutes of May 24, 2021.

MOTION: Director Vice Chair Wenzl moved, seconded by Director Kottkey, to approve the Consent Agenda as presented. **ABSENT:** Director Uhing. **MOTION CARRIED 6-0 by voice vote.**

4. ADDITIONS/DELETIONS:

Executive Director: None.
Proposed by Directors: None.

5. PRESENTATIONS: None.

PUBLIC HEARING AND URA RESOLUTION NO. 2021-03 ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND DECLARING THE TAX INCREMENT FOR FISCAL YEAR COMMENCING JULY 1, 2021, AND ENDING JUNE 30, 2022

Staff Report:

Downey presented the above-proposed resolution for Board consideration, noting the URA Budget Committee approved at its meeting of June 8, 2021, a proposed budget of \$1,022,287 and declared tax increment be collected for Fiscal Year commencing July 1, 2021, and ending June 30, 2022. In conclusion of the above-noted staff report, Downey advised staff is recommending approval of the proposed URA budget for Fiscal Year commencing July 1, 2021, and ending June 30, 2022, noting staff is not proposing any change to the budget approved by the URA Budget Committee.

Before proceeding with Public Hearing and Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2021-03.

VanderZanden read URA Resolution No. 2021-03 by title.

MOTION: Director Vice Chair Wenzl moved, seconded by Director Rippe, to adopt URA Resolution No. 2021-03 Adopting the Budget, Making Appropriations, and Declaring the Tax Increment for Fiscal Year Commencing July 1, 2021, and Ending June 30, 2022.

Public Hearing Opened:

Director Chair Truax opened the Public Hearing and explained hearing procedures.

Testimony Heard:

No one testified and no written comments were received.

Public Hearing Closed:

Director Chair Truax closed the Public Hearing.

Board of Directors Discussion:

Hearing no discussion 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 9:58 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

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<u>CITY RECORDER USE ONLY:</u>	
AGENDA ITEM #:	<u>5. A.</u>
MEETING DATE:	<u>10/11/2021</u>
FINAL ACTION:	<u>Presentation</u>

URBAN RENEWAL AGENCY STAFF REPORT

TO: *Urban Renewal Agency Board of Directors*

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

MEETING DATE: *October 11, 2021*

SUBJECT TITLE: *Open Aire Art Gallery Selection*

ACTION REQUESTED:

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

X all that apply

BACKGROUND:

The Urban Renewal Advisory Committee (URAC) and URA Board of Directors approved the Open Aire Art Gallery as a conceptual program in 2020. At the outset, the program was to incorporate five locations throughout the Urban Renewal Area, with art on loan from the artist, with the City purchasing one piece every couple years. However, after two successive calls for art, no proposals were received. This led the Public Arts Commission (PAC) to re-evaluate the program and consider purchasing art at the onset of the program, instead of later in the program, in an effort to spur the program forward.

On July 22, the PAC approached the URAC about purchasing two pieces of art to spur the program forward, keeping within the original budget of \$20,000. The two locations that were selected for the artwork were the plinth in the Library breezeway and the plinth at the Rotary Garden, near the US flag. These plinths have been constructed. If the program proves successful, additional plinth locations have been identified. The proposal was approved by the URAC and the PAC and was reported to the Council in the City Manager's Report. The call for art was published on August 12, with a September 24th deadline. Five proposals were received. The selection committee, comprised of URAC and PAC members, met on September 29 and selected the attached artwork for approval by the URA Board.

The selection committee, comprised of URAC and PAC members, met on September 29 and selected the attached artwork for approval by the URA Board. While many proposals were received, only one was selected. "Seven Generations" attached has been selected for the plinth location by the Rotary Garden.

RECOMMENDATION:

The Call for Art stipulates the URA Board must approve the proposals. In the past, the PAC has presented the artwork and the Council or Board has consented through no opposition. The other option is the Board could approve the artwork via a voice vote.

ATTACHMENTS:

- 1) Selected proposal

Call for Art: Open Aire Gallery Proposal Submission Form

Lead Artist Name Cat Tweedie Ball
Company.....
Address 3278 Hillside Way
City Forest Grove State OR Zip code 97116
Telephone 617-312-9572 Cell Phone 617-312-9572
E-mail catherine.tweedie@gmail.com
Website www.cattweedieball.com

Names of other participating Artists, if applicable:

.....
.....
.....

1. Project Description:

Specify the types of materials to be used and include technical information regarding the materials durability, longevity and toxicity.

"Seven Generations" is a physical representation of the ancient Haudenosaunee (Iroquois) philosophy that decisions we make today should provide for a sustainable world seven generations in the future. The sculpture includes 126 seven inch bronze cast bodies with each generation holding up the feet of the generation after them. In this way, we see how a single person seven generations from now has 125 direct ancestors in the previous 6 generations. The originals for these bodies would be sculpted and molded in Forest Grove and cast at family-run Firebird Bronze in Troutdale, OR. I would TIG weld together the bronze bodies with bronze filler wire. The 126 figures are 49" tall x 24" x 24", mounted on a bronze plate attached to a mild steel base 4" tall.

This sculpture raises many powerful questions and it is my hope to offer one or more community gatherings around the sculpture to reflect as a community.

- * What have our ancestors contributed to the lives we live today? What resources have they offered us through their survival of the challenges of their time? (through DNA, material resources, family culture and history)
- * What emotions arise as we reflect on what we've been offered through the lives and energy of our ancestors?
- * What world do we want to offer our descendants seven generations from now?
- * What decisions today would lead to that desired offering for our descendants?

The sculpture itself is made entirely out of bronze, which is corrosion resistant and will last for decades. The mild steel base will last for many years, especially if an anti-graffiti anti-ultraviolet coating (Sculpt Nouveau's Shields Up Anti-Graffiti Coating) is re-applied every two years to prevent rust from forming. No part of the sculpture should be ingested, but there is no toxicity risk from coming near to or touching the sculpture. Re-application or protective coatings should only be performed in accordance with manufacturer's instructions, and should only be performed with a respirator, gloves and protective eyewear.

2. Brief Description of Related Experience:

I am a sculpture artist, facilitator, and materials scientist living in Forest Grove. I earned a PhD in materials science from MIT and have been designing, creating, and installing commissioned sculpture art indoors for private homes and offices and outdoors in commercial and public spaces for the last ten years. I facilitate a monthly women's group for local women called "Women of the Grove" based in meditation, movement, and speaking and listening from the heart. In this sculpture I wish to combine my work creating connective spaces with my practice of creating beautiful and meaningful art.

3. Artwork Installation Plan:

I will pre-drill holes in the mild steel base for connecting to the concrete base. I will drive the sculpture from my house in our private vehicle and park next to the installation site. With the help of my partner and brother in law (if needed) we will lift the sculpture in place on the concrete base. Once it is well-positioned, we will mark the holes to be drilled in the concrete and then move the sculpture while we use a hammer drill to drill holes appropriately deep. Then we will reposition the sculpture, fill about 75% of hole with anchoring adhesive (like Anchor Fix by Sika), and tighten bolts into place.

4. Artwork Maintenance Plan: See sample plan at the end of the Call for Art.

Public Art Project: Seven Generations, steel and bronze, location TBD, 54" tall x 24" x 24".

Creation of the sculpture was completed in September 2021 and coated with three layers of Sculpt Nouveau's Shields Up Anti-Graffiti Coating applied according to manufacturers instructions on September XX 2021. The spray paint cans were used for even distribution.

Recommended Maintenance

Periodic inspection of sculpture is recommended, at least once a year, to check areas where protective coating might need to be re-applied. A new anti-graffiti and anti-ultraviolet coating should be applied in 2-3 coats every two years. If a new coating is needed in less than two years, you might observe a patina shift in the bronze or the beginning of rust forming on mild steel. Any re-application of the protective coating should be according to the manufacturer's instructions of Sculpt Nouveau's Shield's Up Anti-Graffiti Coating. The sculpture should be wiped clean with a damp cloth and dried fully before applying a new protective coating. If there is a build up of dirt, use a mixture of Dawn dish soap and water to clean the sculpture before rinsing and drying thoroughly.

☐

As a proposer for the opportunity to complete this outdoor art project for the City of Forest Grove, I certify that I am at least eighteen years of age. I also certify that all works submitted represented as my work are the product of my creation and no other. I further certify that all statements made in this proposal are true to the best of my knowledge.

☒

I understand that the City of Forest Grove may make duplicates of my images and proposal materials solely for the purpose of consideration of my proposal.

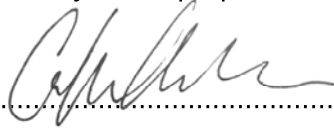
☒

I understand that any liability for loss or damage to my proposal or images is not the responsibility of the City of Forest Grove or the Selection Committee to review proposal.

☒

I have examined all parts of the Call for Art and understand the costs of submitting a proposal are solely the responsibility of the proposer and the City of Forest Grove is not liable for those costs.

Proposer Signature.....



Date..... 26 May 2021

Send Complete Proposal to

1. Mail to:

Public Arts Commission Art Proposal
PO Box 326
Forest Grove, OR 97116

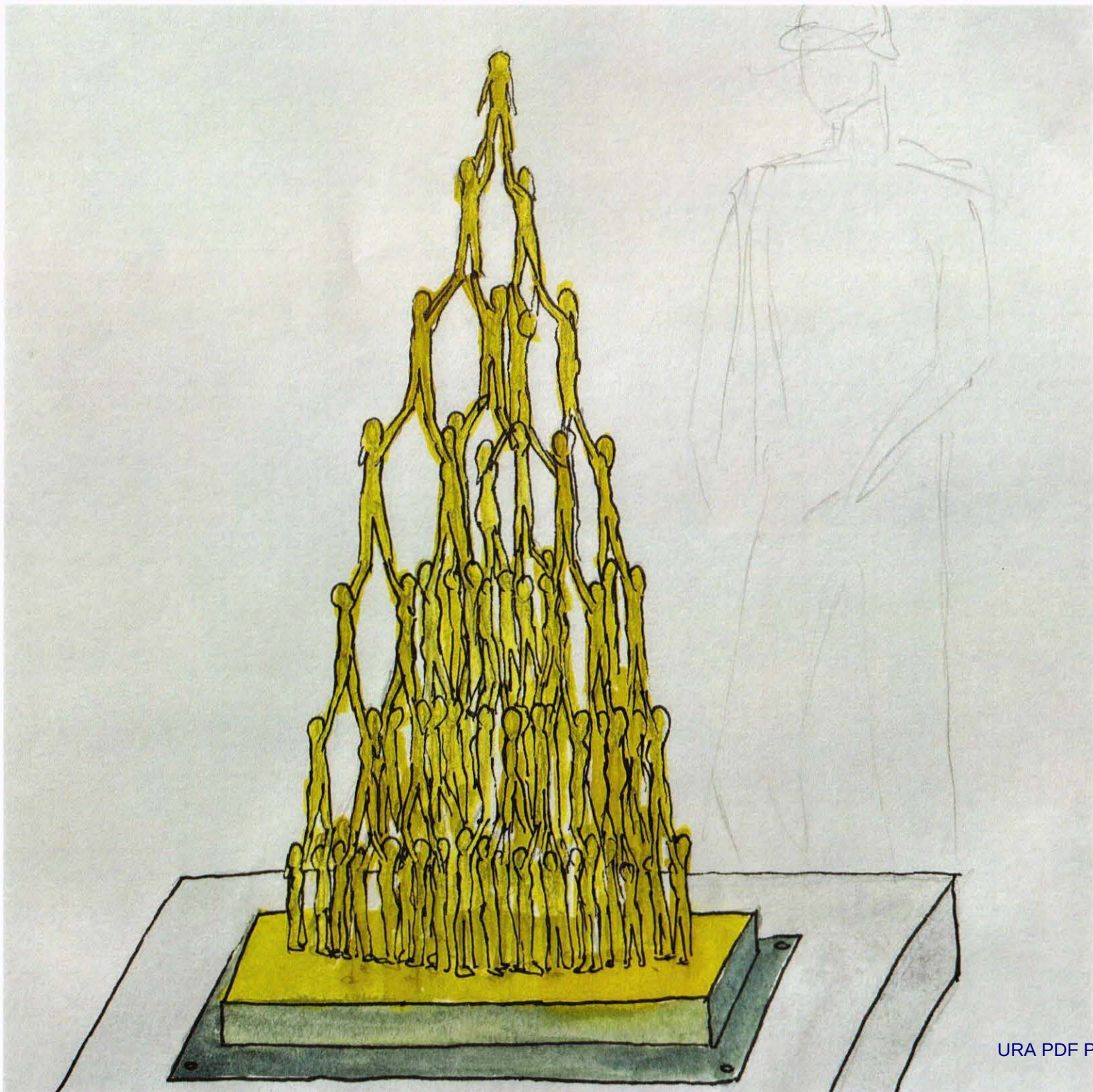
2. Email to:

publicartscommission@forestgrove-or.gov

Submit online at:

<https://www.forestgrove-or.gov/openairegallery>

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COLOR SAMPLES

Mild steel with clear protective coating



Bronze casting (without patina) with clear protective coating



Bronze casting with a blackish-blue patina and clear protective coating



Site B Options

Work Session

Bryan Pohl,
Community Development
Director

Paul Downey,
Asst. City Manager and
Finance Director



PURPOSE

Address objectives in 2021 Urban Renewal Agency (URA) Work Plan:

- **Consider disposition alternatives for Site B**
- **Negotiate a Disposition and Development Agreement for Site B**

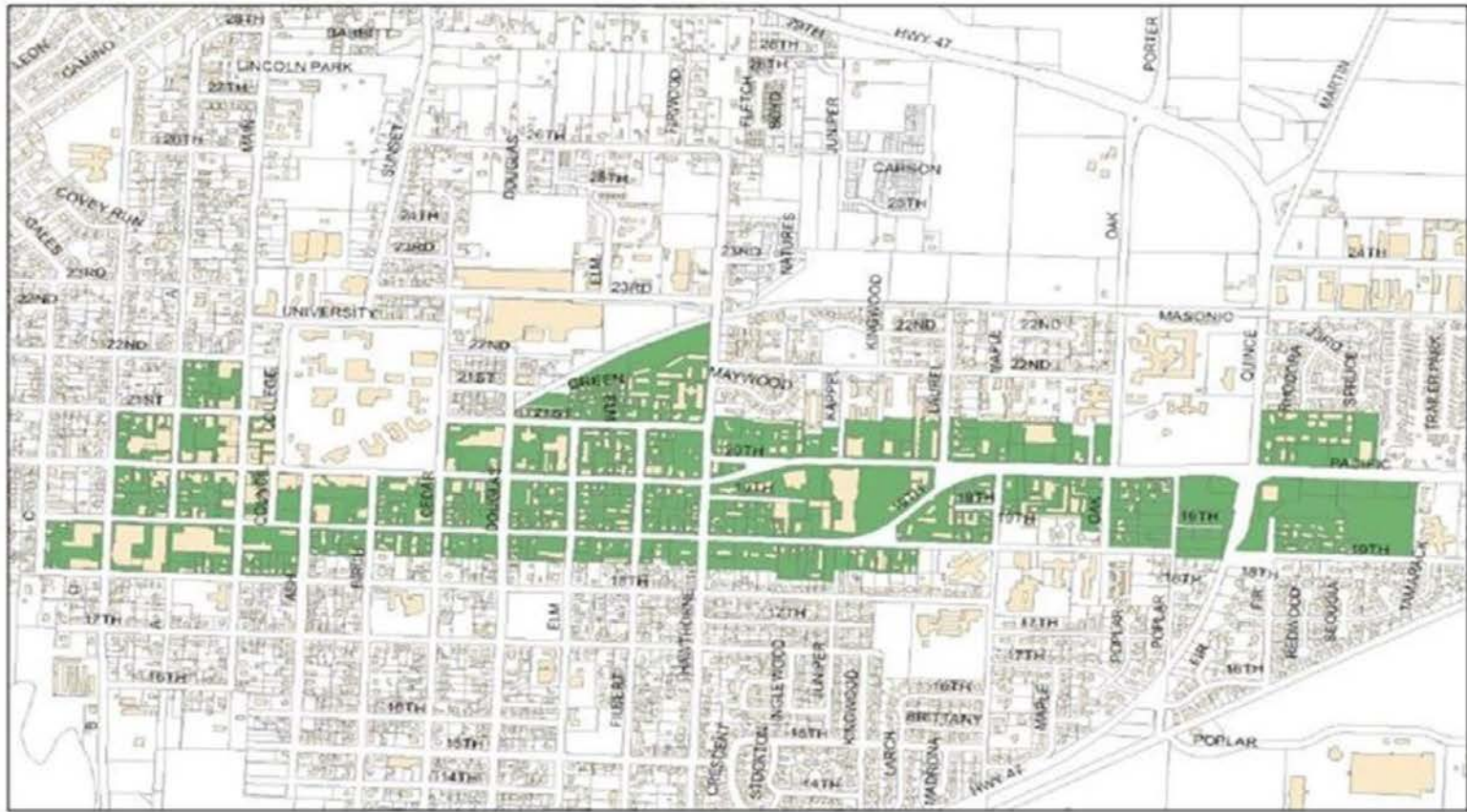
Seek consensus on project next steps

URA PLAN GOALS

- **Increase the taxable value of property within the URA to the eventual benefit of all taxing districts.**
- **Further eliminate blight and blighting influences**
- **Improve the utilization of land within the Urban Renewal Area**
- **Encourage private investment and job creation**



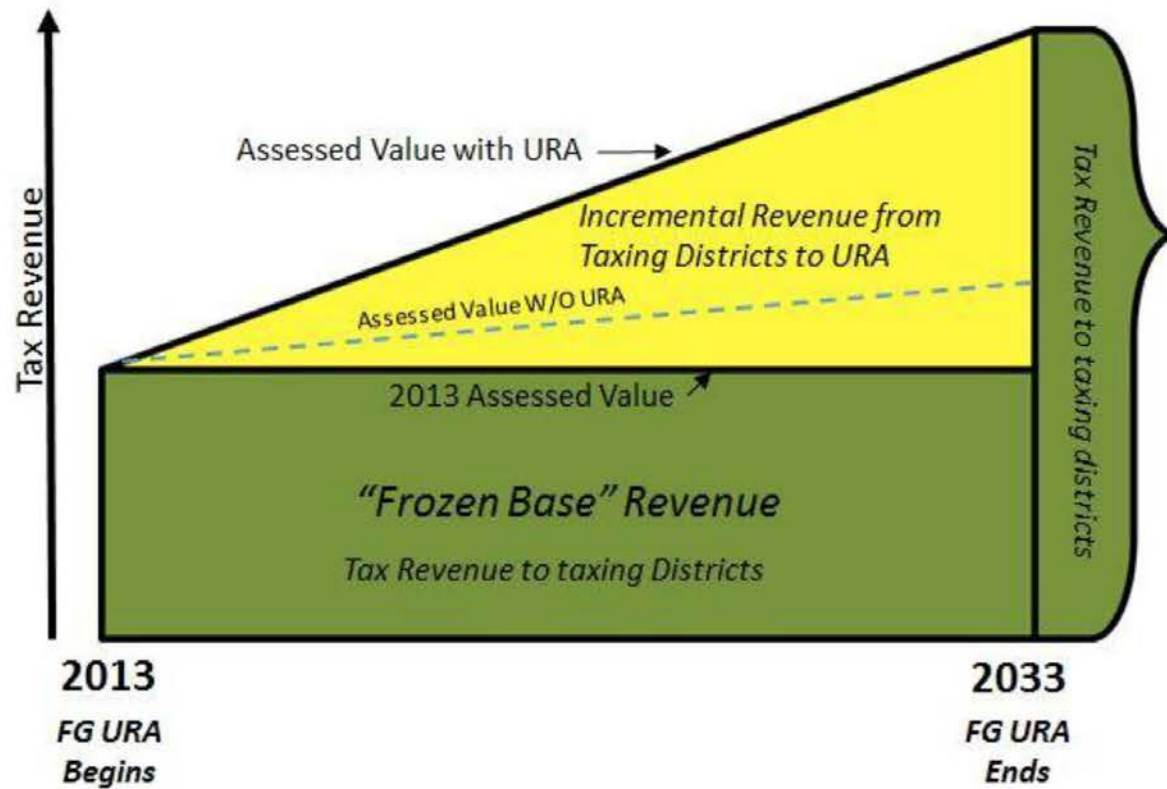
URA Area



Forest Grove Urban Renewal Area

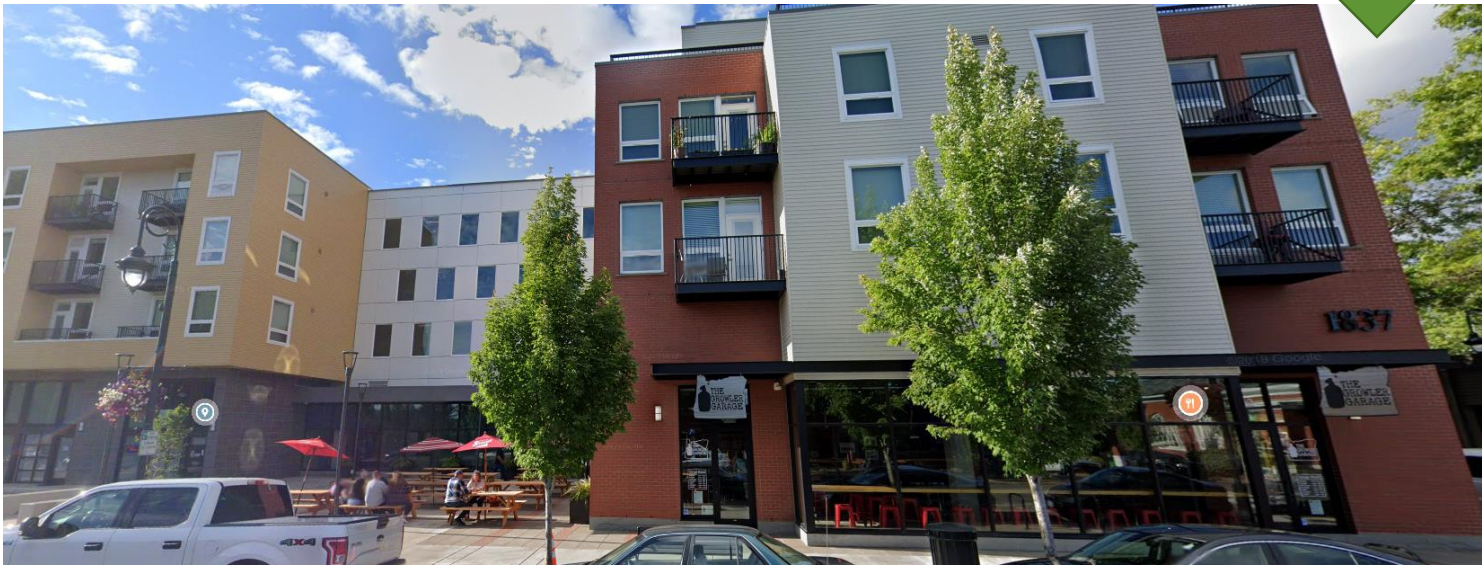


TIF Funds





This + URA Action = THIS



SITE B- THE PROPERTY

2.68-acre overall site acquired by the URA in 2012

- **1.56 acres developed as the Jesse Quinn in 2017.**
- **1.12 acres remain undeveloped - termed “Site B”.**



SITE B VISION

The stated vision for redevelopment of Site B in the RFP is:

- **Enhance the downtown and adjacent neighborhood**
- **Maximize taxable assessed value**
- **Encourage new investment and development that brings people downtown**
- **Provides tangible benefit to the urban renewal area and City such as needed retail, services, housing and/or employment**
- **Provide a transition between the downtown and residential commercial districts**
- **Attracts a mix of uses including retail**
- **May contain a mix of housing types. If housing is proposed, preference will be given to projects with 30% of the housing affordable to households with incomes not exceeding 60% of Washington County's median household income.**

SITE B PROCESS

- **Visioning Session – 11/25/2019**
 - **Discussed an array of possible options for a Request for Proposals (RFP)**
 - **Consensus to openly advertise RFP**
 - **Commercial required / Grocery store preferred**
 - **Housing preferred but not required / if proposed, 30% must be meet affordable requirement of 60% or lower median income.**
- **RFP Review and Approved by URA Board – 1/27/2020**
- **RFP issued – 2/5/2020**

FRESH FOODS PROPOSAL

- One proposal received: Fresh Foods
 - Downtown grocery store of approx. 20,000 sq. feet and providing some products not currently available in FG.
 - 12-16 units of affordable housing



EXCLUSIVE NEGOTIATING AGREEMENT (ENA)

- **Agreement between parties that a specific proposal resulting from the RFP is accepted and if approached by a third party that neither party will enter into negotiations with another party during the term of the agreement.**
- **Usually done when the refinement of a proposal is expected to take significant investment of time and financial resources.**
- **Original ENA approved by Board on July 13, 2020**
- **Signed and effective July 28, 2020.**
- **Automatically Renewed on January 28, 2021 until May 28, 2021**
- **On May 24, 2021, URA Board Approved an extension until October 31, 2021**

CURRENT CONSTRAINTS

During developer's due diligence, the issues arose:

- **Affordable Housing**
 - Not a candidate for Metro Housing Bond funds
 - Banks will not finance
 - Private money will only finance for far higher number of units
- **Potential URA/City incentives are not sufficient for entire project as proposed**
- **Parking**
 - Not required for commercial
 - Required for residential
- **Traffic and Parking Analysis**
 - Completed by DKS
 - Assumed 20 housing units
 - 56 spaces recommended for grocery
 - 24 required for residential
 - Concluded traffic impact not a prime concern; however, parking was a concern.



OPTIONS

- **Developer has stated the grocery store alone can be accomplished but that the housing portion of the project as proposed will not work. URA Board can accept the project as a grocery store with no housing element and direct staff to begin negotiations on a Disposition and Development Agreement (DDA). ENA would not need to be extended as the project has been accepted and DDA negotiations would be occurring.**
- **Extend the current ENA to allow the URA Board more time to consider the grocery store only concept. Developer does not need more time as they indicated housing does not work for them.**
- **Allow the ENA to expire and issue a new RFP if the grocery store only is not an acceptable proposal to the Board. RFP must be based on URA goals. This option would not prevent staff from continuing to work with Fresh Foods on the existing proposal but would also allow the URA to consider other proposals that may be received.**



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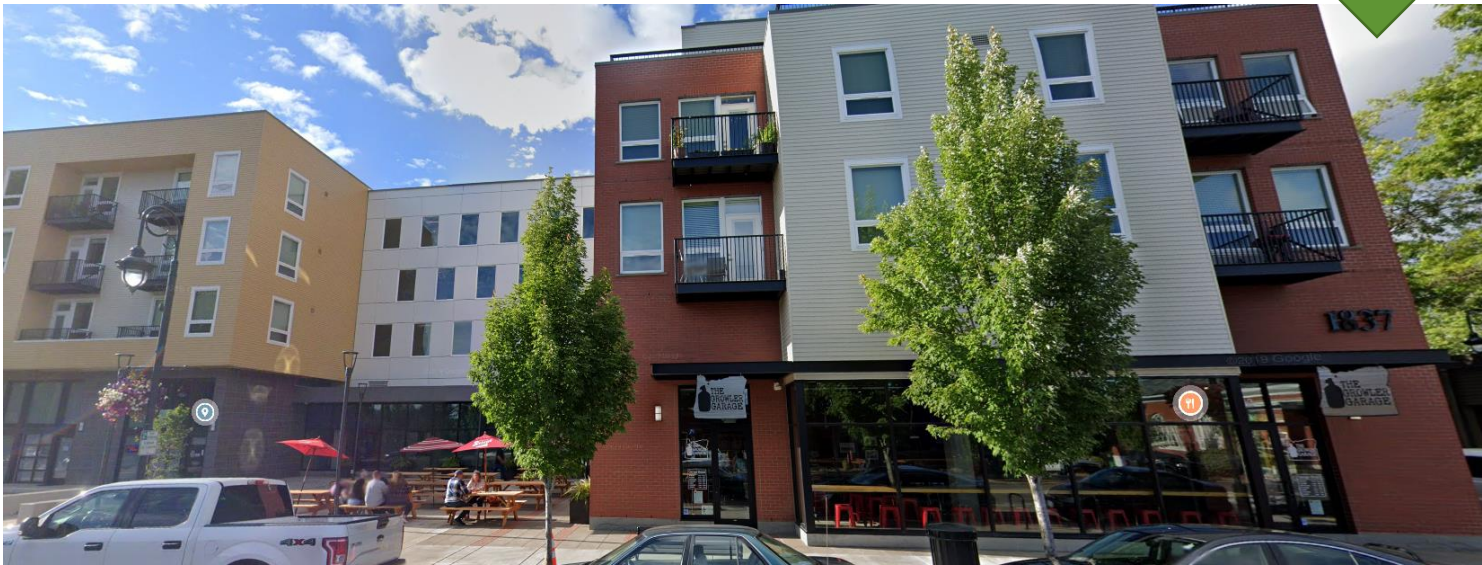
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