



Monday, October 25, 2021
Urban Renewal Agency Meeting Minutes **9:00 p.m., Community Auditorium**

*Minutes are unofficial until approved by the Urban Renewal Agency.
Urban Renewal Agency approved minutes as presented March 21, 2022.*

1. CALLED TO ORDER AND ROLL CALL:

Malynda Wenzl, Urban Renewal Agency (URA) Director Vice Chair, called the URA meeting to order at 9:02 p.m. via Zoom Webinar Video Conference. The meeting was held in a “hybrid” format allowing the public to attend both virtually and in-person in the Community Auditorium. Members of the public could observe the meeting **LIVE** on **Zoom Webinar** or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming.

ROLL CALL: URA DIRECTORS PRESENT ATTENDED BY ZOOM WEBINAR:

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

STAFF PRESENT ATTENDED BY ZOOM REMOTELY: Jesse VanderZanden, City Manager; Paul Downey, Assistant City Manager/Finance Director; and Anna Ruggles, City Recorder.

2. PUBLIC COMMENT: None. No testimony was heard via Zoom.

3. CONSENT AGENDA:

A. Approve Urban Renewal Agency Meeting Minutes of September 13, 2021.

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

4. ADDITIONS/DELETIONS:

Executive Director: None.

Proposed by Directors: None.

5. PRESENTATIONS: None.

6. URA RESOLUTION NO. 2021-04 AUTHORIZING APPROVAL OF AMENDMENT NO. 2 TO THE EXCLUSIVE NEGOTIATING AGREEMENT (ENA) WITH WELSHCORP, D.B.A. FRESHFOODS AND MFF PROPERTIES, LLC, (DEVELOPER), FOR THE PROPERTY KNOWN AS SITE B AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT ON BEHALF OF

THE URBAN RENEWAL AGENCY; TO AUTHORIZE THE DEVELOPER TO DEVELOP A GROCERY STORE ON SITE B; AND, TO DESIGNATE STAFF TO NEGOTIATE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE DEVELOPER

Staff Report:

Downey presented the above-proposed resolution for Board consideration, noting the Developer has proposed a final concept of the development on Agency (URA)-owned property known as Site B (Times-Litho), a 1.12-acre site located in downtown at the corner of Pacific Avenue and B Street. WelshCORP, D.B.A. Fresh Foods and MFF Properties, LLC (Developer), received an automatic 120-day extension as provided by Article 2 of the Exclusive Negotiating Agreement (ENA), which expired on May 28, 2021. The URA Board approved Amendment No. 1, which granted an extension of time until October 31, 2021. At the work session held on October 11, 2021, the URA Board concurred to extend the current ENA to allow the Developer more time to complete a pre-development design for a grocery store without housing with the goal of negotiating a Disposition and Development Agreement (DDA). In conclusion of the above-noted staff report, Downey advised staff is recommending approval of the proposed resolution as outlined in Exhibit A.

Before proceeding with Board discussion, Director Chair Truax asked for a motion to adopt URA Resolution No. 2021-04.

VanderZanden read URA Resolution No. 2021-04 by title.

MOTION: Director Rippe moved, seconded by Director Uhing, to adopt URA Resolution No. 2021-04 Authorizing Approval of Amendment No. 2 to the Exclusive Negotiating Agreement (ENA) with WelshCORP, D.B.A. FreshFoods and MFF Properties, LLC (Developer), for the Property Known as Site B and Authorizing the Executive Director to Execute the Agreement on behalf of the Urban Renewal Agency; to Authorize the Developer to Develop a Grocery Store on Site B; and, to Designate Staff to Negotiate a Disposition and Development Agreement with the Developer.

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, Uhing, Valenzuela, and Director Vice Chair Wenzl. NOES: None. ABSENT: Director Chair Truax. MOTION CARRIED 6-0.

7. ADJOURNMENT:

Director Vice Chair Wenzl adjourned the URA regular meeting at 9:08 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder