



URBAN RENEWAL AGENCY BOARD MEETING

Monday, October 14, 2024
Community Auditorium, 1915 Main Street

Malynda Wenzl, Chair

Timothy A. Rippe, Director
Donna Gustafson, Director
Michael Marshall, Director

Karen Martinez, Director
Elena Uhing, Director
Mariana Valenzuela, Director

[TVCTV Livestream](#)

[Zoom Webinar](#) Meeting ID: 850 7572 2488 Passcode: 97116

Americans with Disabilities Act (ADA) Notice: The City is committed to providing equal access to public meetings. Requests for accommodation can be sent to the City Recorder's Office at least 48 hours before the meeting at: mwoods@forestgrove-or.gov or 503-992-3235.

A. 6:15 Call to Order

1. Roll Call

B. Public Comment Time provided for anyone wishing to speak to the URA Board on an item not on the agenda or on the agenda but not scheduled for a public hearing. Comments are limited to 2 minutes unless additional time is granted by the Presiding Officer. The public comment period shall not exceed 30 minutes unless a majority of Directors present vote to extend the time. Zoom attendees may use the "Raise Hand" option to be called on.

C. Consent Agenda Items under the Consent Agenda are considered routine and will be adopted with a single motion, without separate discussion. Committee members who wish to remove an item from the Consent Agenda may do so prior to the motion. Any item(s) removed will be discussed and acted upon following the approval of the remaining item(s).

D. Additions/Deletions

E. Presentations: The Board will hold questions until the end of each presentation. A two-minute reminder will be given to the presenter to conclude remarks.

F. Public Hearings, Resolutions

6:20 URA RESOLUTION 2024-04 APPROVING THE FOURTH AMENDMENT TO THE FOREST GROVE URBAN RENEWAL PLAN TO ADD SEVERAL PROPERTIES TO THE REDEVELOPMENT OPPORTUNITY SITES CONTAINED IN THE URBAN RENEWAL PLAN

Paul Downey, Assistant City Manager/Finance Director; Bryan Pohl, Community Development Director

G. 6:30 Adjournment



CITY RECORDER USE ONLY:

AGENDA ITEM #: _____

MEETING DATE: _____

FINAL ACTION: _____

URBAN RENEWAL AGENCY STAFF REPORT

TO: *Urban Renewal Agency Board of Directors*

FROM: *Jesse VanderZanden, Executive Director*

MEETING DATE: *October 14, 2024*

PROJECT TEAM: *Bryan Pohl, Community Development Director*

SUBJECT TITLE: *Resolution Amending the Forest Grove Urban Renewal Plan to Add Properties for Potential Acquisition by the Urban Renewal Agency Board*

ACTION REQUESTED:

	Ordinance	Order	X	Resolution		Motion		Informational
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X all that apply

ISSUE STATEMENT:

The URA Board would like to consider additional properties beyond those enumerated in the URA Plan to consider for potential acquisition.

BACKGROUND:

The Forest Grove Urban Renewal Plan was adopted in 2014. Since adoption of the Forest Grove Urban Renewal Plan (Plan) in May 2014, the Forest Grove Urban Renewal Agency (URA) has acquired property for the Jesse Quinn development at the old Times Litho site. The Urban Renewal Plan also contains a list of other properties that the URA should consider acquiring to assist in those properties' redevelopment.

Since 2014, the real estate market in Forest Grove has changed drastically and certain properties contained within the URA Plan have redeveloped into new uses and no longer are subject to blight, thus are no longer desirable properties for acquisition by the URA. Additionally, some other sites have been identified as blighted or in need of redevelopment. To the extent that the URA Board would like to maintain options for property acquisition to eliminate blight and maximize assessed value within the Urban Renewal Area, the URA Board seeks to identify additional properties to be added to the list for potential acquisition. Staff is proposing eight properties to add to the list for potential acquisition. Adding these properties to the list does not mean the URA will be pursuing acquisition of those properties.

FISCAL IMPACT: Adding these eight properties to the list would have no fiscal impact. However, if any of the properties are purchased by the Urban Renewal Agency, they would no longer generate property taxes until such a time that the property is redeveloped and transferred to a private entity.

STAFF RECOMMENDATION: That the Board approve the attached resolution adding properties to the list of potential properties for acquisition in the Urban Renewal Plan.

ATTACHMENT:
URA Resolution 2024-04

URA RESOLUTION 2024-04

RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE APPROVING THE FOURTH AMENDMENT TO THE FOREST GROVE URBAN RENEWAL PLAN TO ADD SEVERAL PROPERTIES TO THE REDEVELOPMENT OPPORTUNITY SITES CONTAINED IN THE URBAN RENEWAL PLAN

WHEREAS, The Urban Renewal Agency of the City of Forest Grove (“Agency”) as the duly designated urban renewal agency for the City of Forest Grove (“City”) is implementing the Forest Grove Urban Renewal Plan (“Plan”) which plan was approved on April 28, 2014 by Ordinance 2014-05; and

WHEREAS, the Agency desires to promote a vibrant Forest Grove Urban Renewal Area through strategic urban renewal investments including designing and constructing streetscape improvements; and

WHEREAS, the Plan provides the legal authority to the Agency to approve certain minor amendments to the Plan including amendments to the urban renewal boundary of less than one percent; and

WHEREAS, the Urban Renewal Board seeks to amend the Urban Renewal Plan to include properties that reflect current redevelopment opportunity sites; and

WHEREAS, the Agency considered this minor amendment at its October 14, 2024, meeting.

NOW THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. The Board does hereby approve the Fourth Amendment to Plan to add the properties identified in Exhibit A.

Section 2. This resolution shall be effective upon its adoption by the Board.

PRESENTED AND PASSED this 14th day of October, 2024

Jesse VanderZanden
Urban Renewal Executive Director

APPROVED by the Urban Renewal Agency of the City of Forest Grove at a regular meeting thereof this 14th day of October 2024, and filed with the Forest Grove City Recorder this date.

Malynda Wenzl
Urban Renewal Agency Chair

EXHIBIT A

FOURTH AMENDMENT TO THE FOREST GROVE URBAN RENEWAL PLAN TO IDENTIFY THE “TIMES-LITHO” SITE FOR POTENTIAL ACQUISITION

OCTOBER 2024

INTRODUCTION

An amendment to the Forest Grove Urban Renewal Plan is necessary to designate property within the urban renewal for acquisition by the Urban Renewal Agency of the City of Forest Grove. Several sites have been identified due to blighted or deteriorated characteristics. These eight sites are outlined in Table 1 below and shown on the map in Attachment A.

The specific tax lots comprising the sites are not currently identified for acquisition by the Urban Renewal Agency in the Urban Renewal Plan. As such, the plan must be amended to identify the sites for potential acquisition.

Legal Authority

Oregon Revised Statutes (ORS) Chapter 457 (Redevelopment) establishes the ability for Urban Renewal agencies to acquire, dispose of, and redevelop property.

In addition to ORS Chapter 457, the adopted Forest Grove Urban Renewal Plan also addresses property acquisition as outlined below.

Urban Renewal Plan Section III. Outline of Projects and Redevelopment Activities Subsection B: Acquisition of Redevelopment Opportunity Sites from Willing Sellers

Potential projects on land acquired by the Agency include:

- Mixed-Use Development incorporating housing, retail or office uses;
- Stand Alone Commercial Development addressing retail and service needs;
- Town Center Public Plaza; or
- Site Clearance and Preparation

The proposed amendment to the Urban Renewal Plan identifies the potential subject properties for acquisition and subsequent redevelopment consistent Section III(B) above. Acquisition of the properties will allow the Urban Renewal Agency to oversee and guide redevelopment of the site(s) for potential mixed-use development or stand-alone commercial development addressing service needs such as lodging.

Urban Renewal Plan Section V(A) also addresses property acquisition which states if properties are identified for acquisition by the Urban Renewal Agency, the urban renewal plan will be amended to specifically indicate which properties will be acquired and their

intended use. Under Plan section VIII(C) the identification of property for acquisition requires a minor plan amendment.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND URBAN RENEWAL PLAN

The potential acquisition of any of these properties is consistent with goals and policies contained in the Forest Grove Comprehensive plan. These goals and policies include:

Economic Development Policy 5.3: Promote opportunities for mixed-use development, including retail, near major transportation intersections (nodes) within the City including the Forest Grove Town Center. The Urban Renewal Plan provides authority to the Urban Renewal Agency to acquire and redevelop property within the urban renewal area including the Town Center. Therefore, the amendment identifying potential sites for acquisition and redevelopment is consistent with Economic Development Policy 5.3.

Housing Goal 3: Promote mixed-use development opportunities throughout the community. The Urban Renewal Plan identifies a variety of tools to promote mixed use opportunities within the urban renewal area. Such tools include acquisition of property, and direct financial assistance for mixed-use redevelopment projects. Such assistance could include reducing construction costs, funding on- or off-site infrastructure improvements, offsetting system development charges and/or writing down the cost of land.

The next section of this report identifies the proposed amendment to the Forest Grove Urban Renewal Plan including specific text to be added.

PROJECT DESCRIPTION

This section of the report identifies the specific properties to be designated for potential acquisition by the Urban Renewal Agency.

The subject tax lots identified for potential acquisition by the Urban Renewal Agency include:

Name	Address	Tax Map#	Tax Lot(s) #	Acreage	Assessed Real Market Value
La Hacienda Building	2020 Main St.	1S306BB	02300	0.18	\$208,810
Hordichok Assemblage	1919 Filbert St. 2603 19 th Ave. 2615 19 th Ave. 2621 19 th Ave.	1S306AB	07500 07600 07700 07800	0.20 0.40 0.40 0.22	\$341,440 \$540,800 \$506,340 \$350,560
George L. Rose Trust Assemblage	N/A N/A 1940 Filbert St. 1934 Filbert St. N/A	1S306AB	05500 05501 05300 05400 06901	0.16 0.08 0.12 0.12 0.15	\$107,640 \$59,200 \$82,800 \$82,800 \$86,440

Young Property	2331 19 th Avenue	1S306BA	03100	0.41	\$308,980
Forest Grove Theater Building	1923 Pacific Ave.	1S306BB	02900	0.37	\$989,450
US Bank Building	1940 Pacific Ave.	1S306BB	06300	0.35	\$2,160,960
2039 B Street	2039 B St.	1S306BB	03600	0.10	\$490,160
1814 21 st Ave.	1814 21 st Ave.	1S306BB	03500	0.36	\$514,980

PROPOSED AMENDMENT

The following sections of the Forest Grove Urban Renewal Plan are amended as shown below in the underlined italics text:

SECTION III: OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES

B. Acquisition of Redevelopment Opportunity Sites from Willing Sellers

To facilitate redevelopment within the Forest Grove Urban Renewal Area and to address the presence of blight, the Urban Renewal Agency of the City of Forest intends to potentially acquire any of the following properties from willing seller(s). The use of the property will be consistent with the Forest Grove Urban Renewal Plan, Forest Grove Comprehensive Plan and Forest Grove Development code. Anticipated uses include household living and/or commercial uses.

FOREST GROVE URBAN RENEWAL PLAN-LIST OF PROPERTIES TO POTENTIALLY BE ACQUIRED

<i>Tax Map#</i>	<i>Tax Lot(s) #</i>
<i>1S306BB</i>	<i>02300</i>
<i>1S306AB</i>	<i>07500</i>
	<i>07600</i>
	<i>07700</i>
	<i>07800</i>
<i>1S306AB</i>	<i>05500</i>
	<i>05501</i>
	<i>05300</i>
	<i>05400</i>
	<i>06901</i>
<i>1S306BA</i>	<i>03100</i>
<i>1S306BB</i>	<i>02900</i>
<i>1S306BB</i>	<i>06300</i>
<i>1S306BB</i>	<i>03600</i>
<i>1S306BB</i>	<i>03500</i>

ATTACHMENT A

Map of Properties Being Added to the URA Plan

