

ORDINANCE NO. 771

AN ORDINANCE DECLARING THE NEED FOR AN URBAN RENEWAL AGENCY AND ELECTING THE METHOD FOR EXERCISING THE POWERS OF THE URBAN RENEWAL AGENCY IN THE CITY

THE TROUTDALE CITY COUNCIL FINDS:

1. There are blighted areas, as defined in ORS 457.010(1), in the City of Troutdale.
2. An example of an area that is blighted is the real property known as the former sewage treatment plant and the adjacent property owned by Eastwind Development, LLC (the Yoshida Group). This property has structures on it that are intended to be used for commercial, industrial or other purposes and they are unfit to occupy and use for those purposes because of obsolescence, deterioration or shifting uses. This same property is not adequately served by streets and other rights of ways. There is a growing lack of utilization of this property and other nearby properties which are resulting in stagnant and unproductive conditions of the property that otherwise could be useful and valuable in contributing to public health, safety and welfare.
3. As described in finding 2, the blighted areas in the City impair economic value and negatively impact the health, safety and welfare of Troutdale citizens.
4. The negative impacts associated with blighted areas in Troutdale can be mitigated or eradicated through the use of tools that are available to urban renewal agencies.
5. Redevelopment, rehabilitation, conservation and acquisition activities that mitigate or eradicate blight in the City and its detrimental effects are public purposes for which money may be spent and the power of an urban renewal agency may be exercised.
6. ORS 457.035 authorizes the City to activate the powers of its urban renewal agency by adopting this ordinance, declaring that blight exists and that there is a need for an urban renewal agency to function in the City and electing one of three ways to exercise the powers of the urban renewal agency (council, housing authority or appointed members).

NOW, THEREFORE, IT IS ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. In accordance with the findings set forth above, which are further supported by the staff report, incorporated herein by reference, the City Council declares that blighted areas exist in the City and that there is a need to exercise the powers of an urban renewal agency in the City.

Section 2. In accordance with ORS 457.045(3), the City Council elects to have all of the rights, powers, duties, privileges, and immunities granted to and vested in an urban renewal agency exercised by and vested in the City Council itself, provided, however, that any act of the City Council acting as the urban renewal agency shall be considered the act of the urban renewal agency only and not of the City Council.

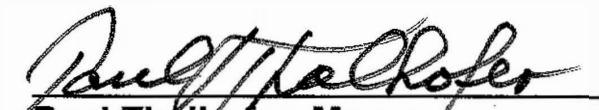
Section 3. The corporate name of the urban renewal agency activated by this ordinance shall be, and the agency shall be known as, the Urban Renewal Agency of the City of Troutdale.

Section 4. If the voters of the City of Troutdale do not approve the Troutdale Riverfront Renewal Plan this ordinance shall automatically be repealed on the sooner of the date the election results are certified or December 31, 2006 and it shall be null and void.


YEAS: 5

NAYS: 2 Councilor Kyle, Councilor Gorsek

ABSTAINED: 0



Paul Thalhofer, Mayor
Dated: January 25, 2006



Debbie Stickney, City Recorder
Adopted: January 24, 2006