

RESOLUTION NO. 2391

A RESOLUTION APPROVING THE TIMELINE AND NECESSARY ACTIONS PLAN FOR ACQUIRING THE EASTWINDS REAL ESTATE IN THE URBAN RENEWAL PLAN AREA.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. That the property adjacent to Sandy River north of downtown Troutdale has languished in disuse for many years, and that through significant public involvement during 2005 and 2006, the City created Troutdale Riverfront Renewal Plan (Plan) to foster redevelopment in the riverfront Plan area.
2. That the Plan vision, goals and objectives include supporting redevelopment of the Area for a mix of public uses and private development, providing a system of pedestrian and bicycle trails that connects downtown to the Sandy River with connections and expansion of the 40-Mile Loop Regional Bicycle Trail, and improving community access and enjoyment of the Sandy Riverfront portions of the property while protecting the riparian habitat.
3. That over the past several years the City and Eastwinds Development LLC (Eastwinds) have operated in an effective public/private partnership manner to successfully implement programs and grant projects for brownfield rehabilitation from Business Oregon, the State Department of Environmental Quality, and the Federal Environmental Protection Agency. As well as the creation of the "Sandy River Access Plan" by joining with the Sandy River Basin Watershed Council through the Metro Nature in Neighborhoods Grant Project for Restoration and Enhancement program.
4. That the Plan redevelopment will reclaim a long-standing brownfield, support environmental and ecological restoration of the site and riverbank, all benefiting the public health, safety and welfare of the community.
5. That in support of the Plan the City desires redevelopment of its former sewer treatment plant site and the adjacent, privately owned Eastwinds property, as part of a larger consolidated site project.
6. That in February 2016 the City and Eastwinds entered into a binding Letter of Intent (LOI) for the sale of real estate to result in unified ownership of the all the parcels of the entire approximately 20 acre site, via Resolution No. 2323.
7. That in order to facilitate redevelopment in the Plan Area, the City and Eastwinds have agreed that the provisions of the LOI providing for the purchase of the Eastwinds property should now be implemented.

8. That the Troutdale Urban Renewal Agency ("Agency"), was established by the City to implement the Plan via Ordinance. No. 771 on January 27, 2006.

9. That Property Acquisition is an authorized general power of the Agency, and ORS 457.085(2)(g) requires that the specific property to be acquired by the Agency be listed in the Plan.

10. That several administrative, procedural, regulatory, and financial actions and activities are necessary to facilitate the ownership transfer and site preparation for redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. The City, working by and through the Agency, consents to Eastwinds' request to execute the alternate closing provisions of the LOI, resulting the purchase of the Eastwinds parcels of approximately 8 acers, subject to the LOI terms and conditions.

Section 2. The City Manager and Agency Executive Director, Ray Young, and Finance Director, Erich Mueller, (each a "City Official") are hereby authorized empowered and directed to prepare the necessary ordinances, resolutions, debt instruments, intergovernmental agreements, and other documents and actions, as necessary for implementation of the property purchase, for consideration and approval by either the City or Agency as appropriate.


Section 3. That this Resolution shall take effect immediately upon adoption.

**YEAS: 7
NAYS: 0
ABSTAINED: 0**



Casey Ryan, Mayor
8/29/2017

Date



Sarah Skroch, City Recorder
Adopted: August 22, 2017