

Urban Renewal Agency Resolution 2004-004

APPROVING THE SECOND AMENDMENT TO THE SHERWOOD URBAN RENEWAL PLAN

WHEREAS, the City of Sherwood Urban Renewal Agency as the duly designated Urban Renewal Agency for the City of Sherwood, Oregon ("Agency") is undertaking to carry out the Sherwood Urban Renewal Plan ("Plan") which Plan was approved by the Common Council of the City of Sherwood ("Council") on August 29, 2000 by Ordinance No. 2000-1098; amended on February 11, 2003 by URA Resolution 2003-002 and

WHEREAS, the Agency finds and determines that the Plan should be amended by: (1) revising the Cost of Project Activities Table to more accurately reflect the Agency's estimate of the cost of the projects (2) revising the Agency's Performing Arts Goal to reflect a wider range of activities (3) revising the Agency's Promote Private Development goal to include an objective relative to Tournament Town Northwest and (4) more accurately reflect the current view of the description of project activities to clarify the Agency's intent to participate in funding an indoor soccer facility, (5) that the new activity, addition of a public soccer facility, is consistent with Plan Objectives A and F and

WHEREAS, the Agency finds and determines that the Plan can be most clearly and most directly amended by resolution, and

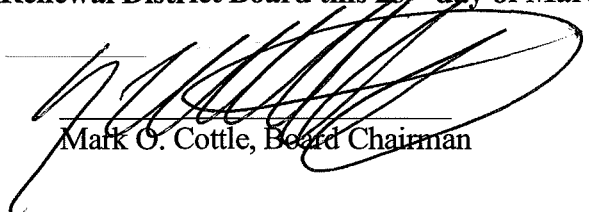
WHEREAS, such Amendment does not change the general purpose of the activities and projects in the plan, 'to eliminate blight and the cause of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan', and

WHEREAS, the Agency finds that the increase in funding of the downtown streets, multi-purpose public facility and recreational facilities improvements project better meets the goals of the Plan and

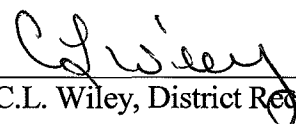
WHEREAS, such Amendment will not cause or increase the maximum indebtedness as provided for with the Plan pursuant to ORS 457.190, but will be undertaken within such maximum indebtedness; and

NOW THEREFORE, BE IT RESOLVED, that the Agency does hereby approve the Amendment to the Plan attached hereto as Exhibit A, and The Report on the Plan attached as Exhibit B

Duly passed by the City of Sherwood Urban Renewal District Board this 23rd day of March 2004.


Mark O. Cottle, Board Chairman

ATTEST:


C.L. Wiley, District Recorder

**Exhibit A
CITY OF SHERWOOD
SHERWOOD URBAN RENEWAL PLAN
FIRST AMENDMENT**

INTRODUCTION

The Sherwood Urban Renewal Plan was adopted August 29, 2000, by Ordinance number 2000-1098 and amended February 11, 2003 by Ordinance 2003-002. This is the Second Amendment to the Sherwood Urban Renewal Plan.

The Second Amendment to the Sherwood Urban Renewal Plan makes the following changes to the Urban Renewal Plan:

- Inserts a section providing information on the benefit provided to the renewal area by public buildings.
- Minor modification of the Performing Arts goal to reflect a wider range of activity.
- Addition of a new objective under the Promote Private Development for Tournament Town Northwest.
- Changing all references from Performing Arts to Cultural Arts.

The sections of the Urban Renewal Plan changed by the Second Amendment follow.

302 Renewal Plan Goals and Objectives

A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation in both Old Town and Six Corners to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to each district.
4. Develop a strategy to make sports tournaments a contributor to economic revitalization of Old Town.
 - a. Construct recreational facilities that attract sports tournaments to Sherwood.
 - b. Develop a business strategy that encourages sports clubs to use the recreational facilities for sports tournaments.

G. Cultural Arts

Goal: Develop a strategy to make cultural arts a contributor to Sherwood's culture and economy focusing efforts on Old Town.

Objectives:

1. Develop a cultural arts strategy based on both public and private investment and on-going operations.
2. Evaluate the need for additional performing arts venues and activities including the Stella Olson Park Amphitheater, the Old School, and potentially a new theater, and program for the provision of those facilities.

504. PUBLIC IMPROVEMENTS

Anticipated Improvements

5. Facilities supportive of the residential and business development of the renewal area, such as meeting, conference, educational, recreational, or cultural spaces. These facilities include a new multi-purpose public facility in the renewal area, which is expected to provide space for a new library, public meeting facilities, and municipal offices. These facilities also include an indoor soccer facility. The Agency is authorized to participate in the funding of this multi-purpose public facility. The benefits to the renewal area are described in Section 1200 of this plan.

A new Section 1200 B is added to the Plan, as follows:

1200. PUBLIC BUILDINGS BENEFIT TO RENEWAL AREA

Pursuant to ORS457.085(j), this section of the Plan provides information on the benefits of public buildings proposed for funding by the Renewal Agency. The following public buildings have been identified for funding by the Urban Renewal Agency.

B. Indoor Soccer Field Public Facility

The Renewal Agency will participate in the funding of an indoor soccer field which is a public building to be developed within the renewal area. The Renewal Agency will fund a portion of the cost of the public facility. Agency funding reflects the significant benefit the renewal area will derive from locating the facility there. Benefits of the indoor soccer facility follow.

Exhibit B

**SHERWOOD URBAN RENEWAL PLAN
REPORT ON THE FIRST AMENDMENT TO THE PLAN**

INTRODUCTION TO THE REPORT ON THE SECOND AMENDMENT

The Sherwood Urban Renewal Plan was adopted August 29, 2000, by Ordinance number 2000-1098. This is the Second Amendment to the Sherwood Urban Renewal Plan.

The Second Amendment makes the following changes to the Report on the Urban Renewal Plan:

- Revises the project cost allocations in Table 1 of Section VI of the Report.
- Revises the format of Table 1 Section VI of the Report
- Consolidates project previously shown as separate projects
 1. Alley Improvements, Traffic management improvements in Old Town and Oregon Street realignment and improvements were consolidated into Downtown streetscape-curb extensions and ADA ramp.
 2. Civic Building Reuse/Revitalization was consolidated with Participate in funding of multi-use facility

The total cost of projects in Table 1 remains the same and the new Table 1 requires no change to the plan's maximum indebtedness.

Table 1 of Section VI of the Report on the Plan is changed as follows:

TABLE 1 - COST OF PROJECT ACTIVITIES

Curb, Sidewalk Streets	Cost, Year 2000	Cost, Inflated	Costs Inflated revised
Support traffic and beautification improvements along Hwy. 99W	\$500,000	\$650,000	\$0
Downtown streetscape-curb extensions and ADA ramps	\$1,105,000	\$1,436,500	\$10,000,000
Oregon Street Realignment and Improvements	\$2,195,000	\$2,853,500	\$0
N. Sherwood Blvd Imp	\$1,200,000	\$1,560,000	\$0
Alley improvements	\$260,000	\$338,000	\$0
Traffic management improvements in Old Town	\$100,000	\$130,000	\$0
Adams Street Enhancements	\$1,125,000	\$1,462,500	\$1,950,000
Edy Road impr. related to Police Station	\$45,000	\$58,500	\$0
Washington Hill Area Improvements	\$2,012,000	\$2,615,600	\$0
Gateway project—Century Drive/N. Sherwood Blvd.	\$50,000	\$65,000	\$0
Phase 3-5 downtown street plan			\$4,500,000
Parks and Open Space			
Old Town Square and Open Space	\$2,500,000	\$3,250,000	\$0
Park expansion project	\$700,000	\$910,000	\$0
Trails and general improvements to Cedar Creek Parkway	\$40,000	\$52,000	\$130,000
Improve park connections from Old Town	\$100,000	\$130,000	\$0
Improvements to recreational facilities in the District			\$1,000,000
Public Facilities			
Civic Building Reuse/Revitalization	\$1,875,000	\$2,437,500	\$0
Cultural Arts Strategy	\$3,300,000	\$4,290,000	\$1,000,000
Participate in funding of multi-use facility	\$3,000,000	\$3,900,000	\$8,000,000
Joint public use facility with School District	\$100,000	\$130,000	\$0
Parking	\$450,000	\$585,000	\$585,000
Old Town Police Storefront support	\$100,000	\$130,000	\$0
Improvements to recreational fields in the URD			\$610,000
Building Rehabilitation			
Old Town /Washington Housing, rehab & redevelopment	\$250,000	\$325,000	\$25,000
Comm. Revitalization - Commercial building rehab. assistance	\$375,000	\$487,500	\$487,500
Washington Hill Area Housing Rehabilitation	\$250,000	\$325,000	\$0
Old Town Façade grant program			\$150,000
Redevelopment and New Construction			
N. Railroad Area Redevelopment	\$1,060,000	\$1,378,000	\$1,500,000
Cannery Area Redevelopment	\$1,860,000	\$2,418,000	\$1,500,000

Tannery Clean-up Technical Assistance	\$100,000	\$130,000	\$130,000
Cedar Creek Greenway Expansion and Redevelopment	\$1,000,000	\$1,300,000	\$975,000
High speed communication lines			\$300,000
Contingency			\$800,000
 Total, capital Costs	 \$25,652,000	 \$33,347,600	 \$33,642,500
 Project Administration, Planning, Technical and Finance services, renewal area marketing, and support	 \$2,000,000	 \$2,000,000	 \$1,705,100
 Total Project Costs	 \$27,652,000	 \$35,347,600	 \$35,347,600

Table 1 of Section VI of the Report on the Plan is replaced by the new Table 1 that follows.

Columns 1, 2 and 3 of this table follow the format of the previous Table 1. The Rolling Total Column creates a cumulative total of the projects in order to determine when the total district indebtedness is met. The next 6 columns list each of the goals included in the Sherwood Urban Renewal Plan. The Sherwood Urban Renewal and Plan Advisory Committee (SURPAC) reviewed each project and assigned a 0-2 priority points to each. The total assigned points, in the final column on the spreadsheet, determine the priority of each project.

Projects that fall below the first solid line are currently unfunded project. Projects below the second solid line are projects that have been consolidated with other projects as described above.

TABLE 1 - COST OF PROJECT ACTIVITIES Description of Project	Revised Plan 2003	Revised Plan 2004	Rolling Total	GOALS						Total
				Promote private develop- ment	Upgrade Building Stock	Improve & Repair Utilities	Parking Facilities	Maint, remodel & const Public Facilities	Cultural Arts	
Project administration, planning, technical and finance services, renewal area marketing, and support	2,000,000	1,705,100	1,705,100							
Contingency	-	800,000	2,505,100							
Façade Grant Program	-	150,000	2,655,100							
Field House Indoor Soccer Facility	-	610,000	3,265,100							
Cannery Area redevelopment	2,418,000	1,500,000	4,765,100	2	2	2	2	1	0	9
Downtown streetscape-curb extensions and ADA ramp	1,436,500	10,000,000	14,765,100	2	2	2	1	2	0	9
Phases 3-5 of street plan	-	4,500,000	19,265,100	2	2	2	2	0	0	8
Cultural Arts Strategy	4,290,000	1,000,000	20,265,100	1	2	0	0	1	2	6
Participate in funding of multi-use facility*	3,900,000	8,000,000	28,265,100	2	2	0	0	2	0	6
N. Railroad Area Redevelopment	1,378,000	1,500,000	29,765,100	2	2	1	1	0	0	6
Parking	585,000	585,000	30,350,100	2	0	0	2	2	0	6
High speed communication	-	300,000	30,650,100	2	1	2	0	0	1	6
Improvements to recreational fields in the URD	-	1,000,000	31,650,100	2	1	0	0	2	0	5
Comm. Revitalization - Commercial building rehab	487,500	487,500	32,137,600	2	2	0	0	0	0	4
Old Town/Washington Hill Housing, rehab &	325,000	25,000	32,162,600	2	2	0	0	0	0	4
Tannery Clean-up Technical Assistance	130,000	130,000	32,292,600	2	2	0	0	0	0	4
Adams Street enhancements	1,462,500	1,950,000	34,242,600	2	0	1	0	1	0	4
Trails and general improvements to Cedar Creek	52,000	130,000	34,372,600	2	0	0	0	2	0	4
Cedar Creek Greenway Expansion and Redevelopment	1,300,000	975,000	35,347,600	2	0	0	0	2	0	4
Projects below are currently unfunded projects										
Washington Hill Area Improvements	2,615,600	4,000,000	39,347,600	0	0	2	0	2	0	4
Park expansion project	910,000	910,000	40,257,600	0	0	0	0	2	1	3
Old Town Square and Open Space	3,250,000	750,000	41,007,600	1	0	0	0	2	0	3
N. Sherwood Blvd Imp	1,560,000	1,560,000	42,567,600	1	0	2	0	0	0	3
Old Town Police Storefront Support	130,000	-	42,567,600	0	0	0	0	0	0	0
Improve park connections from Old Town	130,000	-	42,567,600	0	0	0	0	0	0	0
Washington Hill Area Housing Rehabilitation	325,000	-	42,567,600	0	0	0	0	0	0	0
Gateway project - Century Drive/N Sherwood Blvd.	65,000	-	42,567,600	0	0	0	0	0	0	0
Edy Road impr. Related to Police Station	58,500	-	42,567,600	0	0	0	0	0	0	0
Joint public use facility with School District	130,000	-	42,567,600	0	0	0	0	0	0	0
Support traffic and beautification improvements along	650,000	-	42,567,600	0	0	0	0	0	0	0
Projects below have been consolidated with other projects										
Alley improvements	338,000	-	42,567,600	1	0	0	0	0	0	1
Traffic management improvements in Old Town	130,000	-	42,567,600	0	0	0	0	0	0	0
Civic Building Reuse/Revitalization	2,437,500	-	42,567,600	0	0	0	0	0	0	0
Oregon Street realignment and improvements	2,853,500	-	42,567,600	0	0	0	0	0	0	0
Total Unbudgeted Projects	35,347,600	42,567,600								
Total for Goals				32	20	14	8	21	4	99
Ratings designate how well the project supports the goal										
0 = Does not support										
1 = Minimal support of the goal										
2 = Critical support of the goal										
* \$1.8M is budgeted to be reimbursed from sale of City buildings.										

There are no changes to other sections of the Report on the Plan.