



URA RESOLUTION 2011-013

A RESOLUTION AUTHORIZING THE URBAN RENEWAL AGENCY ADMINISTRATOR TO NEGOTIATE A CONTRACT AND SELECT A CONTRACTOR TO REDEVELOP THE BUILDING AT 22832 SW WASHINGTON STREET FOR THE CANNERY SQUARE PROJECT

WHEREAS, a focus of the Urban Renewal Agency is redevelopment of downtown Sherwood in a manner to promote public and private investment to result in a vibrant downtown area; and

WHEREAS, a major part of the work includes the Cannery Redevelopment Project on the southeast side of the railroad tracks, where the URA will build a public plaza, roads and infrastructure, and remodel the machine shop/old cannery building (located at 22832 SW Washington St.) that is owned by the URA and the rest of the site will be redeveloped by private companies;

WHEREAS, Once remodeled, the machine shop should join the library/city hall as another major economic draw and anchor to bring people to downtown, but it should not compete with existing businesses in our community; and

WHEREAS, a steering committee was formed by URA Chair Mays to evaluate options for the building as well as oversee the development of a business plan for its operations; and

WHEREAS, the steering committee has now completed their work and presented their information to the URA Board to move the project forward; and

WHEREAS, the business plan as presented to the URA Board requires a very substantial ongoing investment to support it, either from tax dollars and/or from donations/grants; and

WHEREAS, as such, that plan is not an option for the near term; and

WHEREAS, the Urban Renewal Agency approved the CM/GC (Construction Management/General Contractor) method of bidding for this project according to ORS 279C.335 (2) with URA Resolution 2010-002 on June 1, 2010.

NOW, THEREFORE, WITH THE GOAL OF MINIMIZING RISK TO COMMUNITY TAX DOLLARS AND MAXIMIZING THE LONG TERM POTENTIAL OF THE BUILDING FOR THE COMMUNITY, THE URBAN RENEWAL AGENCY BOARD OF DIRECTORS RESOLVES AS FOLLOWS:

Section 1: The building, when completed, will be called the "Sherwood Community Center", to reflect that it is open to all groups and organizations in the community who want to use it and to reflect the fact that the way the building is used will evolve over time.

Section 2: The Sherwood Community Center will be passively managed by the Sherwood Urban Renewal Agency Administrator, or his/her designee. Responsibilities will include: leasing commercial space, scheduling usage, cleaning, maintenance, promotion with existing communication tools, and coordination with community groups/organizations. Revenue from the commercial areas, fees charged to use the public area, and donations/grants to the Sherwood Community Center will pay for all costs associated with the building, in addition to a building depreciation fund and development of reserves to enable the Sherwood Community Center to be actively managed at some level in the future.

Section 3: Timing and level of active management of the center can be accelerated with donations from the community.

Section 4: The building should be remodeled with the general layout as adopted by the URA Board on November 16, 2010. Specifically, it should be approximately 30% commercial (with public restrooms, retail space, & co-location space), 70% public (stage w/curtains, telescopic seating, kitchen, HVAC, as well as state of the art sound, lighting and power for a variety of events). Fixed seating on the floor, classrooms and interior hallway/gallery areas will not be included in order to maximize the open space, width of the stage, seating capacity and flexibility of the interior. The building exterior will also be remodeled with the addition of a brick façade to at least the north and west sides of the building to reflect the Old Town design standards. Direct construction costs will not exceed \$2.5 million (\$2,500,000).

Section 5: The URA will accept up to \$50,000 from the City of Sherwood to buy non-fixture items: like folding chairs, tables, carts to carry tables/chairs and for other ancillary items needed to operate the center.

Section 6: The Agency Administrator is directed to negotiate and sign a contract within the parameters of previously approved budget for the facility, with a qualified contractor using the previously approved CM/GC method.

Section 7: This Resolution shall be in effect upon its approval and adoption.

Duly passed by the Urban Renewal Agency Board this 7th day of June, 2011.



Keith S. Mays, Board Chair

Attest:



Sylvia Murphy, CMC, Agency Recorder