



Home of the Tualatin River National Wildlife Refuge

**WORKSHOP – URBAN RENEWAL
6 p.m. to 6:55 p.m.**

A joint meeting with members from the Planning Commission, Urban Renewal Advisory Board, Cultural Arts Commission and Chamber Board (Morgan)

- 1. Call to Order**
- 2. Roll Call**
- 3. Workshop Time (Morgan)**
- 4. Adjourn**

**URBAN RENEWAL AGENCY BOARD OF DIRECTORS MEETING
6:55 – 7:05 p.m.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Resolution 2001-001, A Resolution to Approve IGA with the City of Sherwood for Administrative Services**
- 4. Adjourn**

AGENDA

MAY 8, 2001

**WORKSHOP – URBAN RENEWAL AGENCY
BOARD OF DIRECTORS
6-6:55 P.M.**

**URBAN RENEWAL AGENCY BOARD OF
DIRECTORS MEETING
6:55 – 7:05 P.M.**

**Marjorie Stewart Senior Center
855 North Sherwood Blvd.**

URBAN RENEWAL ADVISORY BOARD
WORKSHOP

PACKET MATERIALS

MAY 8, 2001



Home of the Tualatin River National Wildlife Refuge

AGENDA

MAY 8, 2001

WORKSHOP – URBAN RENEWAL 6-6:55 P.M.

URBAN RENEWAL MEETING 6:55 – 7:05 P.M.

**Marjorie Stewart Senior Center
855 North Sherwood Blvd.**

WORKSHOP – URBAN RENEWAL 6 p.m. to 6:55 p.m.


A joint meeting with members from the Planning Commission, Urban Renewal Advisory Board, Cultural Arts Commission and Chamber Board (Morgan)

- 1. Call to Order**
- 2. Roll Call**
- 3. Workshop Time (Morgan)**
- 4. Adjourn**

URBAN RENEWAL AGENCY BOARD MEETING 6:55 – 7:05 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Resolution 2001-001, A Resolution to Approve IGA with the City of Sherwood for Administrative Services**
- 4. Adjourn**

Urban Renewal Agency Meeting – May 8, 2001
Agenda item NS

TO: Urban Renewal Agency Board of Directors
FROM: John N. Morgan, City Manager 
SUBJECT: Workshop on Urban Renewal

Tonight the Agency Board, along with invited guests including the Planning Commission, Parks Board, and Chamber Board, will hold a workshop with two agenda items:

6:00 – 6:30 – Urban Renewal 101

Charles Kupper, the Agency's Renewal Management Consultant, who was a primary author of the Sherwood Urban Renewal Plan, will spend 30 minutes explaining Oregon's Urban Renewal Statutes and how Tax Increment Financing works.

6:30 – 7:00 – The Sherwood Urban Renewal Plan

John Morgan will review the Sherwood Urban Renewal Plan, focusing on its Goals and Objectives, the District boundary, and the specific planned projects.

Two important notes:

Mr. Kupper must leave at 6:30 for a meeting in another city, so **the workshop must start promptly at 6:00!** Please arrive and be seated early.

Please bring copies of the Sherwood Urban Renewal Plan and Report. These were provided to Council in the box of materials handed out at the Council orientation in January. Let John Morgan or Jan Young know if you need another copy.

The Sherwood Urban Renewal Plan

Excerpts from Public Review Draft
of the Plan and Report
August 14, 2000



Home of the Tualatin River National Wildlife Refuge

The goals of this Plan are:

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.

B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in Old Town Sherwood which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of Old Town.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop building and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

C. Improvements to Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to improve connectivity within both districts, to improve and enhance public open spaces as in integral part of each district, and to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
2. Reconstruct existing roadways and sidewalks where need and in a manner meeting the urban design recommendations of this Plan.
3. Construct new streets to provide connectivity and encourage private investment.
4. Improve the N. Sherwood Boulevard corridor connecting Old Town and Six Corners with visual amenities such as decorative lighting, landscaping, and removal of overhead wiring
5. Improve pedestrian and bicycle access to and through both Old Town and Six Corners.

6. Create pedestrian plazas within Old Town that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.
7. Improve access both visually and for pedestrians to Stella Olson Park.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the two areas.

Objectives:

1. Construct or reconstruct utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.
2. Create a backbone system for high-speed data transmission throughout Old Town to help encourage development of professional office space and other high employment businesses.

E. Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support Old Town businesses and activities.
2. Provide separate areas for employee parking so close-in parking can be available for customers.

F. Public Facilities

Goal: Maintain, remodel, and construct public facilities, including the existing City Hall, Library, the Old School, the Hite House, Old City Hall, and a potential library expansion or relocation, to strengthen and reinforce Old Town as the historic center of Sherwood and to serve as an anchor for the Old Town's economy.

Objectives:

1. Evaluate the appropriateness of each public building for its current role and identify any alternatives for that role.
2. Determine appropriate uses supportive of the goals and objectives of this plan for each public building not currently being used in its ultimate use.

G. Performing Arts

Goal: Develop a strategy to make performing arts a major backbone of Sherwood's culture and economy focusing efforts on Old Town.

Objectives:

1. Develop a performing arts strategy based on both public and private investment and on-going operations.

2. Evaluate the Robin Hood Theater to determine and program needed improvements to meet an economically viable performing arts role.
3. 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.

TABLE 1 - COST OF PROJECT ACTIVITIES

	Cost, Year 2000	Cost, Inflated
Curb, Sidewalk Streets		
Support traffic and beautification improvements along Hwy. 99W	\$500,000	\$650,000
Downtown streetscape-curb extensions and ADA ramps	\$1,105,000	\$1,436,500
Oregon Street Realignment and Improvements	\$2,695,000	\$3,503,500
N. Sherwood Blvd Imp	\$1,200,000	\$1,560,000
Alley improvements	\$260,000	\$338,000
Traffic management improvements in Old Town	\$100,000	\$130,000
Adams Street Enhancements	\$1,125,000	\$1,462,500
Edy Road impr. related to Police Station	\$45,000	\$58,500
Washington Hill Area Improvements	\$2,012,000	\$2,615,600
Gateway project - Century Drive/N. Sherwood Blvd.	\$50,000	\$65,000
 Parks and Open Space		
Old Town Square and Open Space	\$3,500,000	\$4,550,000
Park expansion project at public works shop site	\$100,000	\$130,000
Trails and general improvements to Cedar Creek Parkway	\$40,000	\$52,000
Improve park connections from Old Town	\$100,000	\$130,000
 Public Facilities		
Civic Building Reuse/Revitalization	\$1,875,000	\$2,437,500
Performing Arts Strategy	\$4,900,000	\$6,370,000
Participate in funding of library improvements	\$500,000	\$650,000
Joint public use facility with School District	\$100,000	\$130,000
Parking	\$450,000	\$585,000
Old Town Police Storefront support	\$100,000	\$130,000
 Building Rehabilitation		
Old Town Housing, rehab & redevelopment	\$250,000	\$325,000
Comm. Revitalization - Commercial building rehab. assistance	\$375,000	\$487,500
Washington Hill Area Housing Rehabilitation	\$250,000	\$325,000
 Redevelopment and New Construction		
N. Railroad Area Redevelopment	\$1,060,000	\$1,378,000
Cannery Area Redevelopment	\$1,860,000	\$2,418,000
Tannery Clean-up Technical Assistance	\$100,000	\$130,000
Cedar Creek Greenway Expansion and Redevelopment	\$1,000,000	\$1,300,000
 Total, capital Costs	\$25,652,000	\$33,347,600
 Project Administration, Planning, Technical and Finance services, renewal area marketing, and support	\$2,000,000	\$2,000,000
 Total Project Costs	\$27,652,000	\$35,347,600

URBAN RENEWAL ADVISORY BOARD
MEETING

PACKET MATERIALS

MAY 8, 2001



Home of the Tualatin River National Wildlife Refuge

AGENDA

MAY 8, 2001

**WORKSHOP – URBAN RENEWAL
6-6:55 P.M.**

**URBAN RENEWAL MEETING
6:55 – 7:05 P.M.**

**Marjorie Stewart Senior Center
855 North Sherwood Blvd.**

WORKSHOP – URBAN RENEWAL 6 p.m. to 6:55 p.m.

A joint meeting with members from the Planning Commission, Urban Renewal Advisory Board, Cultural Arts Commission and Chamber Board (Morgan)

1. **Call to Order**
2. **Roll Call**
3. **Workshop Time (Morgan)**
4. **Adjourn**

URBAN RENEWAL AGENCY BOARD MEETING 6:55 – 7:05 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Resolution 2001-001, A Resolution to Approve IGA with the City of Sherwood for Administrative Services**
4. **Adjourn**

Urban Renewal Agency Meeting – May 8, 2001

Agenda Item _____

TO: Urban Renewal Agency Board
FROM: John N. Morgan, City Manager
SUBJECT: IGA with City of Sherwood for administrative services

ISSUE:

Authorizing the City to perform administrative services for the Renewal Agency and to receive compensation for the services.

BACKGROUND:

The Sherwood Urban Renewal Agency will not receive any revenue until at least November 2001. Until that time the City will continue to carry on the work of the Agency using City resources to cover costs. The attached resolution and agreement will authorize the City to carry out these tasks and be reimbursed from future Renewal Agency funds.

RECOMMENDATION:

It is recommended the Board adopt Resolution 2001-001

RESOLUTION NO. 2001-001

A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT

WHEREAS, the Urban Renewal Agency of the City of Sherwood, Oregon (the "Agency") desires to further the planning, design and refinement of urban renewal projects described in its urban renewal plan; and,

WHEREAS, the Agency will not receive funds to carry out these additional planning activities until November, 2001; and,

WHEREAS, the City has experience in managing and carrying out planning studies and projects comparable to the studies needed by the Renewal Agency; and

WHEREAS, The City has agreed to carry out these studies, and make them available to the Renewal Agency; and

WHEREAS, the Agency is willing to pay the City the costs the City incurs to develop those studies;

NOW, THEREFORE, BE IT RESOLVED by the City of Sherwood, Oregon, that the City Manager or City Recorder are hereby authorized to enter into an Intergovernmental Development Agreement, in substantially the attached form, with the Agency.

ADOPTED by the City Council of the City of Sherwood, Oregon this _____ day of _____, 2000.

Mayor

ATTEST:

Recorder

INTERGOVERNMENTAL AGREEMENT

The Sherwood Urban Renewal Agency of the City of Sherwood, Oregon, and the City of Sherwood, Oregon enter into this intergovernmental Agreement as of the _____ day of _____, 2000, to provide for certain urban renewal planning activities by the City, and for the payment of the costs of those projects by the Agency.

1. Definitions

- 1.1 The following terms used in this agreement shall have the following meanings, unless the context clearly requires a different meaning.

"Agency" means the Sherwood Urban Renewal Agency of the City of Sherwood, Oregon, an urban renewal agency created pursuant to Oregon Revised Statutes Chapter 457.

"Agreement" means this Intergovernmental Agreement.

"City" means the City of Sherwood, Washington County, Oregon.

"Plan" means the Agency's Urban Renewal Plan for the City's Urban Renewal Area, which was approved by City Ordinance No. xxx, dated August 29, 2000, as it may be amended from time to time.

"Projects" means planning and design studies to help the Agency further define design, code, and project activities in the Sherwood Urban Renewal Area.

2. Recitals.

- 2.1 The Projects are urban renewal activities which are described as Administrative activities in the Plan, on which the Agency is authorized to spend Tax Increment Revenues.
- 2.2 The Agency desires to have the Projects completed as quickly and efficiently as possible, but will not receive tax increment funds to pay for the studies until November, 2001.
- 2.3 The City has experience in planning and constructing public improvements, and is willing to assist the Agency by entering into this Agreement.
- 2.4 This agreement is indebtedness of the Agency within the meaning of ORS 457.450 because it obligates the Agency to pay Tax Increment Revenues to the City to carry out the Projects.

3. Agreement to Complete Projects.

- 3.1 The City hereby agrees to manage and complete the Projects in accordance with the Plan and this Agreement.
- 3.2 The City estimates that the Projects will be completed within twelve (12) months of the date of execution of this agreement.

4. Agreement to Pay Costs of Projects.

- 4.1 The Agency hereby agrees to pay, but solely from the Tax Increment Revenues, all reasonable costs of the Projects which are incurred by the City pursuant to this Agreement, within five business days after the City bills the Agency for such costs.
- 4.2 The Agency hereby irrevocably pledges the Tax Increment Revenues to the City to pay the amounts due under this Agreement.
- 4.3 This agreement of the Agency to pay the costs of the Projects constitutes "other indebtedness" within the meaning of ORS 457,440(2)(b)
- 4.4 If the Agency fails to pay costs billed by the City in accordance with this Agreement within ten days after they are billed to the Agency, the Agency shall pay the City interest on those costs from the tenth day after they are billed until they are paid, at the rate paid to local governments on deposits in the Oregon Short Term Fund for that period.

5. Estimate of Total Costs.

- 5.1 The City and the Agency estimate that the total costs to be paid by the Agency to the City hereunder will not exceed \$150,000. If the City at any time has reason to believe that the total costs payable by the Agency hereunder will exceed \$150,000, the City shall notify the Agency in writing, and the Agency shall have the right to terminate this Agreement by notifying the City in writing.

6. Term; Early Termination.

- 6.1 This agreement shall be in effect for a period of eighteen months from its date of execution.
- 6.2 Prior to the date specified in Section 6.1, and except as provided in Section 5, above, this agreement may be terminated only upon written agreement of both parties.

Records.

The City shall maintain accurate records of all costs it incurs for the Projects, and shall make those records available to the Agency for inspection at the request of the Agency.

Compliance With Law.

The City shall develop the Projects in compliance with all laws of the State of Oregon applicable to public projects and public contracts.

CITY OF SHERWOOD, OREGON

SHERWOOD URBAN RENEWAL AGENCY

By _____

By _____

Approved Meeting Minutes



Home of the Tualatin River National Wildlife Refuge

MINUTES

URBAN RENEWAL ADVISORY BOARD OF DIRECTORS WORKSHOP

MAY 8, 2001

**MARJORIE STEWART SR.
CENTER
855 N. SHERWOOD BLVD.**

1. The meeting was called to order at 6:00 p.m.
2. Roll Call: Mayor Mark Cottle, Council President Keith Mays, Councilors Sterling Fox, Angela Weeks, Dennis Durrell, Thomas Claus and Dave Heironimus. Present at table for staff: City Manager John Morgan and City Recorder Chris Wiley.
3. Charles Kupper, the Agency's Renewal Management Consultant, who was a primary author of the Sherwood Urban Renewal Plan, spent 30 minutes explaining Oregon's Urban Renewal Statutes and how Tax Increment Financing works.
4. John Morgan reviewed the Sherwood Urban Renewal Plan, focusing on its Goals and Objectives, the District boundary, and the specific planned projects.
5. The workshop adjourned at approximately 6:50 p.m.



MINUTES

URBAN RENEWAL ADVISORY BOARD OF DIRECTORS MTG

MAY 8, 2001

MARJORIE STEWART SR.
CENTER
855 N. SHERWOOD BLVD.

1. The meeting was called to order at 6:52 p.m.
2. Roll Call: Mayor Mark Cottle, Council President Keith Mays, Councilors Sterling Fox, Angela Weeks, Dennis Durrell, Thomas Claus and Dave Heironimus. Present at table for staff: City Manager John Morgan and City Recorder Chris Wiley.
3. **Resolution 2001-001, A Resolution Authorizing an Inter-governmental Agreement with the City of Sherwood for Performing Administrative, Management and Other Functions for the Urban Renewal Agency.**

UNANIMOUSLY PASSED BY ALL BOARD MEMBERS PRESENT.

4. The workshop adjourned at approximately 7:06 p.m.