

**URBAN RENEWAL AGENCY BOARD OF DIRECTORS  
REGULAR MEETING AGENDA**

**Tuesday, March 20, 2007**

Following the Regular City Council Meeting

City of Sherwood City Hall  
22560 SW Pine Street  
Sherwood, Oregon

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CONSENT AGENDA**

**A. Approval of Minutes from 09.19.06 URA Meeting** (District Recorder Sylvia Murphy).

**4. NEW BUSINESS**

**A. Resolution 2007-001 Authorizing the City Manager to demolish the Old School House on Pine & 3<sup>rd</sup>.**

**5. ADJOURN**

**URBAN RENEWAL AGENCY BOARD OF DIRECTORS  
REGULAR MEETING MINUTES**

**September 19, 2006**

- 1. CALL TO ORDER:** Chair Keith Mays called the meeting to order at 9:53 p.m.
- 2. ROLL CALL:** Chair Keith Mays, Mr. Durrell, Mr. Grant, Mr. Heironimus, Ms. Henderson, Mr. King and Mr. Luman. Staff present: City Manager Ross Schultz, Board Recorder Sylvia Murphy.

**3. CONSENT AGENDA**

- A. Approve minutes from the August 15, 2006 URA Board of Directors meeting** (Board Recorder Sylvia Murphy).

**MOTION: From Mr. Durrell, seconded by Mr. King to approve the Consent agenda. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT.**

Chair Mays opened the Public Hearing and Board Recorder Sylvia Murphy read the Public Hearing Statement. With no public comment heard, the Public Hearing was closed.

- B. Resolution 2006-004 Approval if IGA with Urban Renewal District for OECDD Loan**

**MOTION: From Mr. Heironimus, seconded by Mr. Durrell, to approve the Resolution 2006-004. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT.**

- 4. ADJOURN:** There being no further business the meeting was adjourned at 10:05 p.m.

**Recorders note:** City Manager Schultz asked Chair Mays if the Executive Session that is to follow the Urban Renewal Board of Director Meeting could be postponed due to the duration of tonights meeting and to allow for a fresh council. Chair Mays was in agreement.



**URA RESOLUTION 2007-001**

**A RESOLUTION INSTRUCTING THE DISTRICT MANAGER TO DEMOLISH THE PROPERTY KNOWN AS THE OLD SCHOOL**

**WHEREAS**, The building known as the Old School is located at the intersection of 3<sup>rd</sup> and Pine in Old Town Sherwood, Oregon; and

**WHEREAS**, The Sherwood Urban Renewal Agency owns the Old School; and

**WHEREAS**, The building has been evaluated and deemed unsafe for its intended use; and

**WHEREAS**, the building is currently deteriorating and in dire need of repairs; and

**WHEREAS**, The Sherwood Urban Renewal Planning Advisory Committee has recommended the sale of the property; and

**WHEREAS**, The building is a liability; and

**WHEREAS**, The property will be more marketable without the structure;

**NOW, THEREFORE, THE SHERWOOD URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:**

The Urban Renewal Agency Board directs the City Manager to remove the structure known as the Old Scholl from the premises of the property located at the intersection of Pine Street and 3<sup>rd</sup>.

**Duly passed by the Sherwood Urban Renewal District Board of Directors this day, Tuesday, March 20<sup>th</sup>, 2007.**

\_\_\_\_\_  
Keith Mays, Board President

ATTEST:

\_\_\_\_\_  
Sylvia Murphy, Board Recorder

# Approved Minutes

**URBAN RENEWAL AGENCY BOARD OF DIRECTORS  
REGULAR MEETING MINUTES**

**March 20, 2007**

- 1. CALL TO ORDER:** Chair Keith Mays called the meeting to order at 8:20 p.m.
- 2. ROLL CALL:** Chair Keith Mays, Mr. Grant, Mr. Heironimus, Ms. Henderson, Mr. Luman and Mr. Weislogel. Mr. Dan King was absent.
- 3. STAFF PRESENT:** City Manager Ross Schultz, Assistant City Manager Jim Patterson, Community Development Director Rob Dixon and Board Recorder Sylvia Murphy.

**4. CONSENT AGENDA**

- A. Approve minutes from the September 19, 2006 URA Board of Directors meeting** (Board Recorder Sylvia Murphy).

**MOTION: FROM MR. HEIRONIMUS, SECONDED BY MR. GRANT TO APPROVE THE CONSENT AGENDA. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT, WITH MR. WEISLOGEL ABSTAINING AS HE WAS NOT A BOARD MEMBER AT THE TIME.**

**5. NEW BUSINESS**

- A. Resolution 2007-001 Instructing the District Manager to demolish the Old School House**

Chair Mays asked for Board member comments.

Mr. Grant commented he'd like to see an Action Plan and this could be prepared in the next several months with the help of staff and Council. He feels he'd like to table this resolution and give it 30-60 days to talk about it as the Action Plan progresses. "We can send a better message to the citizens if an Action Plan came first or if we saw the direction we were headed and then the demolition of the building. Just in case the direction we're going does not include demolishing of the building". Mr. Grant feels it's not critical that we pass this tonight and it's a good gesture to make sure the timing is not rushed.

Mr. Luman commented he's seen the architectural mandates to retrofit the building, stating "It's highly probable the building will have to be demolished". He would try and have Council think about making this decision more public. IE: possibly asking the City Manager to write an article in the Gazette explaining the decision process. He'd like to have some public disclosure or explanation and

give an opportunity for people to understand our process. And to also give an opportunity for those who claim to know of someone who's interested, to take a run at it and set a specific time that a decision is made. He agrees with Mr. Grant and commented the building will probably have to come down, which is unfortunate. And if it does, he'd like Council to consider whatever goes in its place to have some referential visual quality to it that says this was the location of the old school house.

Mr. Heironimus commented he agrees with Mr. Grant regarding the timing not being right. Mr. Heironimus suggested an RFP process, a more formal process.

Mr. Weislogel commented he can not support the resolution at this time or in it's present form. He support the Action Plan Mr. Grant spoke of. Looking at several sites and possibilities and get a scope identified with functionality, looking at cost and estimates, and maybe there are 6 or 10 sites where this can be placed. If it at the present location of the old school that's fine, but we'd have to take the building down to do this. He would like to see something to go to, rather than just take something down and therefore can't support taking it down at this time.

Mr. Mays asked from a timing standpoint if board members would like to table this action or continue to a date certain?

Mr. Heironimus suggested tabling until an Action Plan was finished or at least down that path.

City Manager Schultz asked Chair Mays if Jim Patterson, the SURPAC representative could come forward and address the board.

Mr. Patterson wanted to offer additional perspective from the recent SURPAC meeting, to the Board can get a better feel for the direction this committee. Jim stated, Mr. Grant, Mr. Weislogel and Mr. Heironimus were at the last SURPAC meeting and asked them to correct him if he's not on track in relaying information from the meeting.

Jim stated "his sense is that SURPAC is at a point where they are in agreement with members of the Cultural Arts Committee, in agreement with the original nature and intent of the Urban Renewal District that Cultural Arts in some form was a significant driver and would be such in the plan that they are looking for opportunity to help the agency board make good decisions. IE, the possibility of funding a feasibility study which would be done by an outside party, they would come into the community and look at a multitude of locations that might be good possibilities for a Community Center". Jim thinks there was support of the Community Center concept, amongst the members of SURPAC, and thinks they are at the point that they (SURPAC) will be looking at funding priorities at their

April meeting and the intent of doing that review would be to ensure everyone is on the same page in terms of what money they feel should be allocated in the plan to the remaining projects that are on the original list.

Jim stated he sensed there wasn't a rush to do anything dramatic right away, but sensed there was an "underlying current" that it's time to do something. "It's time for the Agency Board thru SURPAC to pursue this part of the Urban Renewal Plan". If that means funding of a feasibility study, Jim believes there would be support for this and in the short term, we live with the fact that the roof is deteriorating, the building is not getting any better and the issues with vandalism.

Jim thinks the overwhelming opinion of SURPAC is to look at what they have accomplished over the past 4 years, it's time to look at that part of the plan and move forward.

Mr. Luman commented, "I feel we are mixing two things, one is the site for a community center and how that's going to happen and occur and the other is whether there's any conversation from anybody relative to saving the building and having it occur there, and I don't think that's the case." Relative to the resolution, he thinks a process should occur. He does not think there's much question about what will have to occur, but would like to have the public have a chance to know why we are going through this. Where the Center ends up, is a different issue.

Mr. Patterson commented in regards to the comments made by Ms. McCormick that she has a client interested in the building, Jim said it would be helpful from his perspective to have direction from the Agency Board as to do we have a process to handle these types of inquiries. That type of direction would be helpful so we can accommodate these types of situations where we can bring someone in front of the Agency Board and give a proposal with the understanding that if you want to run a business there it could cost \$1.5 million.

Mr. Luman commented in regards to Mr. Heironimus' comments on issuing a quick RFP, looking for anyone that was interested and giving the specs of retro'ing the building.

Mr. Patterson continued to state SURPAC is looking to the Agency for leadership to say yes, it's time to move ahead and if they (SURPAC) brings a recommendation forward to spend money for a feasibility study, that this is something the Agency would support. The other thing would be to give us some direction as to how you'd like us to handle these inquiries.

Mr. Mays commented he did not believe the board should be soliciting offers until it is determine whether or not this is the location for a center.

Mr. Patterson stated the feedback he's received from the Cultural Arts Commission is if the building were to be demolished, (and he is not suggesting they are in favor of this) this site makes sense for a Community Center because it's strategically located to Stella Olsen Park, the Schools, and parking. Therefore it's important to have a feasibility study that confirms or denies this and we should provide this information to the people and get their will or at least try and determine if it matches up.

Mr. Grant commented he supports Mr. Luman's comments on the fact that there are two discussions underway. A feasibility study and community input from a professional mediator is an intricate part of the first stage of what he's putting together and asking for from staff as an Action Plan. He agrees it's time to move forward.

Mr. Luman supported Mr. Grant's thoughts of a feasibility study, stating that if that's the site for a Community Center that needs to be determined as this is a valuable asset and it could be sold if offers were received. A business plan needs to occur to decide what's going to happen with the property.

Mr. Heironimus motioned to table the resolution.

Chair Mays stated, if there's no objection the issue will be tabled until an unspecified future date.

Mr. Luman asked Mr. Grant what he meant by feasibility?

Mr. Grant replied, it's a professional study of the needs of the interested groups and opportunities and compiling it into the first elements of the plan.

Mr. Luman, "not specific to that property?"

Mr. Grant, "No, it's more specific to the geographic area where we think we'd like it."

Chair Mays commented, with the agreement of the board members, he'd like to ask SURPAC:

1. Should the level of debt the District can incur, can it be increased? Should it be increased? What would the increase be?
2. Look at the debt options for the District and provide recommendations.

With no further comments, Chair Mays adjourned the meeting at 8:40pm.