

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

Tuesday, September 18, 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 08.21.07 URA Board Meeting

4. NEW BUSINESS

**A. URA Resolution 2007-010 Directing the Urban Renewal District
Manager to demolish the Old School House** (Kristen Switzer,
Community Services Director)

5. ADJOURN

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

August 21, 2007

- 1. CALL TO ORDER:** Chair Keith Mays called the meeting to order at 8:55 p.m.
- 2. ROLL CALL:** Chair Keith Mays, Vice Chair Dave Grant, Mr. Dave Heironimus, Ms. Linda Henderson, Mr. Dan King, Mr. Dave Luman and Mr. Lee Weislogel.
- 3. STAFF PRESENT:** City Manager Ross Schultz, Senior Project Manager Jenni Lipscomb and Board Recorder Sylvia Murphy.

4. CONSENT AGENDA

A. Approve minutes from the June 19, 2007 URA Board of Directors meeting

MOTION: FROM MS. HENDERSON, SECONDED BY MR. WEISLOGEL TO APPROVE THE CONSENT AGENDA. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT

5. NEW BUSINESS

A. URA Resolution 2007-009 Authorizing the URD Manager to sign an agreement with Greenplay LLC for Scope of Work for a Community Arts Center

Jenni Lipscomb Senior Project Manager came forward to answer questions.

Mr. Heironimus mentioned he heard rumors about the Nottingham's site being a possible location for the facility and he doesn't think talking about this location as an option prior to Greenplay completing the study is a good idea.

Mr. Luman commented their proposal doesn't mention anything about previous experience with this type of project and recalls being informed they had experience in this area.

Jenni Lipscomb replied they are considered recreational consultants and they consider a Cultural Arts Center as recreation.

Ms. Henderson suggested having Greenplay in town during the Arts Festival to conduct their meetings as noted in the proposal and possibly having a booth at the festival to answer questions and conduct surveys. The Arts

Festival is an opportunity to collect data. Ms. Henderson commented in regards to their plan, she found it difficult to believe they could accomplish all the stakeholder meetings, meetings with Council and public and collect survey data in a two day trip.

City Manager Schultz replied maybe there's some way we can work with Greenplay long distance.

Jenni replied Greenplay is very conscious that we are conscious of funds and offered to speak with them on their availability and to find out what staff can do to collect information.

Mr. Weislogel agreed with Ms. Henderson and thought it was a good idea to try and collect data early.

Chair Mays asked for other questions, with none heard he asked for a motion.

MOTION: FROM MR. WEISLOGEL TO ADOPT URA RESOLUTION 2007-009 SECONDED BY MR. GRANT. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT

6. ADJOURN: Chair Mays adjourned at 8:59pm.

Council Meeting Date: September 18, 2007

Agenda Item: New Business

TO: Urban Renewal Agency Board of Directors

FROM: Kristen Switzer, Community Services Director

SUBJECT: URA Resolution 2007-010 directing the Urban Renewal District Manager to demolish the structure known as the Old School House

ISSUE: Demolition of the Old School House located at SW 3rd & Pine Street

BACKGROUND: The URA Board of Directors has received a recommendation from SURPAC to demolish the Old School House. The URA Board of Directors addressed this issue on March 20, 2007 at which time it was decided to “table” URA Resolution 2007-001. Since this time, the structure has continued to remain vacant, unsafe and continues to deteriorate. This issue was also discussed at the August 28, 2007 Cultural Arts Commission meeting where no formal recommendation was made but the Commission was polled. Of those polled the majority were in favor of demolishing the structure known as the Old School.

RECOMMENDATIONS: Approval of URA Resolution 2007-010



URA RESOLUTION 2007-010

A RESOLUTION INSTRUCTING THE DISTRICT MANAGER TO DEMOLISH THE STRUCTURE KNOWN AS THE OLD SCHOOL HOUSE

WHEREAS, The building known as the Old School House is located at the intersection of SW 3rd and Pine in Old Town Sherwood, Oregon; and

WHEREAS, the building is currently deteriorating and in dire need of repairs, has been evaluated and deemed unsafe for its intended use and has been vacant for approximately 4 years; and

WHEREAS, The Sherwood Urban Renewal District owns the Old School and has received a recommendation from SURPAC (Sherwood Urban Renewal Planning Advisory Committee) to demolish the structure; and

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

The Urban Renewal Agency Board of Directors directs the District Manager to demolish the structure known as the Old School House.

Duly passed by the Sherwood Urban Renewal District Board of Directors this 18th day of September 2007.

Keith Mays, Board Chair

ATTEST:

Sylvia Murphy, Board Recorder

Approved Minutes

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

September 18, 2007

- 1. CALL TO ORDER:** Chair Keith Mays called the meeting to order at 9:05 p.m.
- 2. ROLL CALL:** Chair Keith Mays, Vice Chair Dave Grant, Mr. Dave Heironimus, Ms. Linda Henderson, Mr. Dan King, Mr. Dave Luman and Mr. Lee Weislogel were all present.
- 3. STAFF PRESENT:** Assistant City Manager Jim Patterson, Community Services Director Kristen Switzer, City Engineer Tom Pessemier, Public Works Director Craig Sheldon, Public Safety Director Ron Ruecker and Board Recorder Sylvia Murphy.

4. CONSENT AGENDA

- A.** Approve minutes from the August 21, 2007 URA Board of Directors meeting

MOTION: FROM MR. HEIRONIMUS, SECONDED BY MR. WEISLOGEL TO APPROVE THE CONSENT AGENDA. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT

Chair Mays addressed the next agenda item.

5. NEW BUSINESS

- A. URA Resolution 2007-010 Authorizing the URD Manager to demolish the structure known as the Old School House**

Chair Mays recapped the staff report and explained previous discussions had by the URA Board and the recommendation received from SURPAC to demolish the structure.

Chair Mays opened the floor to received public testimony from anyone that had not previously testified on this resolution.

Odge Gribble, Sherwood resident came forward and stated she is aware that the building is really shot and said this was the fault of the Board. She stated the City has owned the building for a number of years and had the chance to put the building to use. She stated the City received a wonderful plan from the Robin Hood Theater Association to put in a black box theater and rent out other parts of the building to generate revenue and if someone had been in the building it would not have deteriorated to the extent that it is today and it's a shame. With this said and considering the building can't be saved, she believes the Board should demolish the building, but believes the property belongs to the Cultural Arts Commission for a Cultural Arts Center. She does not think of it as a Community Center which could be anything and stressed a Cultural Arts Center. Ms. Gribble stated there's more to Sherwood than just sports and sports are great and the kids need sports, but they need more.

Ms. Gribble stated if the building is demolished, she asked the Board not sell the property to a developer to build more condo's and said the City needs something that reflects our history and our town.

The Board thanked Ms. Gribble for her testimony and asked for other testimony.

Eugene Stewart, Sherwood business owner came forward and stated he agreed with the comments made by Clyde List (at the Council meeting held earlier this evening) and believes it should be a Cultural Arts center.

Chair Mays thanked Mr. Stewart for his comments and asked for other testimony.

Irene Baker, Sherwood resident came forward and asked that all parties involved work together on this issue and stated it was important to preserve history.

Chair Mays thanked Ms. Baker for her comments and stated the City is in the process of working with GreenPlay to determine the "what, where, when and how of a Community Center". Chair Mays stated he does not consider this building the original old school as it has undergone structural changes. He supports demolishing the hazardous building, but not doing anything with the property, until more information is collected.

Vice Chair Grant commented he agrees with Chair Mays and stated this is what the Cultural Arts Commission discussed, as far as wanting to reserve the right to hold onto the property if the outcome of the planning of a new center indicated this was the best site for a center and to building in the original image of the current structure. Mr. Grant stated the Cultural Arts Commission was in support of removing the building rather than putting more money into it. Mr. Grant stated the commission members were polled at their last meeting and it was a 6-2 poll to demolish the structure.

Mr. Grant explained he was in agreement with Ode Gribble' comments and if the Greenplay results indicate a Cultural Arts Center is the best thing then he is in support of this as well as in support of the process that is currently underway.

Mr. Heironimus commented and made reference to the testimony given by Eugene Stewart at the City Council meeting earlier this evening about having to go through the Historical District to demolish the Old School and he asked for staff comments.

City Engineer Tom Pessemier replied he was not familiar with this requirement and would look into.

Chair Mays asked staff, if the Board acted on the legislation this evening that staff advice of any necessary requirements to ensure the City is moving forward accurately.

Mr. Heironimus asked Vice Chair Grant if the polling of Cultural Arts Members was done at their meeting or on the phone. Mr. Grant explained the poll was 5-2 at the Cultural Arts meeting and he obtained the 6th opinion via the telephone from a member who was absent.

Mr. Heironimus stated, the Board addressed the demolition of the building on March 20th of this year at which time it was decided to table the resolution and stated he does not know what has changed since March and recalls from the meeting that the Board was waiting to see the results of the feasibility study that would give some direction on how to proceed; to take down the building or rebuild it as a Cultural Arts/Community Center. This is what he recalls from that meeting and the Board is no further along with a feasibility study than they were in March. He has not heard any reports on any crimes occurring at the building nor has he heard of any trespassing. He agrees the building is an eyesore and will continue to deteriorate, but likewise there are other buildings in town that are in disrepair. He does not see what the rush is until the Board receives the feasibility study and does not believe the building is a danger to anyone.

Mr. Luman commented in regards to Mr. Heironimus' comments, stating when the Board decided to table the resolution back in March, he does not believe anyone was under the elusion that one of the answers was to keep the building. He believes the Board needs to move forward and decide what the land will be used for and stated he likes Clyde List' suggestions (given at the Council meeting held earlier this evening) about keeping a building within the same style. Mr. Luman commented, the City is not changing and if they could replace the building with something that was similar it would be somewhat of a metamorphosis. He stated he's been in this City for a long time and has seen the building go back and forth between groups and no one has been able to do anything with it.

Assistant City Manager Jim Patterson asked to address the Board and stated one of the things that struck him this evening was the public comments received from Odge Gribble, June Reynolds and Clyde List. He stated there is not going to be a dignified way for a building that has emotional attachments like this building has, to come down. He would not want to wait and then have the building burn down or have vandalism issues as we could have another tannery site situation. He believes the decision as painful as it may be needs to be made one way or another and then move on. If the City can't save the building, then make a commitment to restore the terminal views down Pine Street to what it once was and he is hearing that people are receptive to this. There may not be any good options, but there is a way to reach a compromise and as long as the City is the steward of the property and as long as the Urban Renewal District owns it, by the nature of a Redevelopment Agreement on this property, we can get what once looked like an Old School House. We have through the Redevelopment Agreement Authority of the District the authority to hold people to this.

Mr. Patterson informed the Board that he has spoken with an investor who has gone through the process of obtaining bank financing and has toured the site and understands it's not for sale. Their comments were there's no reason as a part of building their business on this site that they would be willing to build it to look exactly like the Old School House. Mr. Patterson stated it's possible and we could require it as a part of a redevelopment agreement as the District owns the property. The District has special authorities that the City does not in requiring the developer to live by the law, the important thing is what is that "law" going to be.

Ms. Henderson asked if the Board agrees to demolish the building, how will it be taken down and once taken down what will become of the site. Will it be a gravel lot for people to park on, which would be a violation of our code.

Mr. Patterson replied the City's Public Works department would be demolishing the building.

Ms. Henderson asked if the building contained anything that the Historical Society may want.

Mr. Patterson replied, he believes we would like to do something similar to what occurred when the Old Theater came down. People were able to identify things prior to the demolition that they'd like to keep; IE beams, windows etc. whether they are things to be donated to the museum or things that can be incorporated back into a new building. As far as what the site will be used for, once the building has been removed, he is certain the City will have ongoing issues as this area is used by parents for parking while dropping off and picking up students. He does not believe the City would propose graveling and then using it as a parking lot. Jim stated the City could put signage on the site that would mention the possibilities of the property. He believes this would encourage people to get involved. He would not propose using the lot for parking, but this does not necessarily mean that community members would not ask to use it for parking at for example a back to school night as the school district is always looking for places to park vehicles, therefore there might be instances where staff would bring this to the Boards attention. He believes the property needs to be protected and stated we need to eliminate the risk and wait and see what the next step in the process is.

Ms. Henderson commented we need to be proactive and believes the City is good at tearing things down and then doing nothing, the Robin Hood Theater is an example and stated this is her concern. In regards to Jim Patterson' comments about signage, she agrees with Ode Gribble that the site should be reserved for Cultural Arts. This does not mean that it will be "the site", but for now believes it's the best site that is owned by the City or the District. The Needs Analysis, which we spoke about in March, may identify a different building or a different site, but currently she can't think of a better location for a center. And by installing a sign that states "Future Redevelopment" of something similar, we can then say this site belongs to Cultural Arts and then let another site be identified. Ms. Henderson stated, we don't have to put anything in the paper or pass a resolution it just means in our minds that is the best site until another site can be determined. If people ask what the site is for, Ms. Henderson will reply she hopes one day it will be a performing arts facility site.

Ms. Henderson also stated she does not believe all public and private avenues have been exhausted and does understand the building needs to come down and it's unfortunate and stated we've seen other projects in Sherwood that have momentum and have money behind them and don't understand why this project has neither.

Mr. Patterson commented in regards to the testimony given this evening, people are wondering what's going to happen and they are waiting for a decision. Taking the structure down is painful but this need' to occur in order for there to be progress towards what could be a beautiful, pristine replica with either business' being operated out of it or the site for Cultural Arts. Mr. Patterson suggested placing signage that has a picture of what the Old School used to look like as there's a lot of people in town that don't know prior to the structural changes. And stated, we need to be committed to get there and we have some tools available through the district that we can encourage people to do that.

Chair Mays commented in regards to a Cultural Arts Community Center, the building has changed, but the look and feel can be preserved.

Mr. Heironimus commented in regards to Mr. Patterson comments, he would like to see conditions put on this to show the direction, even if temporary that the property remains in the custody of the Cultural Arts Commission until a feasibility study is complete and they make a recommendation, in the mean time this will give them ownership of the site.

Mr. Patterson replied he believes that as a part of the resolution to demolish the building, the Board can add to the resolution a firm statement/commitment that the property will remain in the custody of the Urban Renewal District as it's important that the City remain the steward of the property. This will allow control of any development.

Mr. Heironimus stated he wants to take it a step further and give the Cultural Arts Commission ownership of the property as leaving it in the District possession gives SURPAC authority and they may not see eye to eye with the Cultural Arts Commission.

Mr. Patterson replied he would encourage the Board to discuss this issue further.

Vice Chair Grant replied, Commissions don't have ownership of properties.

Mr. Heironimus would like the Cultural Arts Commission to have the first crack at the property.

Chair Mays suggested the Board amend the URA Resolution to state something to the effect of: "The intent of the property by the Urban Renewal District is for it to be the preferred designated choice of a future Cultural Arts Community Center until we finish the studies to tell us the feasibility, best location etc, and that an evaluation is sent through the Charing Committee, the Cultural Arts Commission and other boards & Commissions.

Mr. Patterson suggested the following amended text, "With the demolition of the structure the property will remain in the custody of the Sherwood Urban Renewal District as the designated location of a future Cultural Arts Community Center.

Mr. Patterson also stated, just because we get a recommendation from folks who are looking from an outside perspective, the community may in fact feel different about where the site should be. Mr. Patterson said he believes we should not limit ourselves and make it clear that as part of this action tonight the building will be taken down, and the property will remain in the custody of the Urban Renewal District and designated as the future home of the Cultural Arts Community Center.

MOTION: CHAIR MAYS MOVED TO AMEND THE RESOLUTION AS STATED BY MR. PATTERSON, SECONDED BY MS. HENDERSON. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT

Chair Mays commented the City will still be reviewing the forthcoming reports.

Chair Mays asked for discussion of the amended resolution. With none heard, he asked for a motion.


MOTION: MS. HENDERSON MOVED TO ADOPT THE AMENDED RESOLUTION 2007-010, SECONDED BY MR. WEISLOGEL.

MOTION PASSED 6:1 (MAYS, GRANT, HENDERSON, KING, LUMAN & WEISLOGEL IN FAVOR, HEIROMINUS OPPOSED)

Mr. Heironimus stated his opposing vote was based on principle.

5. ADJOURN: Chair Mays adjourned at 9:40pm.

Submitted by:



Sylvia Murphy, District Recorder

Approved:



Keith S. Mays, Chairman