

AMENDED AGENDA
URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING AGENDA

Tuesday, March 18, 2008
Following the City Council Meeting

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

EXECUTIVE SESSION 6:15PM Pursuant to ORS 192.660(2)(e)

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

- A. Approval of February 19, 2008 URA Board Meeting Minutes

4. PUBLIC HEARINGS

- A. **URA Resolution 2008-002 Authorizing the Urban Renewal Manager to complete the purchase of the Cannery property from the City of Sherwood for \$3,065,000** (Tom Nelson, Economic Development Manager)
- B. **URA Resolution 2008-003 Authorizing a minor amendment to the URA Plan for Acquisition of Property adding the Old School** (Tom Nelson, Economic Development Manager)
- C. **URA Resolution 2008-004 Authorizing the Urban Renewal Manager to accept transfer of the Old School property from the City of Sherwood** (Tom Nelson, Economic Development Manager)
- D. **URA Resolution 2008-~~xxx~~⁰⁰⁵ Authorizing a minor amendment to the URA Plan for Acquisition of Property**
(Documents not displayed, pending Executive Session Discussion Pursuant to ORS 192.660(2)(e) (Tom Nelson, Economic Development Manager)
- E. **URA Resolution 2008-~~xxx~~⁰⁰⁶ Authorizing the Purchase of Property**
(Documents not displayed, pending Executive Session Discussion Pursuant to ORS 192.660(2)(e) (Tom Nelson, Economic Development Manager)

F. ADJOURN

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

Tuesday, March 18, 2008
Following the City Council Meeting

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

EXECUTIVE SESSION 6:15PM Pursuant to ORS 192.660(2)(e)

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

A. Approval of February 19, 2008 URA Board Meeting Minutes

4. PUBLIC HEARINGS

A. URA Resolution 2008-002 Authorizing the Urban Renewal Manager to complete the purchase of the Cannery property from the City of Sherwood for \$3,065,000 (Tom Nelson, Economic Development Manager)

B. URA Resolution 2008-003 Authorizing a minor amendment to the URA Plan for Acquisition of Property adding the Old School House Property (Tom Nelson, Economic Development Manager)

C. URA Resolution 2008-xxx Authorizing a minor amendment to the URA Plan for Acquisition of Property
(Documents not displayed, pending Executive Session Discussion Pursuant to ORS 192.660(2)(e))
(Tom Nelson, Economic Development Manager)

D. URA Resolution 2008-xxx Authorizing the Purchase of Property
(Documents not displayed, pending Executive Session Discussion Pursuant to ORS 192.660(2)(e))
(Tom Nelson, Economic Development Manager)

5. ADJOURN

6. RECONVENE TO CITY COUNCIL MEETING

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

February 19, 2008

- 1. CALL TO ORDER:** Chair Keith Mays called the meeting to order at 8:36 pm.
- 2. BOARD PRESENT:** 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, Economic Development Manager Tom Nelson, Community Services Director Kristen Switzer, Community Development Director Tom Pessemier, Police Chief Jeff Groth and District Recorder Sylvia Murphy.
- 4. LEGAL COUNSEL:** City attorney David Doughman.

5. CONSENT AGENDA

- A. Approval of September 18, 2007 URA Board of Directors Meeting Minutes

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

Chair Mays addressed the next agenda item.

5. NEW BUSINESS

- A. **URA Resolution 2008-001 Authorizing a minor amendment to the Sherwood Urban Renewal Plan for acquisition of property.**

Chair Mays called Tom Nelson Economic Development Manager to come forward. Tom explained the Board has before them a staff report and notes from a SURPAC meeting held on January 9, 2008. Tom stated SURPAC made a unanimous recommendation to the Sherwood Urban Renewal Agency (URA) to purchase the cannery property to be redeveloped and it's the mission of the Urban Renewal Agency to redevelop. Tom further explained a few issues: the City made an inter-fund loan which needs to be repaid and the flexibility the URA has to redevelop that property. They are therefore making a recommendation that the URA purchase the property from the City.

Chairs Mays stated if approved by the URA Board, this is the first of multiple steps required. Tom replied this was correct and explained the steps: a resolution

needs to be adopted to make a minor amendment to the Plan that will allow the purchase of the property. The next step would be a resolution adopted by the City to sell the property and a resolution by the URA to purchase the property.

Chair Mays stated SURPAC believes it's important for the Urban Renewal District to acquire the property to assist with facilitating redevelopment. Tom confirmed this was correct.

Chair Mays asked for board member questions.

Ms. Henderson asked what the dollar amount of \$3,065,000 was based on. Tom replied this was based on recovering cost for the City and looking at the appraisal amount and it is the amount that will be presented in the budget for the City.

Chair Mays stated the Board was not settling on a dollar amount at this time with the adoption of the resolution they are approving a plan amendment, Tom replied this was correct.

With no other questions from the Board, Chair Mays asked for a motion.

MOTION: MR. HEIRONIMUS MOVED TO ADOPT URA RESOLUTION 2008-001, SECONDED BY MR. WEISLOGEL. UNANIMOUSLY APPROVED BY ALL MEMBERS PRESENT

With no other business to address Chair Mays stated the Board would adjourn into an Executive Session for the Sherwood City Council and asked the City Recorder to read the required statement. (See minutes from the City Council meeting for this record).

6. ADJOURN: Chair Mays adjourned at 8:40pm.

Submitted by:

Approved:

Sylvia Murphy, District Recorder

Keith S. Mays, Chairman

Council Meeting Date: March 18, 2008

Agenda Item: Public Hearing

To: Sherwood Urban Renewal Agency

From: Tom Nelson, Economic Development Manager

SUBJECT: Purchase of City Owned Old Cannery Site by URA

Issue: Should the URA purchase the Old Cannery Site from the City?

Background: The Old Cannery Site was purchased so that it could be redeveloped. One reason the Urban Renewal Agency was established was to facilitate redevelopment of the area defined in the Urban Renewal Plan. The City made an inter-fund loan for property purchase, demolition, and clean-up that needs to be repaid in FY 2009. Development of the property and subsequent payment will probably take more than a year. The URA has the flexibility and the financial means to purchase and negotiate redevelopment of the property.

Other Factors:

- The City has determined the asking price from a recent appraisal minus projected realtor fees that the City will not incur. The recommended price will more than cover the City's investment in the property.
- At its meeting on January 16, 2008, SURPAC made a unanimous recommendation to the Sherwood Urban Renewal Agency to purchase the property.

Financial Analysis: At the February 19, 2008 meeting a Financial Analysis was shared with the URA Board that indicates that the URA has sufficient debt capacity and cash flow to purchase and develop the property, along with other prioritized projects.

The following notice was published in compliance with ORS. 221.725:

NOTICE OF SALE OF CITY REAL PROPERTY
(ORS 221.725)

The Sherwood City Council will hold a public hearing during their meeting at the Sherwood City Hall on March 18, 2008 to hear public comment on the possible sale of the real property known as the Old Cannery Site. The meeting starts at 7:00 p.m.; the City Hall is located at 22560 SW Pine Street, Sherwood, Oregon.

The sale of the property is proposed to be made to the Sherwood Urban Renewal Agency for the purpose of redevelopment according to the Urban Renewal Plan.

The Council believes the sale of the site would be in the City's interest in light of the fact that the Urban Renewal Agency has the necessary flexibility to specify and transact redevelopment. Money from the sale will be used to pay the City's costs associated with the original purchase, demolition, and clean-up of the site, and realize some profit to cover the transaction costs borne by the City.

Members of the public are invited to attend the Council meeting and testify on the sale. City staff will be there to present information to the Council and the public and answer questions from the Council on the proposed sale.

Recommendation

Based on the willingness and the ability of the URA to redevelop the site in adherence to the Urban Renewal Plan, staff recommends a purchase of the property by the URA for \$3,065,000, and the adoption of the attached resolution.

Actions Needed: If it is the will of the Council and the URA Board to proceed, the following actions need to be taken:

1. The URA needs to adopt a Resolution to make a minor amendment to the plan for property acquisition. This was done at the February, 19, 2008 URA Board meeting.
2. The City needs to hold a public hearing to sell property.
3. The Council needs to adopt a resolution based on the findings after the public hearing to sell property.
4. The URA needs to adopt a resolution to purchase property.
5. The URA Budget needs to be amended to allow for this expenditure.



URA RESOLUTION 2008-002

A RESOLUTION AUTHORIZING THE URBAN RENEWAL MANAGER TO COMPLETE THE PURCHASE OF THE CANNERY PROPERTY FROM THE CITY OF SHERWOOD FOR \$3,065,000.

WHEREAS, the City of Sherwood wishes to sell the 6.06 acre site known as the Old Cannery Site adjacent to Union Pacific Railroad; and

WHEREAS, in order to dispose of real property the City of Sherwood has complied with ORS 221.725, the statute that sets out the steps to dispose of real property by holding a public hearing on March 18, 2008; and

WHEREAS, the City Council has heard public testimony regarding the sale of the Old Cannery Site to the Urban Renewal Agency; and

WHEREAS, the City will receive remuneration sufficient to cover all of its costs associated with the property; and

WHEREAS, the buyer, Sherwood Urban Renewal Agency, agrees to develop the site in adherence to the Urban Renewal Plan.

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

Section 1. The Urban Renewal Manager is authorized to complete the transaction for the purchase of The Old Cannery Site by the Urban Renewal Agency.

Duly passed by the URA Board of Directors this 18th day of March 2008.

Keith S. Mays, Board Chairman

ATTEST:

Sylvia Murphy, District Recorder

Council Meeting Date: March 18, 2008

Agenda Item: Public Hearing

To: Sherwood Urban Renewal Agency Board of Directors
From: Tom Nelson, Economic Development Manager
Subject: Sale of Old School Property to URA and necessary amendments to URA Plan

Issue & Background: In May of 2005 the City held a public hearing and adopted Resolution 2005-025 to sell the Old School Property to the URA. However, the Urban Renewal Plan was not amended as required by Section 700.B.1 of the Plan. The plan needs to be amended, and the property needs to be transferred by Trust Deed that is being prepared by Legal Counsel, and recorded with Washington County.

Recommendation: Staff recommends adoption of the attached URA Resolution 2008-003 to amend the URA Plan.

Actions Needed: To comply with actions previously taken and the Urban Renewal Plan:

1. The URA needs to adopt a resolution to make a minor amendment to the plan for property acquisition.



URA RESOLUTION 2008-003

A RESOLUTION AUTHORIZING A MINOR AMENDMENT TO THE SHERWOOD URBAN RENEWAL PLAN FOR ACQUISITION OF PROPERTY

WHEREAS, The City adopted Resolution 2005-025 to sell the Old School Property to the URA and did not amend the URA Plan as required by Section 700.B.1 of the Plan; and

WHEREAS, the City of Sherwood wishes to redevelop the site known as the Old School Site adjacent on the corner of NW 3rd Street and SW Sherwood Boulevard; and

WHEREAS, the Sherwood Urban Renewal Agency was established for the purpose of redevelopment; and

WHEREAS, acquisition of real property by the Urban Renewal Agency requires a minor amendment to comply with Section 700.B.1 of the Plan; and

WHEREAS, the acquisition of real property must comply with Section 503.A of the plan; and

WHEREAS, the URA proposes to redevelop the property in compliance with Section 503.A.1 of the plan.

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

Section 1. The Urban Renewal Plan will be amended to include the acquisition of the property known as the Old School Site.

Duly passed by the URA Board of Directors this 18th day of March 2008.

Keith S. Mays, Board Chairman

ATTEST:

Sylvia Murphy, District Recorder

Urban Renewal Agency
Sherwood City Council Meeting

Date: 3.18.08

List of Meeting Attendees *-none*

Request to Speak before Council Forms *-none*

Documents submitted at meeting: ✓

Staff: Provided URA Board an amended
Meeting agenda

Walkon URA Documents, yellow paper

URA Resolutions: 2008-002, 2008-003, 2008-004,
2008-005 and 2008-006

legislative numbers assigned at the
meeting.

Walkon - URA Board Mtg 03.18.08
Public Hearing URA Resolution 2008-002

Council Meeting Date: March 18, 2008

Agenda Item: Public Hearing

To: Sherwood Urban Renewal Agency

From: Tom Nelson, Economic Development Manager

SUBJECT: Purchase of City Owned Old Cannery Site by URA

Issue: Should the URA purchase the Old Cannery Site from the City?

Background: The Old Cannery Site was purchased so that it could be redeveloped. One reason the Urban Renewal Agency was established was to facilitate redevelopment of the area defined in the Urban Renewal Plan. The City made an inter-fund loan for property purchase, demolition, and clean-up that needs to be repaid in FY 2009. Development of the property and subsequent payment will probably take more than a year. The URA has the flexibility and the financial means to purchase and negotiate redevelopment of the property.

Other Factors:

- The City has determined the asking price from a recent appraisal minus projected realtor fees that the City will not incur. The recommended price will more than cover the City's investment in the property.
- At its meeting on January 16, 2008, SURPAC made a unanimous recommendation to the Sherwood Urban Renewal Agency to purchase the property.

Financial Analysis: At the February 19, 2008 meeting a Financial Analysis was shared with the URA Board that indicates that the URA has sufficient debt capacity and cash flow to purchase and develop the property, along with other prioritized projects.

The following notice was published in compliance with ORS. 221.725:

**NOTICE OF SALE OF CITY REAL PROPERTY
(ORS 221.725)**

The Sherwood City Council will hold a public hearing during their meeting at the Sherwood City Hall on March 18, 2008 to hear public comment on the possible sale of the real property known as the Old Cannery Site. The meeting starts at 7:00 p.m.; the City Hall is located at 22560 SW Pine Street, Sherwood, Oregon.

The sale of the property is proposed to be made to the Sherwood Urban Renewal Agency for the purpose of redevelopment according to the Urban Renewal Plan.

The Council believes the sale of the site would be in the City's interest in light of the fact that the Urban Renewal Agency has the necessary flexibility to specify and transact redevelopment. Money from the sale will be used to pay the City's costs associated with the original purchase, demolition, and clean-up of the site, and realize some profit to cover the transaction costs borne by the City.

Members of the public are invited to attend the Council meeting and testify on the sale. City staff will be there to present information to the Council and the public and answer questions from the Council on the proposed sale.

Recommendation

Based on the willingness and the ability of the URA to redevelop the site in adherence to the Urban Renewal Plan, staff recommends a purchase of the property by the URA for \$3,065,000, and the adoption of the attached resolutions to amend the plan and accept transfer of the property.

Actions Needed: Subject to previous Council action (Items 1-3 below) and the willingness of the URA Board to proceed, the following actions need to be taken:

1. The City needs to adopt a resolution to make a minor amendment to the Plan for property acquisition.
2. The City needs to hold a public hearing to sell property.
3. The Council needs to adopt a resolution based on the findings after the public hearing to sell / transfer property to the URA and authorize a Warranty Deed to be executed and subsequently recorded with the County Clerk.
4. The URA needs to adopt a Resolution to make a minor amendment to the plan for property acquisition. ***This was done at the February, 19, 2008 URA Board meeting.***
5. The URA needs to adopt a resolution to purchase / accept transfer of the property.
6. The URA Budget needs to be amended to allow for this expenditure.



Home of the Tualatin River National Wildlife Refuge

URA RESOLUTION 2008-⁰⁰²~~XXX~~

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD, ACCEPTING THE TRANSFER OF REAL PROPERTY AND THE COMMITMENTS IMPOSED THEREON BY THE CITY OF SHERWOOD, OREGON

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

WHEREAS, the City is authorized under ORS Chapter 271 to transfer ownership of real property to a governmental body; and

WHEREAS, the Agency is authorized under ORS Chapter 457 to accept transfer of ownership from the City of real property for which it has a plan for use; and

WHEREAS, the real property known as the Old Cannery site, consisting of 6.06 acres of real property intersected by Pine Street with frontage along Willamette Street and bordered on the north by the Union Pacific railroad right of way. Said property consists of parcels R0555599 - 5.46 acres; R0556017 - 0.09 acres and R0555615 - 0.51 acres located at what was previously 220 SE Willamette Street, Sherwood is planned for private redevelopment as set forth in Sections 501 and 600 of the Plan; and

WHEREAS, the City has or is expected to approve an amendment to the Plan to add for acquisition the Old Cannery; and

WHEREAS, the City has or is expected to authorize a warranty deed to transfer ownership of the Old Cannery to the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERWOOD URBAN RENEWAL AGENCY:

Section 1. The Agency accepts transfer of ownership of the Old Cannery and the commitments imposed thereon by the City. The Agency's approval is subject to the

Agency's amendment to the plan, the City's approval of said amendment and the City's agreement to transfer of ownership of the Old Cannery.

Section 2. This Resolution shall be effective from and after its adoption by the Agency Board.

Duly passed by the URA Board this 18TH day of March 2008.

Keith S. Mays, Board Chairman

ATTEST:

Sylvia Murphy, District Recorder

Walkon - URA Board Mtg . 03.18.08
Public Hearing URA Resolution 2008-003 &
2008-004

Council Meeting Date: March 18, 2008

Agenda Item: Public Hearing

To: Sherwood Urban Renewal Agency

From: Tom Nelson, Economic Development Manager

SUBJECT: Sale of Old School Property to URA

Issue & Background

In May of 2005 the City held a public hearing and adopted a resolution (2005-025) to sell the Old School Property to the URA. However, the Urban Renewal Plan was not amended as required by Section 700.B.1 of the Plan. The plan needs to be amended, and the property needs to be transferred by Warranty Deed (attached) that has been prepared by Legal Counsel, and will be recorded with Washington County.

Recommendation

Subject to previous Council action (Items 1 and 2 below), staff recommends adoption of the attached resolutions to amend the plan and accept transfer of the property.

Actions Needed: To comply with actions previously taken and the Urban Renewal Plan:

1. The council needs to adopt a resolution to make a minor amendment to the plan for property acquisition.
2. The Council needs to adopt a Resolution to make the transfer official, authorizing a Warranty Deed.
3. The URA needs to adopt a resolution to make a minor amendment to the plan for property acquisition.
4. The URA needs to adopt a resolution to accept the transfer of real property.



Home of the Tualatin River National Wildlife Refuge

URA RESOLUTION 2008-~~xxx~~⁰⁰³

A RESOLUTION OF THE SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS APPROVING AN AMENDMENT TO THE SHERWOOD URBAN RENEWAL PLAN, DATED AUGUST, 2000, TO ALLOW FOR THE ACQUISITION OF ADDITIONAL PROPERTY

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

WHEREAS, the Plan's goals and objectives include the elimination of blighting influences and the promotion of private development found in the Renewal Area, as defined in the Plan; and

WHEREAS, the real property located at 16023 SW 3rd Street, Sherwood, Oregon, Tax Lot ID #2S132BB00500 ("Old Schoolhouse") is currently a blighting influence in the Renewal Area; and

WHEREAS, the Agency plans for the Old Schoolhouse to be privately redeveloped as set forth in Sections 501 and 600 of the Plan; and

WHEREAS, the Agency may amend the Plan from time to time as authorized by Section 700(B) of the Plan; and

WHEREAS, the Plan should be amended at Section 503(C) by adding property to be acquired to allow for acquisition of the Old Schoolhouse.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERWOOD URBAN RENEWAL AGENCY:

Section 1. The Agency does hereby approve amendment to the plan at Section 503(C) to add an additional property for acquisition, described as 16023 SW 3rd Street, Sherwood, Oregon, Tax Lot ID #2S132BB00500 ("Old Schoolhouse").

Section 2. This Resolution shall be effective upon its adoption by the Agency.

Duly passed by the URA Board of Directors of Sherwood this 18th day of March, 2008.

Keith S. Mays, Board Chairman

ATTEST:

Sylvia Murphy, District Recorder

Walk on - URA Board Mtg. 03.18.08
Public Hearing URA Resolution 2008-004 DRAFT



004

URA RESOLUTION 2008-~~xxx~~

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD, ACCEPTING THE TRANSFER OF REAL PROPERTY AND THE COMMITMENTS IMPOSED THEREON BY THE CITY OF SHERWOOD, OREGON

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

WHEREAS, the City is authorized under ORS Chapter 271 to transfer ownership of real property to a governmental body; and

WHEREAS, the Agency is authorized under ORS Chapter 457 to accept transfer of ownership from the City of real property for which it has a plan for use; and

WHEREAS, the real property located at 16023 SW 3rd Street, Sherwood, Oregon, Tax Lot ID #2S132BB00500 ("Old Schoolhouse") is planned for private redevelopment as set forth in Sections 501 and 600 of the Plan; and

WHEREAS, the City has or is expected to approve an amendment to the Plan to add for acquisition the Old Schoolhouse; and

WHEREAS, the City has or is expected to authorize a warranty deed to transfer ownership of the Old Schoolhouse to the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERWOOD URBAN RENEWAL AGENCY:

Section 1. The Agency accepts transfer of ownership of the Old Schoolhouse and the commitments imposed thereon by the City. The Agency's approval is subject to the Agency's amendment to the plan, the City's approval of said amendment and the City's agreement to transfer of ownership of the Old Schoolhouse.

Section 2. This Resolution shall be effective from and after its adoption by the Agency Board.

Duly passed by the URA Board of Directors this 18th day of March, 2008.

Keith S. Mays, Board Chairman

ATTEST:

Sylvia Murphy, District Recorder

Walkon - URA Board Mtg 03.18.08

Public Hearing URA Resolution 2008-005

Council Meeting Date: March 18, 2008

Agenda Item: Public Hearing

To: Sherwood Urban Renewal Agency

From: Tom Nelson, Economic Development Manager

SUBJECT: Purchase of Machine Shop Property by URA

Issue

Should the City of Sherwood Urban Renewal Agency purchase the Machine Shop Property located adjacent to the Cannery Property at 22832 SW Washington Street?

Background

The Old Cannery Site was purchased so that it could be redeveloped. One reason the Urban Renewal Agency was established was to facilitate redevelopment of the area defined in the Urban Renewal Plan. The Machine Shop Property is adjacent to the Cannery Property, and its disposition is important to successful development of the Cannery Property. The owner of the property is willing to sell through "friendly condemnation" which will save the URA and the owner time and money. The URA has the flexibility and the financial means to purchase and negotiate redevelopment of the property.

Other Factors:

- The URA has determined the offering price based on a recent Opinion of Value prepared by the City's Real Estate Broker.
- A Financial Analysis indicates that the URA has sufficient debt capacity and cash flow to purchase and develop the property, along with other prioritized projects.

Recommendation

Based on the willingness and the ability of the URA to redevelop the site in adherence to the Urban Renewal Plan, staff recommends purchase of the property by the URA and the adoption of the two attached resolutions.

Actions Needed: Based on the previous action by the Council (Item 1 below), if it is the will of the URA Board to proceed, the following actions need to be taken:

1. The Council needs to adopt a resolution to make a minor amendment for property acquisition.
2. The URA needs to adopt a resolution to make a minor amendment to the plan for property acquisition.
3. The URA needs to adopt a resolution to purchase property.
4. The URA Budget needs to be amended to allow for this expenditure.



Home of the Tualatin River National Wildlife Refuge

URA RESOLUTION 2008-~~xxx~~⁰⁰⁵

A RESOLUTION OF THE SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS APPROVING AN AMENDMENT TO THE SHERWOOD URBAN RENEWAL PLAN, DATED AUGUST, 2000, TO ALLOW FOR THE ACQUISITION OF ADDITIONAL PROPERTY

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

WHEREAS, the Plan's goals and objectives include the elimination of blighting influences and the promotion of private development found in the Renewal Area, as defined in the Plan; and

WHEREAS, the real property known as the Machine Shop located at 120 SW Washington Street also known as 22832 SW Washington Street in the City of Sherwood, County of Washington, Oregon legally described as Epler's Addition to Sherwood, Block 1, Lots 1-4, parcel No. 25132BD00900, is currently a blighting influence in the Renewal Area; and

WHEREAS, the Agency plans for the Machine Shop to be privately redeveloped as set forth in Sections 501 and 600 of the Plan; and

WHEREAS, the Agency may amend the Plan from time to time as authorized by Section 700(B) of the Plan; and

WHEREAS, the Plan should be amended at Section 503(C) by adding property to be acquired to allow for acquisition of the Machine Shop.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERWOOD URBAN RENEWAL AGENCY:

Section 1. The Agency does hereby approve amendment to the plan at Section 503(C) to add an additional property for acquisition, described as the Machine Shop located at 120 SW Washington Street also known as 22832 SW Washington Street in the City of Sherwood.

2008-03-18
Resolution 2008-XXX

DRAFT

Section 2. This Resolution shall be effective upon its adoption by the Agency.

Duly passed by the URA Board of Directors this 18th day of March, 2008.

Keith S. Mays, Board Chairman

ATTEST:

Sylvia Murphy, District Recorder



Home of the Tualatin River National Wildlife Refuge

URA RESOLUTION 2008-~~xxx~~⁰⁰⁶

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD FOR PURCHASE OF REAL PROPERTY.

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

WHEREAS, the Plan's goals and objectives include the elimination of blighting influences and the promotion of private development found in the Renewal Area, as defined in the Plan; and

WHEREAS, the real property known as the Machine Shop located at 120 SW Washington Street also known as 22832 SW Washington Street in the City of Sherwood is currently a blighting influence in the Renewal Area; and

WHEREAS, the Agency plans for the Machine Shop to be privately redeveloped as set forth in Sections 501 and 600 of the Plan; and

WHEREAS, the City has or is expected to approve an amendment to the Plan to add for acquisition the Machine Shop; and

WHEREAS, the Owner, Arcadian Enterprises, Inc., has or is expected to authorize a warranty deed to transfer ownership of the Machine Shop to the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SHERWOOD URBAN RENEWAL AGENCY:

Section 1. The Agency directs the Agency Manager to negotiate purchase of the Machine Shop and accepts the commitments imposed thereon by the Urban Renewal Plan. The Agency's approval is subject to the Agency's amendment to the plan, the City's approval of said amendment and the owner's agreement to sell the Machine Shop.

DRAFT

Section 2. This Resolution shall be effective from and after its adoption by the Agency Board.

Duly passed by the URA District Board this 18TH day of March, 2008.

Keith S. Mays, Board Chairman

ATTEST:

Sylvia Murphy, District Recorder

Approved Minutes

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

March 18, 2008

EXECUTIVE SESSION

1. **CALL TO ORDER:** Chair Keith Mays called the Executive Session to order at 6:24pm.
2. **BOARD PRESENT:** Chair Keith Mays, Vice Chair Dave Grant, Board members Dave Heironimus, Linda Henderson, Dave Luman and Lee Weislogel. Board member Dan King was absent.
3. **STAFF PRESENT:** Assistant City Manager Jim Patterson, Economic Development Manager Tom Nelson and District Recorder Sylvia Murphy.
4. **OTHERS PRESENT:** Kelly Moyer with the Sherwood Gazette.
5. Chair Mays announced the URA Board of Directors would meet in Executive Session and asked the District Recorder to read the required statement. The District Recorder stated the following:

The Urban Renewal Agency Board of Directors will meet in Executive Session for the purpose of discussing Real Property Transactions pursuant to ORS 192.660 (2)(e).

Representatives from the news media and designated staff shall be allowed to attend the Executive Session. All other members of the audience are asked to remain in the community room. Representatives of the news media are specifically directed not to report on any deliberations during the Executive Session except to state the general subject of the session as previously announced. No decisions shall be made in Executive Session. At the end of the Session, the Urban Renewal Board will return to an open City Council meeting.

5. **DISCUSSION:** The Board discussed Cannery property, Machine Shop & Old School House property.
6. **ADJOURNED:** Chair Mays adjourned the Executive Session at 6:55pm and convened to a City Council meeting. See City Council meeting files for record.

REGULAR MEETING

1. **CALL TO ORDER:** Chair Keith Mays called the URA Board meeting to order at 8:03 pm.

2. BOARD PRESENT: Chair Keith Mays, Vice Chair Dave Grant, Board members Dave Heironimus, Linda Henderson, Dave Luman and Lee Weislogel. Board member Dan King was absent.

3. STAFF PRESENT: Assistant City Manager Jim Patterson, Economic Development Manager Tom Nelson and District Recorder Sylvia Murphy.

4. CONSENT AGENDA

A. Approval of February 19, 2008 URA Board of Directors Meeting Minutes

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

Chair Mays addressed the next agenda item and asked the District Recorder if a Public Hearings statement is required. Economic Development Manager Tom Nelson interjected and stated these items do not require a public hearing.

Vice Chair Dave Grant suggested the Board receive public comments even if not required. Chair Mays replied he would ask for public comments and addressed the first item.

District Recorder note: The URA Board received an amended agenda and walk-on documents provided by staff. The amended agenda and additional documents resulted in legal counsel review of the original meeting packet and discussion held in the URA Executive Session held earlier this evening. (See record for handouts printed on yellow paper).

5. PUBLIC HEARINGS

A. URA Resolution 2008-002 Authorizing the Urban Renewal Manager to complete the purchase of the Cannery property from the City of Sherwood for \$3,065,000

Chair Mays called Tom Nelson Economic Development Manager to come forward. Tom explained the Board had previously discussed this in a City Council meeting and stated the Cannery site was purchased for redevelopment and the URA is in the best position to do a planned development at this location. Staff is asking the URA Board to approve the purchase of this property. Tom stated the price is based on appraised value minus any other realtor costs that may have been incurred. The money will go to pay back the inter fund loan the City Council made to originally purchase the property, to assist with clean up and any remaining funds will assist the general fund.

Chair Mays asked for public testimony on URA Resolution 2008-002. With none heard, he asked for Board questions.

Mr. Dave Luman asked if the yellow handouts (walk on documents) supersede the documents in the meeting packet. Chair Mays replied yes.

Mr. Luman asked if the purchase price needs to be stated in the Resolution. Tom Nelson replied, the City attorney drafted the documents and the Board can certainly add the price to the Resolution and stated it was not necessary because the City Council has already authorized to sell it for this amount.

Chair Mays, confirmed and stated, because the City Council has already stated the price the Urban Renewal District has to agree to that price.

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

MOTION: MR. HEIRONIMUS MOVED TO ADOPT URA RESOLUTION 2008-002, SECONDED BY MR. WEISLOGEL.

Chair Mays asked for discussion on the motion. Mr. Luman replied he believes the price should be noted on the resolution and asked for an amendment.

Mr. Heironimus withdrew his motion and Mr. Weislogel withdrew his second.

Mr. Luman stated his motion:

MOTION: TO AMEND RESOLUTION 2008-002 TO INCLUDE THE PURCHASE PRICE FOR \$3,065,000.

Chair Mays asked for a motion to amend the Resolution.

MOTION SECONDED BY MR. HEIRONIMUS. ALL BOARD MEMBERS VOTED IN FAVOR TO AMEND THE RESOLUTION TO STATE THE PURCHASE PRICE OF \$3,065,000.

Chair Mays asked for discussion on the amended Resolution, with none heard he asked for a motion to adopt the amended Resolution.

MOTION: MR. HEIRONIMUS MOVED TO ADOPT AMENDED URA RESOLUTION 2008-002, SECONDED BY MR. WEISLOGEL. APPROVED BY ALL MEMBERS PRESENT.

Chair Mays addressed the next agenda item.

B. URA Resolution 2008-003 Authorizing a minor amendment to the URA Plan for acquisition of property adding the Old School

Chair Mays stated this resolution is in the original packet and asked Tom Nelson how the language has changed.

Tom Nelson replied the yellow handouts provided this evening were prepared by the City attorney with the thought that it was a better way to describe the resolution. Tom informed the Board the format of the documents produced by the attorney will be used as templates for future business. Tom explained URA Resolution 2008-003 was required to allow the Board to adopt legislation to amend the Plan as did the City Council.

Chair Mays asked for Board questions, with none heard he asked for public testimony, with none heard he asked for a motion.

MOTION: MS. HENDERSON MOVED TO ADOPT URA RESOLUTION 2008-003, SECONDED BY MR. WEISLOGEL. APPROVED BY ALL MEMBERS PRESENT.

Chair Mays addressed the next agenda item.

C. URA Resolution 2008-004 Authorizing the Urban Renewal Manager to accept transfer of the Old School property from the City of Sherwood

Tom explained this is a housekeeping measure that requires the URA Board to accept the transfer of the property and prepare a warranty deed.

Chair Mays asked for public testimony, with none heard he asked for Board questions, with none heard he asked for a motion.

MOTION: MS. HENDERSON MOVED TO ADOPT URA RESOLUTION 2008-004, SECONDED BY MR. LUMAN. APPROVED BY ALL MEMBERS PRESENT.

Chair Mays addressed the next agenda item.

Tom Nelson explained this resolution is for acquisition of the Machine Shop and staff is asking the Board to adopt a resolution authorizing a minor amendment for acquisition of property to include the Machine Shop in the URA Plan. The resolution number would be assigned as 2008-005.

District Recorder note: The amended URA Agenda lists Item D & E without a specific resolution number due to the fact these issues were discussed in Executive Session and decisions are not permissible in Executive Sessions. Resolution titles and numbers were proposed and provided to the Board in the yellow walk on documents.

D. URA Resolution 2008-005 Authorizing a minor amendment to the URA Plan for acquisition of property

Chair Mays asked for public testimony, no one came forward.

Tom explained the defining factor on the resolution is where it states in the 4th paragraph the property known as the Machine Shop located at 120 SW Washington Street.

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

MOTION: VICE CHAIR GRANT MOVED TO ADOPT URA RESOLUTION 2008-005, SECONDED BY MS. HENDERSON. APPROVED BY ALL MEMBERS PRESENT.

Tom explained the next agenda item.

E. URA Resolution 2008-006 Of the Urban Renewal Agency of the City of Sherwood for purchase of real property

Tom stated URA Resolution 2008-006 authorizes the URA Manager to negotiate the purchase of the Machine Shop and accept the commitments imposed by the URA Plan.

Chair Mays commented this resolution directs staff to negotiate a transaction and would require staff to bring a proposal back to the URA Board for approval. Tom confirmed this was correct.

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

MOTION: VICE CHAIR GRANT MOVED TO ADOPT URA RESOLUTION 2008-006, SECONDED BY MR. HEIRONIMUS. APPROVED BY ALL MEMBERS PRESENT.

Chair Mays thanked the Board members and staff.

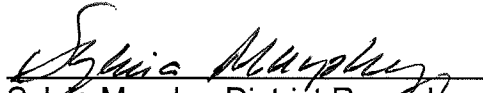
Assistant City Manager Jim Patterson commended Tom Nelson for his work and stated with legal counsel review of the documents, this resulted in the walk on

documents printed on yellow paper and this was not standard operating procedure.

5. ADJOURN: Chair Mays adjourned the URA Board meeting at 8:15pm and reconvened to the City Council meeting to adjourn.

Submitted by:

Approved:


Sylvia Murphy, District Recorder


Keith S. Mays, Chairman