

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

Tuesday, June 17, 2008
Following the City Council Meeting

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

EXECUTIVE SESSION

1. URA EXECUTIVE SESSION, Pursuant to ORS 192.660 (2)(j) - *Cancelled
SM.*
2. ADJOURN TO REGULAR URA MEETING

REGULAR URA MEETING

1. CALL TO ORDER
2. ROLL CALL
3. CONSENT AGENDA
 - A. Approval of May 20, 2008 URA Board Meeting Minutes
4. NEW BUSINESS
 - A. URA Resolution 2008-017 Authorizing a Minor Amendment to expand the URD Boundary less than 1% (Tom Nelson, Economic Development Manager)
 - B. URA Resolution 2008-018 To Expend \$100,000 to support the Redevelopment of the Grandstands at the Sherwood High School (Tom Nelson, Economic Development Manager)
5. STAFF REPORTS
6. ADJOURN

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

May 20, 2008

REGULAR MEETING

1. CALL TO ORDER: Chair Keith Mays called the URA Board meeting to order at 9:12 pm.

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

3. STAFF PRESENT: City Manager Ross Schultz, Police Chief Jeff Groth, Finance Director Christina Shearer, Economic Development Manager Tom Nelson, and District Recorder Sylvia Murphy.

4. CONSENT AGENDA

A. Approval of May 6, 2008 URA Board Meeting Minutes

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

Chair Mays addressed the next agenda item and confirmed with staff this business item was being walked on.

District Recorder note: Walk on items are submitted by staff at the meeting when they do not meet the packet print deadline. Staff provides these documents printed on yellow paper.

5. NEW BUSINESS

**A. URA RESOLUTION 2008-013 AUTHORIZING THE BORROWING OF \$7,065,000
FOR URA PROJECTS.**

Christina Shearer Finance Director came forward and explained this Resolution stating this is in the form of one or more lines of credit. The reason for stating “one or more” is because the tax status of some of the projects we wish to fund with this money may change. Staff is still working with bond counsel on this. The amount of the loan \$7,065,000 is fixed and we are not going to borrow any more than that in this Board authorization, some of it may be taxable verses non taxable which changes the interest rate a bit but otherwise remains exactly the same. Christina offered to answer questions.

Chair Mays asked for Board member questions.

Ms. Henderson asked why would it be taxable. Christina replied there is a provision in federal tax law that prohibits the use of public financing for private benefit. And because a piece of property we are looking to sell, specifically the Cannery site, we have an identified buyer even though we have no legally binding contract with that buyer, the advice of bond counsel is that may put us in a taxable status.

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

MOTION: FROM MR. DAVE HEIRONIMUS TO ADOPTED URA RESOLUTION 2008-013, SECONDED BY MR. LEE WEISLOGEL, APPROVED BY ALL MEMBERS PRESENT.

Chair Mays thanked the Board & staff and addressed the next agenda item.

B. URA RESOLUTION 2008-014 APPROVING FAÇADE GRANT FOR LAVENDER TEA HOUSE.

Tom Nelson Economic Development Manager came forward and explained the Board has before them an application from Jamie Yang the building owner. She will be doing a project that will cost her over \$255,000 and she has identified façade improvements that are well over the \$15,000 she has requested, they run close to \$43 thousand dollars.

Chair Mays asked for Board questions with none heard a motion was received.

MOTION: FROM MR. LEE WEISLOGEL TO ADOPTED URA RESOLUTION 2008-014, SECONDED BY MR. DAN KING, APPROVED BY ALL MEMBERS PRESENT.

Chair Mays thanked the Board and staff.

Tom Nelson stated he had staff reports he'd like to present to the Board.

Tom Nelson reported in regards to the RFP for the Old School House, no proposals were received and since the closing date he has received a few calls from other developers. Tom stated he would like to entertain those proposals if they come in and will bring them to the Board.

Chair Mays asked from a process standpoint does the Board need to do something other than entertain the proposals. City Manager Schultz replied no as we have gone through the public bid process.

Chair Mays asked if we have prospects to consider do they need to go through SURPAC first and then come to the Board.

City Manager Schultz replied the process we've taken in the past is for them to go through SURPAC first then the URA Board. Mayor Mays commented the Board would follow past practices.

Tom stated we don't know what the proposals may be and the Board can refuse the proposals, consider the proposals or negotiate.

Tom Nelson informed the Board that staff is proceeding with a contract with architects Van Lom to do architectural design for a proposed parking garage in this area. Staff has spoken with Jim Fisher Roofing about partnering in a project and we need to know what it would cost to develop such a project. Tom stated staff is considering Van Lom because they are already doing some work for Jim Fisher.

Chair Mays asked about sharing the expense. Tom explained the City will cover the cost as we want to own the results. The cost is approximately \$15,000.

Mr. Heironimus asked if they will also do a parking study. Tom replied what we have in developing this project has nothing to do with overflow parking from anyplace else in the community. What we are trying to solve over here is parking for developments that may occur with Fisher's development as well as parking for the Library and City Hall.

City Manager Schultz stated it may cover parking for the Lucas development.

Tom stated we've received more information from Capstone as far as what they are proposing for development and he wants to see what they are addressing in their proposal before staff proceeds with a parking study. Discussion occurred with people utilizing the parking from all areas and us knowing what the need may be. Tom stated the parking structure will be a "pay for parking" structure and staff has heard from the architect that parking will come from Library, City Hall and the Fisher development users. Tom stated it basically will not be additional parking for downtown.

Mr. Heironimus asked what does the City have to gain from a parking lot other than to service library, City Hall & Fishers Development and maybe we need to look at a bigger structure.

Tom reported on the Cannery Development agreement and stated he believes the City has an agreement that is acceptable and staff is proceeding with the agreement which is currently being reviewed by the City attorney. Tom stated he would bring this back to the Board in the coming weeks.

Ms. Henderson asked what the Fisher Development consists of and Tom replied mixed use development with retail, office & residential.

Tom reported staff is working with a Downtown Development consultant. They will have an architect coming in to do 4 façade designs and look at areas that need improvements. Tom reported there will be 2 free workshops in June on Merchandising and Marketing for businesses in the Downtown area. Information is available on the City website.

Tom reported on the City website are shopper's surveys & business surveys, this is part of the contract with the consultant. Tom stated we put out a press release in the Gazette & Tualatin Times and an interest article in the Westside section of the Oregonian.

Tom reported he attended a conference in San Diego and stated the Solar Industry is moving into Oregon and we have a window of opportunity as they are looking for locations to place prebuilt building ranging from 10,000-50,000 sq. feet.

Tom reported he will be making a presentation to the Association of Oregon Redevelopment Agencies called, Following the Moving Cheese. It will cover managing Urban Renewal Dollars.

Tom offered to answer Board questions. With no questions heard, Chair Mays adjourned.

ADJOURNED: Chair Mays adjourned the URA Board of Directors meeting at 9:27pm.

Submitted by:

Approved:

Sylvia Murphy, District Recorder

Keith S. Mays, Board Chair

To: Sherwood Urban Renewal Agency Board of Directors

From: Tom Nelson, Economic Development Manager

SUBJECT: URA RESOLUTION 2008-017, APPROVING A MINOR AMENDMENT TO THE URBAN RENEWAL DISTRICT BOUNDARY, AND URA RESOLUTION 2008-018 AUTHORIZING FINANCIAL ASSISTANCE FOR REDEVELOPMENT

ISSUES:

1. Should the Urban Renewal Agency approve a “Minor Amendment” to the Urban Renewal District Boundary as allowed by the Urban Renewal Plan, to include the High School grandstand on the west side of the SHS turf field to remove the blighted grandstands and redevelop the area with new grandstands?
2. Should the Urban Renewal Agency approve the expenditure of \$100,000 from the Urban Renewal Agency to honor the financial assistance request for redevelopment of the Sherwood High School grandstands?

BACKGROUND: The Sherwood High School Booster Club, a private non-profit organization and the Sherwood School District are going to remove the existing grandstands at Aaron J. Contreras Memorial Stadium and replace the blighted structure with new grandstands that will seat over 2000 spectators. A request has been made to the Sherwood Urban Renewal District for redevelopment financial assistance. After discussions with Sherwood URD consultant Charlie Kupper it has been determined that financial assistance to the project is allowed with the district boundary being expanded to include the area adjacent to the field where the new grandstands are to be located.

As the turf field is an asset to the City’s park inventory, the new grandstand will be a community asset as well, and in order to fund possible future projects through the Urban Renewal District, a minor amendment to the district boundary is requested to include the site of the redeveloped high school grandstand. Such an amendment is deemed to be “minor” per the Plan as it is less than 1% increase of the physical area of the urban renewal area boundary. A legal description of the proposed boundary amendment is attached as an exhibit to the Resolution.

FINDINGS: As part of the review process stipulated in Section 700.C.4 of the Urban Renewal Plan, staff recommends the URD Board APPROVE this boundary amendment via final resolution.

FINANCIALS: Should the URA Board approve the boundary amendment, and the request for \$100,000 in redevelopment assistance, the requested amount will come from the 2008-09 URA Budget. Adequate funds are available for this request.

RECOMMENDATIONS:

1. MOTION TO RECOMMEND APPROVAL OF A MINOR AMENDMENT TO THE URBAN RENEWAL DISTRICT BOUNDARY TO INCLUDE THE REDEVELOPED SHERWOOD HIGH SCHOOL GRANDSTAND AREA.
2. MOTION TO RECOMMEND APPROVAL OF THE \$100,000 FINANCIAL REQUEST FOR REDEVELOPMENT OF THE SHERWOOD HIGH SCHOOL GRANDSTANDS.

Attachments to Staff Report:

Letter from Sherwood School District, received June 9, 2008

Letter from Sherwood Bowmen Booster Club, dated January 2, 2008



SHERWOOD SCHOOLS

a great place for ALL kids

Sherwood School District Administrative Services

23295 S.W. Main Street * Sherwood, Oregon 97140

RECEIVED

JUN 09 2008

CITY OF SHERWOOD

Sherwood Urban Renewal District
Attn: Tom Nelson
City of Sherwood

Dear Mr. Nelson,
Recently you have seen a proposal to expand the Sherwood Urban Renewal District. Specifically, this proposal is referenced as Job No. 615-001 with corresponding description of:

"A parcel of land consisting of a portion of Section 31, Township 2 South, Range 1 West, of the Willamette Meridian, City of Sherwood, Washington County, Oregon."

Within this proposed change is the provision to expand the footprint of the urban renewal boundary to include the Sherwood High School Football Field Grandstands. Please take this written communication as official confirmation that the Sherwood School District is in support of this proposed change in the urban renewal boundary. Further, the proposal will allow the City of Sherwood and the Sherwood School District to continue partnering on vital projects that will deliver significant long term community benefit. Please enter this document as part of the written record.

We continue to feel pleased and fortunate to enjoy our strong collaborative relationship with the City of Sherwood. This partnership continues to deliver projects and services with far greater efficiency and effectiveness for patrons of the community. If I can be of further assistance in this endeavor, please do not hesitate to call.

Sincerely,

Dan C. Jamison

DJ/sm



Sherwood Bowmen Booster Club

"Our mission is to promote athletic excellence, positive community image, and competitive programs by providing financial assistance and support to our student athletes, coaching staffs and athletic department through our fundraising and community donation programs."

January 2, 2008

To: Mayor Keith Mays and City Council Members

We are sure that you and the city council members are well aware of the Sherwood Bowmen Booster Club and Sherwood School Districts efforts to remove the existing covered grandstand and replace it with a larger home grandstand to meet the future seating demands, improve on some safety issues as well as provide better access for the disabled who attend events at Aaron Contreras Memorial Stadium at the High School.

We wanted to give the City Council an update on our progress on the project.

1. We have received very strong support in our efforts to raise funding for this project. The committee has received to date over \$100,000 in donations and pledges from community members and local businesses. The majority of the donations so far are from the Sherwood and surrounding area parents and community members and a few corporate pledges. While we still have a sizable amount to raise towards our goal, the support received has been a pleasant surprise showing that this is a valued project by many in the community.
2. Our current target amount for the first phase of the project (demolition & removal of the current structure, all infrastructure required for installation of the new grandstand, additional restrooms required by code and installation and completion of the 2000 seat covered grandstand with press box) is approximately 1.4M with a little over 800K collected or committed to date. The School District has committed 600K towards the project from a land asset donation by a local community member.
3. Phase one will give us a fully functional grandstand to host events beginning in the fall of 2008 around the beginning of the school year. Phase two includes the completion of locker rooms and additional storage space under the grandstand. Funding and completion of this phase is undetermined at this point.
4. We have submitted some of the initial plans with Sherwood planning departments to ensure compliance and to remain on track for a project start date upon the completion of the high school graduation ceremonies the first part of June 2008.
5. We will continue to actively pursue additional funding to pay for the project including asking for additional donations from the local community, continuing

discussions with SHS alumni, and also looking for ways to utilize local business resources to reduce costs on the project where possible.

There has been a great effort by the stadium committee members and partners to keep the momentum going strong and I am convinced that we will not stop until we have a new covered grandstand at the high school for the community of Sherwood to utilize in many ways. While the most current need is to address the capacity, safety and accessibility issues at high school events, I personally see this as an asset for much more than just Friday night football and athletic events. With a newly expanded grandstand, this facility will become our city's largest gathering spot. It will be large enough to seat spectators at graduations, concerts, outdoor performances, exhibitions, and community events. The expansion of this facility will benefit the entire community.

We are asking for the city of Sherwood's support from a financial point as well as in our planning and execution to ensure that we can partner together to make sure we meet our financial goals and deadlines to bring this project to completion.

Can we count on the City of Sherwood to make a contribution towards this project with a donation towards the stadium fund of \$100,000?

Thank you,

Mark Erwin
SHS Booster Club President

Aaron Contreras Memorial Stadium Committee: *Bill Butterfield, Randy Ramp, Mark Gribble, Mark Christie, Jeff Bertalotto, Jim Patterson & Greg Lawrence*

Sherwood High School Booster Club: *Lynda Bradshaw, Linda Foote, Dan Molter, Tammy & Dan Steffens, Kathi Foster, Debbie Bird, Suzie Hockett, Melanie Cromer, Russ Scharn, Robin Krieger & Doug Smith*

Sherwood High School Administration & Staff: *Principal Michelle DeBoard, Athletic Dir. Randy Ramp, Head FB Coach- Greg Lawrence, Asst. Head FB Coach- Wes Montgomery, Head Girls Soccer Coach-Bill Brown, Head Boys Soccer Coach-Monty Hawkins, Head Track Coach-Terrill Smith, Head Boys Lacrosse Coach, Head Girls Lacrosse Coach*

Sherwood Youth Associations: *Sherwood Youth Football, Sherwood Boys & Girls Lacrosse, Sherwood Youth Track, & Sherwood Youth Soccer*



URA RESOLUTION 2008-017

RESOLUTION TO APPROVE A MINOR AMENDMENT TO THE URBAN RENEWAL DISTRICT BOUNDARY

WHEREAS, The City Council and URD Board previously approved financial assistance to redevelop the fields at Aaron J. Contreras Memorial Stadium at Sherwood High School and that redevelopment of the grandstands provides the City’s park system with a needed improvement to a public facility; and

WHEREAS, The School District as property owner has agreed to the amended boundary; and,

WHEREAS, The Urban Renewal Agency Board finds that the high school field and grandstand areas are assets to the City’s park inventory, and in order to fund possible future improvements through the Urban Renewal District, a minor amendment to the district boundary is requested to include this area; and,

WHEREAS, this amendment to the Urban Renewal Plan is deemed “minor” as it is less than 1% increase of the physical area of the urban renewal area boundary;

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

The boundary of the Urban Renewal District of the City of Sherwood shall be amended to increase in size according to the legal description attached as Exhibit A to this Resolution.

Duly passed by the URA Board of Directors this 17th day of June 2008.

Keith Mays, Board Chair

ATTEST:

Sylvia Murphy, District Recorder

May 21, 2008

LEGAL DESCRIPTION
CITY OF SHERWOOD
URBAN RENEWAL DISTRICT
FOOTBALL FIELD AND STANDS BOUNDARY

JOB NO. 615-001

A PARCEL OF LAND CONSISTING OF A PORTION SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF VILLA ROAD WITH THE EAST LINE OF SECTION 31; THENCE LEAVING SAID EAST LINE OF SECTION 31, ALONG SAID SOUTH RIGHT OF WAY LINE WEST 631 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE NORTH 178.00 FEET MORE OR LESS TO A POINT ON THE SOUTH BOUNDARY LINE OF THE SHERWOOD HIGH SCHOOL FOOTBALL FIELD AND THE TRUE POINT OF BEGINNING; THENCE WEST ALONG SAID BOUNDARY LINE 64.00 FEET; THENCE NORTH 87.00 FEET; THENCE WEST 105.00 FEET; THENCE NORTH 235.00 FEET; THENCE EAST 105.00 FEET; THENCE NORTH 63.00; THENCE EAST 200.00 FEET; THENCE SOUTH 385.00 FEET; THENCE WEST 136.00 FEET TO THE POINT OF BEGINNING.

HIGH SCHOOL URBAN RENEWAL BOUNDARY

LEGEND

May 28, 2008

FOR REFERENCE ONLY

Scale 1 in = 60 Ft

— URBAN RENEWAL
DISTRICT LINE

— PROPERTY LINE



SW VILLA RD



URA RESOLUTION 2008-018

RESOLUTION TO EXPEND \$100,000 TO SUPPORT THE REDEVELOPMENT OF THE GRANDSTANDS AT SHERWOOD HIGH SCHOOL

WHEREAS, The City Council and URA Board previously approved financial assistance to redevelop the fields at Aaron J. Contreras Memorial Stadium at Sherwood High School and that redevelopment of the grandstands provides the City's park system with a needed improvement to a public facility; and

WHEREAS, The Sherwood High School Booster Club has requested \$100,000 in redevelopment assistance from the URA Board; and,

WHEREAS, the Sherwood Urban Renewal Advisory Committee has unanimously recommended providing the \$100,000 redevelopment assistance; and,

WHEREAS, The Urban Renewal Agency Board finds that the high school field and grandstand areas are assets to the City's park inventory;

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

Redevelopment assistance of \$100,000 from the Sherwood Urban Renewal Agency should be granted to the Sherwood School District for redevelopment of the Sherwood High School grandstands.

Duly passed by the URA Board of Directors this 17th day of June 2008.

Keith Mays, Board Chair

ATTEST:

Sylvia Murphy, District Recorder

Approved Minutes

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

June 17, 2008

REGULAR MEETING

1. CALL TO ORDER: Chair Keith Mays called the URA Board meeting to order at 7:42 pm.

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

3. STAFF PRESENT: City Manager Ross Schultz, Assistant City Manager Jim Patterson, Police Chief Jeff Groth, Economic Development Manager Tom Nelson, Community Services Director and Administrative Assistant Stacey Kohler.

4. CONSENT AGENDA

A. Approval of May 20, 2008 URA Board Meeting Minutes

MOTION: FROM MR. LEE WEISLOGEL TO APPROVE THE CONSENT AGENDA SECONDED BY VICE CHAIR DAVE GRANT, APPROVED BY ALL MEMBERS PRESENT. KING AND LUMAN WERE ABSENT.

Chair Mays addressed the next agenda item.

5. NEW BUSINESS

A. URA Resolution 2008-017 Authorizing a minor amendment to expand the URD Boundary less than 1%

Economic Development Manager Tom Nelson came forward and stated as the Board recalls they previously discussed financial consideration for the stadium project. Tom reported the Sherwood School District has submitted a letter requesting the stadium be added to the Urban Renewal area. The stadium project will replace a current old facility and redevelop that area and this fits within the goals of the Urban Renewal Agency. Tom stated the Board has before them this evening a Resolution to amend the boundary to include the stadium. Tom stated the field is currently in the boundary and the stadium is not.

Mr. Heironimus asked if the field was in the boundary why not the stadium. Tom replied the boundary was not drawn to include this small piece. Mr. Heironimus asked if there was a possible reason for this. Chair Mays replied Tom Nelson was not with the City at the time and could not answer. Assistant City Manager Jim Patterson replied he could provide an answer stating he believes people did not contemplate there would be community support

to raise enough funds to put in a new grandstand. Once the issue came real, the people organizing the project and fundraising looked at the opportunity that existed as the field was a part of the district. A minor amendment to add the grandstand footprint would make sense. Originally it was left out as he did not believe anyone contemplated that between the community and the School District they would raise close to \$1.5 million. The request is being made because they are now prepared to move forward.

Tom Nelson stated in a recent presentation he made the issue came up of allowing flexibility to occur in a Plan as demographics change and redevelopment needs arise and believes this is one of those instances.

Mr. Heironimus asked about the current funds of \$1.5 million, and Jim Patterson replied he believes it's more like \$1.3 million and as a part of the project, there are two phases. They are at the point with current financial commitments to undertake phase 1. Phase 2 would involve locker room facilities under the stadium and weightlifting area and things of this nature.

Mr. Heironimus asked if these donations are in hand or promised. Jim Patterson replied, the Sherwood School District Athletic Director is present this evening and invited him to correct any incorrect statement made by Mr. Patterson. Mr. Patterson continued to state he believes right now with the commitment of funds they have in hand and those they are counting on as a part of requests if they are approved they will be able to complete phase 1.

Mr. Weislogel asked if Mr. Patterson was speaking of pledges. Mr. Patterson replied in some cases they are pledges and his understanding is the School District, based on those pledges and financial commitments they are counting on, they've essentially put the money forward in order to get the project started to complete it by early September.

Mr. Heironimus asked would the project fail if donors backed out of their commitments. Mr. Patterson replied the School District would be on the hook for whatever money they can't collect as they are fronting this money and its incumbent upon donors and the members of their committee to go out and make sure they get firm commitments from people they have asked. This is just one body of many either public or private sectors that they have asked for redevelopment assistance. Mr. Heironimus asked if the URD said no to this request for funds, would the project still move forward. Mr. Patterson replied if the URD said no, the School District would probably be in a position of being short by \$100,000 in their fundraising efforts; they have made the request and are hopeful the request will be approved. Mr. Heironimus read a statement regarding funds received for phase 1 and interprets the statement as funds for phase 1 have been completely received. Mr. Patterson replied he believes it's safe to say when the Booster Club representatives came before this body and made the request, his understanding is as part of the fundraising effort they are counting on dollars they have requested, they are hopeful they will get these donations. It's a situation where the decision is up to the Board, we were asked in order to make the contribution legal to go through the process of amending the Urban Renewal District boundary which has been done and now we are at the point where the board needs to decide if they support it or not. Mr. Heironimus asked how we derived at the \$100,000. Mr. Patterson replied this was their request.

Mr. Heironimus stated the School District said they have all the money they will contribute to the initial funds needed to overcome the funding shortage, we can say zero and they would make up the difference. Mr. Patterson replied he believes they are counting on the contributions from those they have asked for donations.

Mr. Heironimus mentioned the budget process where organizations made requests and asked why this request did not go through that process as he believes it's the same thing.

City Manager Schultz replied it's not the same thing. The School District is one of the people that have to sign off on the formation of the Urban Renewal District and the School District therefore he believes has a bit of a higher status than many of the other charities in the City.

Chair Mays stated, the question before us is do we want to change the boundary. In the budget hearing held had three months ago, we received requests for general fund dollars for specific needs that went through the process and we had one request from the Chamber that we said this was not the right process and their request was more appropriate to go through the Urban Renewal Board or SURPAC for a recommendation to the Urban Renewal Board and that is where that request moved onto. This request was never to the City of Sherwood and their general fund therefore it never went through the City's budget process, this isn't a budget item for urban renewal general operating dollars. The request went through SURPAC and SURPAC acted and recommended it to us.

Mr. Heironimus replied its spending money and he did not want to take different avenues for spending money depending on who's asking.

Mr. Patterson replied we are talking about a donation which essentially is not a donation, its redevelopment assistance under the Urban Renewal District Plan. We have spoken with our consultants about this and we've consulted with our legal counsel. This is wholly separate from the process from where people from the community from different charitable organization ask for funding from the general fund. This is redevelopment of a structure that was built in the late 1960's, which if improved is clearly an asset to the community. Mr. Patterson continued to state you could consider that stadium a blighted structure if it is in the Urban Renewal District which is the question in front of the Board, if it is then if the Board decides to provide redevelopment assistance for a blighted structure its legal and within your authority.

Discussion followed with the School District approving expenditures in the URD and Mr. Patterson clarified they have to approve any expansion of a boundary on their property.

Mr. Heironimus commented on the financial investments the City has already put into this blighted area with the turf field and lights and commented what can \$100,000 accomplish in other blighted areas in old town. We have the metal shop we just purchased that's a big eyesore and he believes we did not follow a very good process to get to this point. Mr. Heironimus stated we've made promises to the Booster Club that did not get to this level and they are now counting on this.

Mr. Patterson replied what the City and City representatives did as a part of participating in the efforts to raise funds was clearly define the process by which they would need to take in order to request funds and the decision you have to make as the Board is with the districts approval do you want to expand the boundary. If you do then you can vote on whether or not you want to make the contribution.

Mr. Heironimus commented last summer SURPAC previewed and reapproved prioritizing their top 5 projects to spend urban renewal funds and this was not one of them. Mr. Heironimus expressed frustration with the process and stated he is not against supporting youth and sports.

Mayor Mays asked for other questions of the Board.

Vice Chair Grant commented he is convinced that it's legal and the School district is aware that this needs to come before us before it's finalized, they have the same process we have. He believes that sometimes regardless of where things fall in priority, another factor is where a project is and sometimes projects need to have our vote and the School District needs to know. Mr. Grant commented he believes it was handled properly and we've discussed this before and stated our contribution of \$100,000 is a great pledge.

Mr. Heironimus stated then why not \$500,000? Mr. Grant stated it's a project that a lot of people have put a ton into raising the other funds. We can do a lot of things with \$100,000, but can't image benefiting more people who have their heart in this and agrees this is an asset to the community and stated we need to come to the plate with this small piece of the overall project.

Mr. Weislogel commented he noticed in the language of the Resolution title it does not have the complete or same language as the body of Resolution, the title does not state "expand" the urban renewal district and it also leaves out the reference of 1%. Discussion followed and Chair Mays asked Mr. Weislogel if he was proposing an amendment to the title.

Mr. Weislogel proposed the language be amended to read as it is stated in the power point presentation the audience is viewing this evening: URA Resolution 2008-017 authorizing a Minor Amendment to expand the URD Boundary less than 1%.

MOTION: FROM MR. LEE WEISLOGEL TO AMEND THE TITLE OF THE RESOLUTION TO STATE: URA RESOLUTION 2008-017 AUTHORIZING A MINOR AMENDMENT TO EXPAND THE URD BOUNDARY LESS THAN 1%, SECONDED BY VICE CHAIR DAVE GRANT. MOTION PASSED 4:1 (MAYS, GRANT, HENDERSON AND WEISLOGEL IN FAVOR, HEIRONIMUS OPPOSED) KING AND LUMAN WERE ABSENT.

Chair Mays asked for questions on the amendment. Ms. Henderson asked if we have ever expanded the district boundary for a project not related to the School District.

City Manager Schultz replied yes and stated when the district was formed there was what was referenced as the "donut hole" that we ended up taking back into the district, this was

an expansion. The “donut hole” was the Sherwood Village residential neighborhood off Century Drive. Ms. Henderson asked if we expended any funds to amend the district to improve that part of the urban renewal district at the same time. Chair Mays replied no.

Ms. Henderson expressed concern with expanding the district when it benefits what seems to be a particular entity in town.

Chair Mays asked for other questions on the amended resolution. With none heard a motion to adopt was received.

MOTION: FROM MR. LEE WEISLOGEL TO ADOPT URA RESOLUTION 2008-017 AS AMENDED, SECONDED BY VICE CHAIR DAVE GRANT. MOTION PASSED 3:2 (MAYS, GRANT AND WEISLOGEL IN FAVOR, HEIRONIMUS AND HENDERSON OPPOSED) KING AND LUMAN WERE ABSENT.

Tom Nelson addressed the next agenda item.

B. URA Resolution 2008-018 to expend \$100,000 to support the redevelopment of the Grandstands at the Sherwood High School

Tom stated there are sufficient funds to take care of this request as well as the top priorities on SURPAC’s list.

Ms. Henderson stated the Resolution states SURPAC unanimously recommended support and said this is incorrect it was 3 to 2 and two people were missing from SURPAC.

Discussion followed on what is a unanimous vote.

Chair Mays asked for other Board questions.

Mr. Heironimus made a motion to amend URA Resolution 2008-018 to contribute \$500,000.

Discussion followed on the district having sufficient funds to contribute this amount and Jim Patterson stated he did not feel it would be prudent to provide the additional funding as the request was for \$100,000.

Chair Mays called for a point of order as there is a motion on the table and asked for a second. Motion failed as there was not a second.

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

MOTION: FROM VICE CHAIR DAVE GRANT TO ADOPT URA RESOLUTION 2008-018, SECONDED BY MR. LEE WEISLOGEL.

Prior to receiving a vote Ms. Henderson asked if this would be considered a Façade Grant, Chair Mays replied no. Ms. Henderson asked what type of grant would this be considered. Chair Mays replied a redevelopment grant. Ms. Henderson asked if we have maximums and minimums for redevelopment grants. Tom Nelson replied no.

Chair Mays called for a vote on the motion.

MOTION PASSED 3:2 (MAYS, GRANT AND WEISLOGEL IN FAVOR, HEIRONIMUS AND HENDERSON OPPOSED) KING AND LUMAN WERE ABSENT.

Chair Mays thanked the Board and staff. Tom Nelson addressed the next agenda item.

6. STAFF REPORTS

Tom Nelson Informed the Board that we had a videographer at Cruis'in and we got a lot of footage and interviews.

ADJOURNED: Chair Mays adjourned the URA Board of Directors meeting at 8:10pm.

Submitted by:



Sylvia Murphy, District Recorder

Approved:



Keith S. Mays, Chairman