



*Home of the Tualatin River National Wildlife Refuge*

# **URA BOARD MEETING**

**FOR**

**Tuesday, June 19, 2012**

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

**5:30pm URA Board of Directors  
Joint Work Session with SURPAC**

**7:00pm Regular City Council Meeting**

Urban Renewal Board Meeting

Date: June 19, 2012

List of Meeting Attendees: —

Request to Speak Forms: —

Documents submitted at meeting: ✓

Work Session Only

A.) Downtown Streetscape Plan - Phase 2, Exh. A

B.) URA Project Monitoring Report, Financial Data as of May 31, 2012, Exh. B

~~■~~ (Charts 1-3)

C.) URA Project Monitoring Report, Financial Data as of May 31, 2012, Exh C

(Chart 4)

# Urban Renewal Agency Project Monitoring Report

## Financial Data as of May 31, 2012

**Chart 1**

<b>Total Maximum Indebtedness Expended</b>	
MI Expended through January 2012*	\$ 33,195,402
MI Expended Feb through May 2012	<u>538,399</u>
<b>Total MI Expended</b>	<b>\$ 33,733,801</b>
Note: Maximum Indebtedness	\$ 45,133,469
<small>*see Ord 2012-005, E. Howard Report p. 2</small>	

**Chart 2**

<b>Committed Open Projects: Expenditures To Date</b>			<b>5/31/2012</b>	
<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Budget Remaining</b>	
			<b>Amount</b>	<b>%</b>
Downtown Streetscapes Phase 2	\$ 3,031,028	\$ 45,620	\$ 2,985,408	98%
Cannery Site Development	3,373,222	3,231,825	141,397	4%
Community Center	5,056,612	454,823	4,601,789	91%
Plaza	2,399,259	2,149,478	249,781	10%
Columbia Street Property	350,000	248,162	101,838	29%
Cedar Creek Trail Design	103,431	-	103,431	100%
Century Drive Extension	500,000	-	500,000	100%
Administration	<u>1,200,000</u>	<u>81,445</u>	<u>1,118,555</u>	93%
Total Committed Project Budgets	\$ 16,013,552	\$ 6,211,353	\$ 9,802,199	

**Chart 3**

<b>Calculation of Uncommitted Maximum Indebtedness</b>	
Maximum Indebtedness (Ord 2012-005)	\$ 45,133,469
Project Expenditures as of Jan 31, 2012*	(33,195,402)
Adjust E. Howard Report for Comm Ctr Bldg Expenses**	207,201
Add Program Revenue	-
<b>Committed Future Costs:</b>	
Downtown Streetscapes Phase 2	3,031,028
Cannery Site Development	181,274
Community Center	5,056,612
Plaza	397,212
Columbia Street Property	107,292
Cedar Creek Trail Design	103,431
Century Drive Extension	500,000
Administration	<u>1,200,000</u>
Total Committed Project Budgets	<u>(10,576,849)</u>
<b>Uncommitted MI</b>	<b>\$ 1,568,419</b>
<small>* see Ord 2012-005, E. Howard Report p. 2</small>	
<small>** removes CC Bldg expenses through Jan 2012</small>	

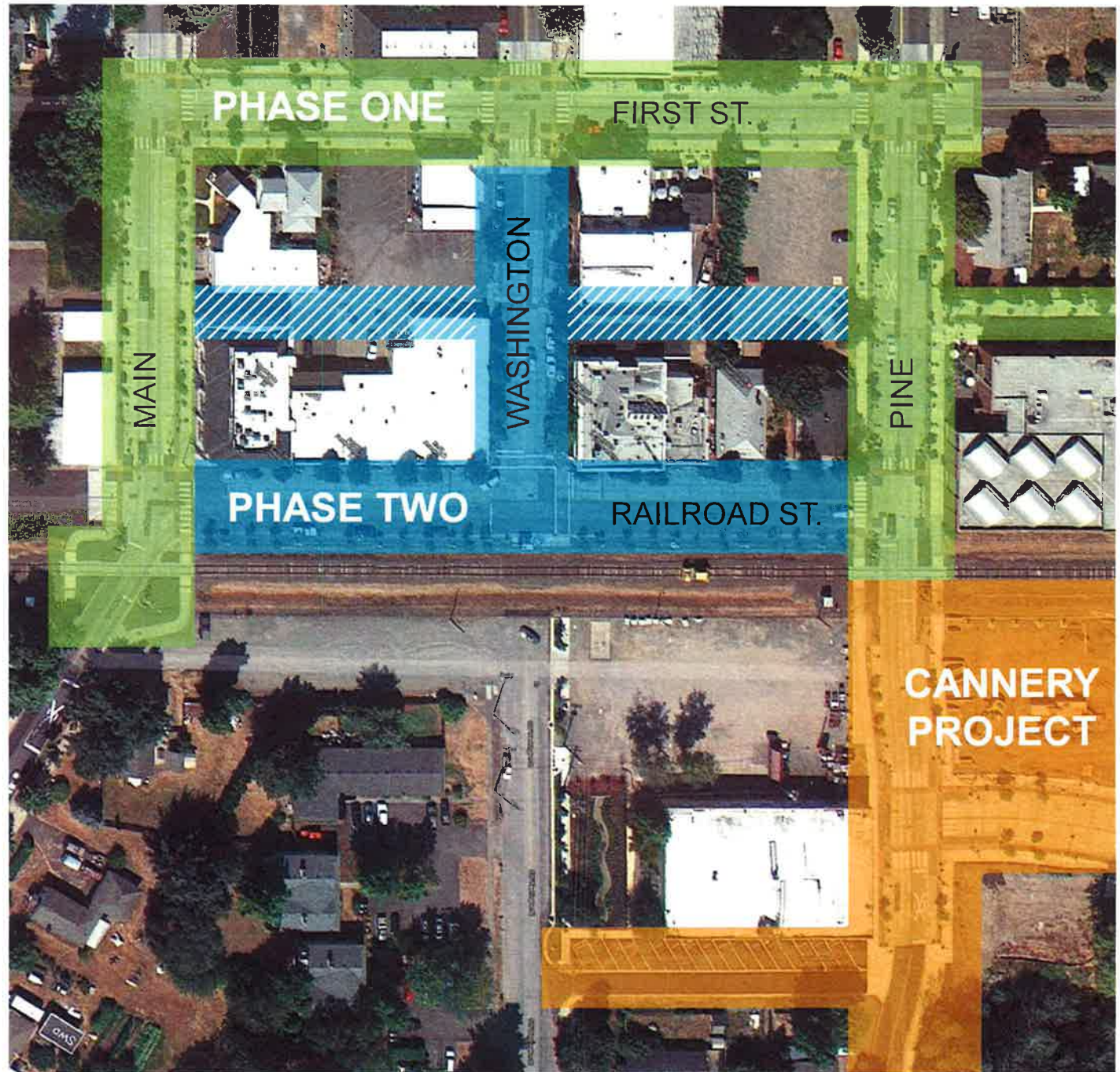
June 19, 2012  
 Date  
 URA Board  
 Gov. Body  
 Work Session  
 Agenda Item  
 B  
 Exhibit #

Phase 1 – 2006

Cannery – 2010

Phase 2 includes:

Railroad Street  
Washington Street  
Alleys



June 19, 2012  
Date

URA BOARD  
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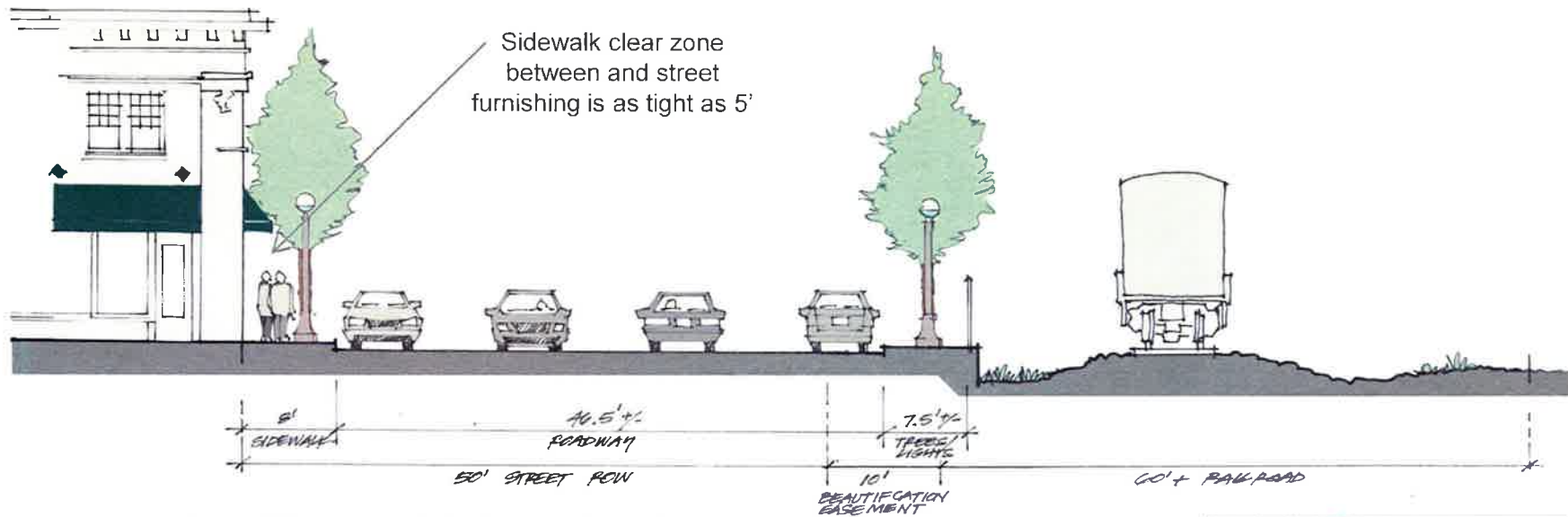
Work Session  
Agenda Item

A  
Exhibit #

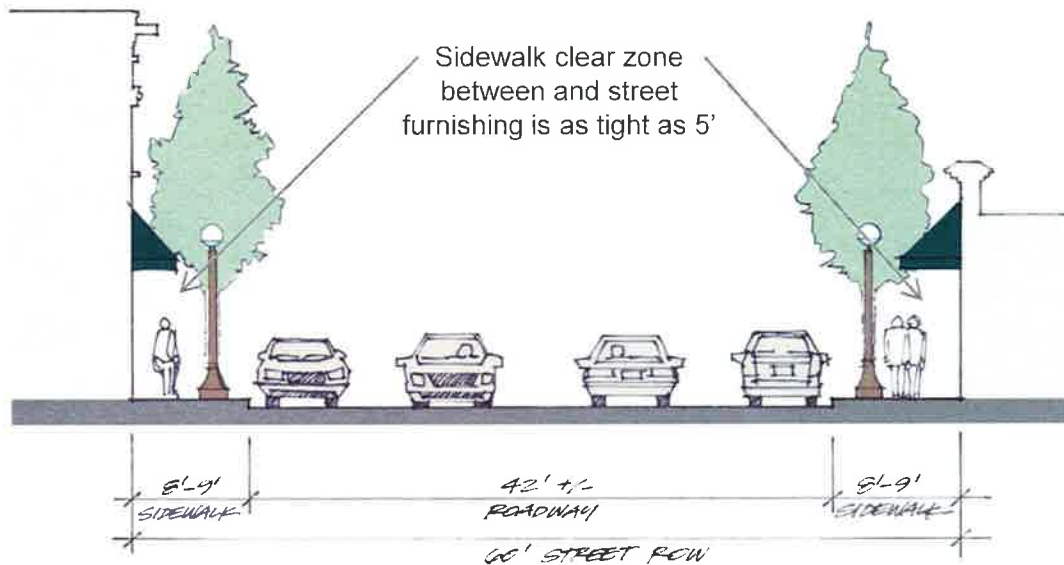
Project Area

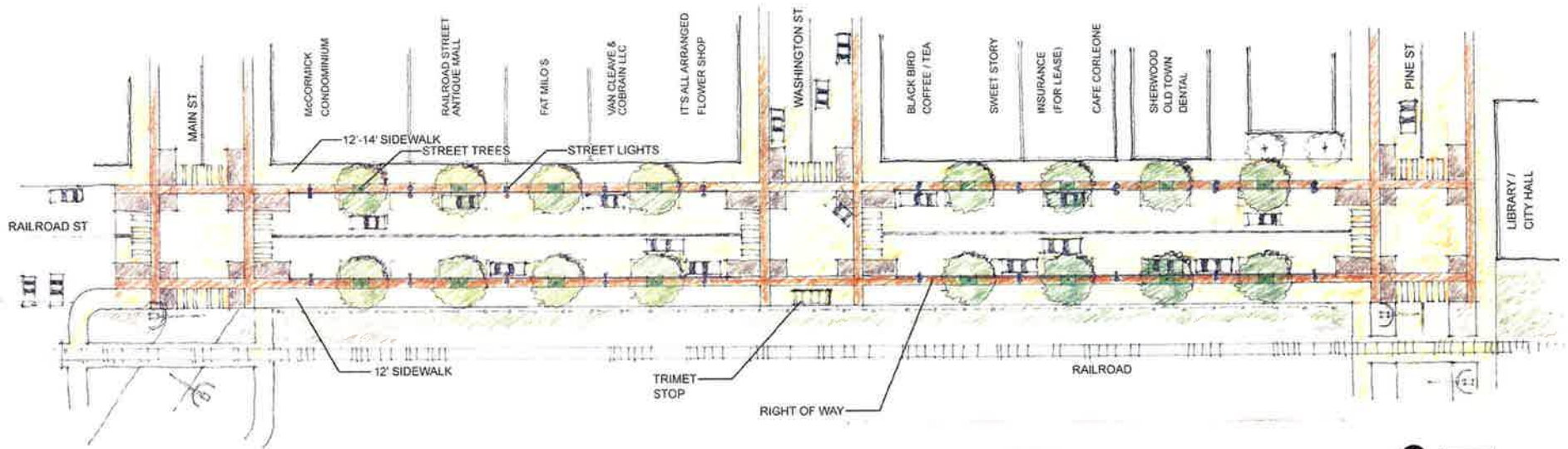
Sherwood Downtown Streetscape Plan – Phase 2  
Murray Smith & Associates – Nevue/Ngan Associates

# Railroad Street Existing Section

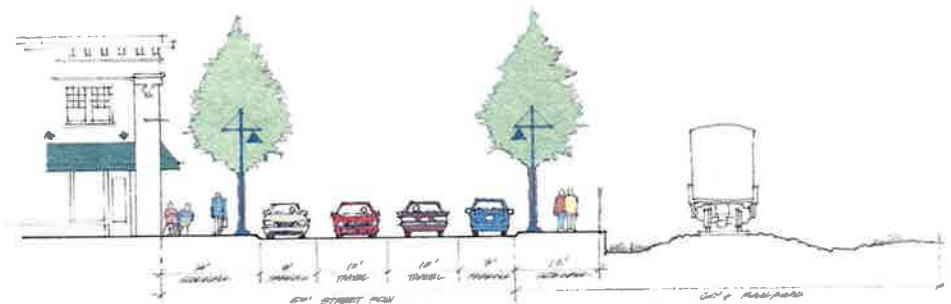


# Washington Street Existing Section

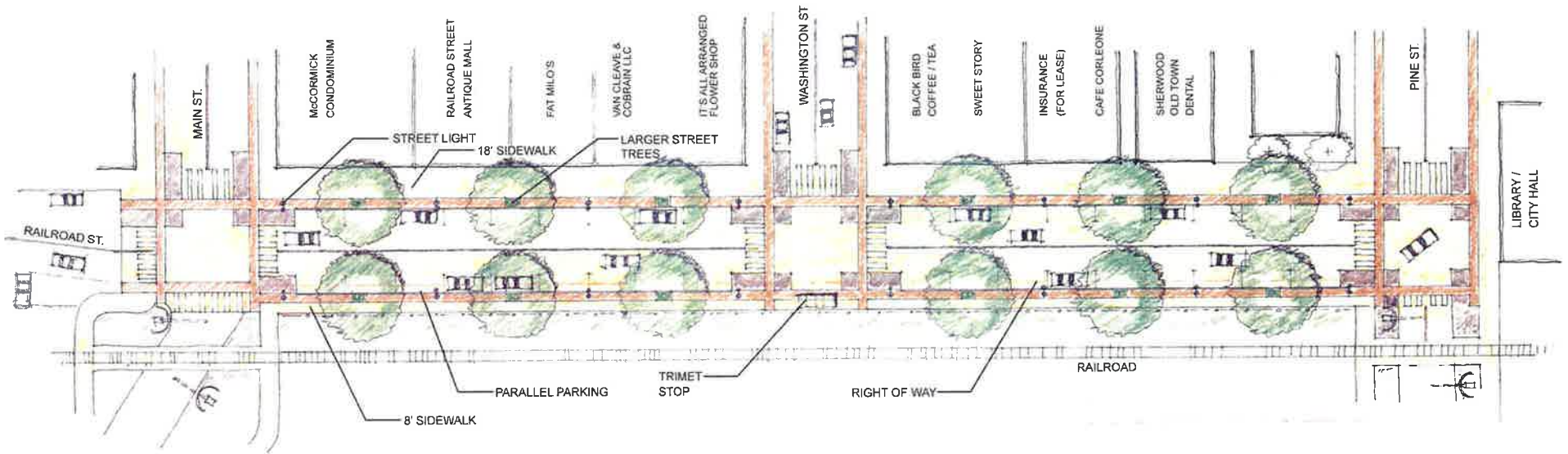




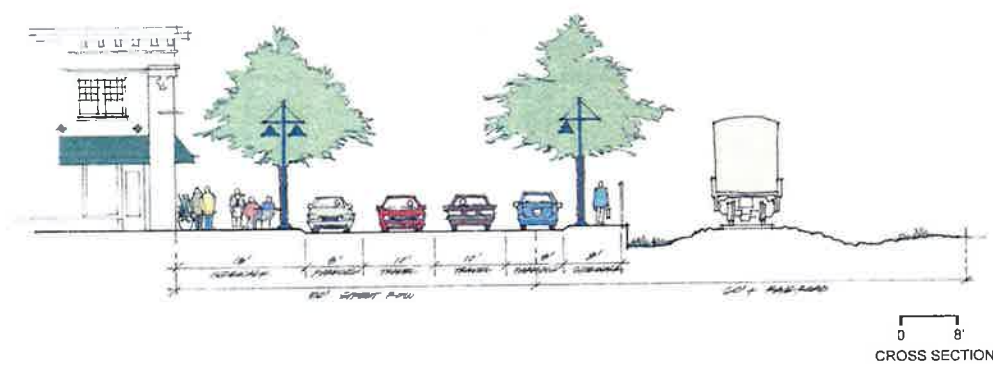
ALTERNATIVE 1  
 BASE DEVELOPMENT  
 (SIMILAR TO 1ST)

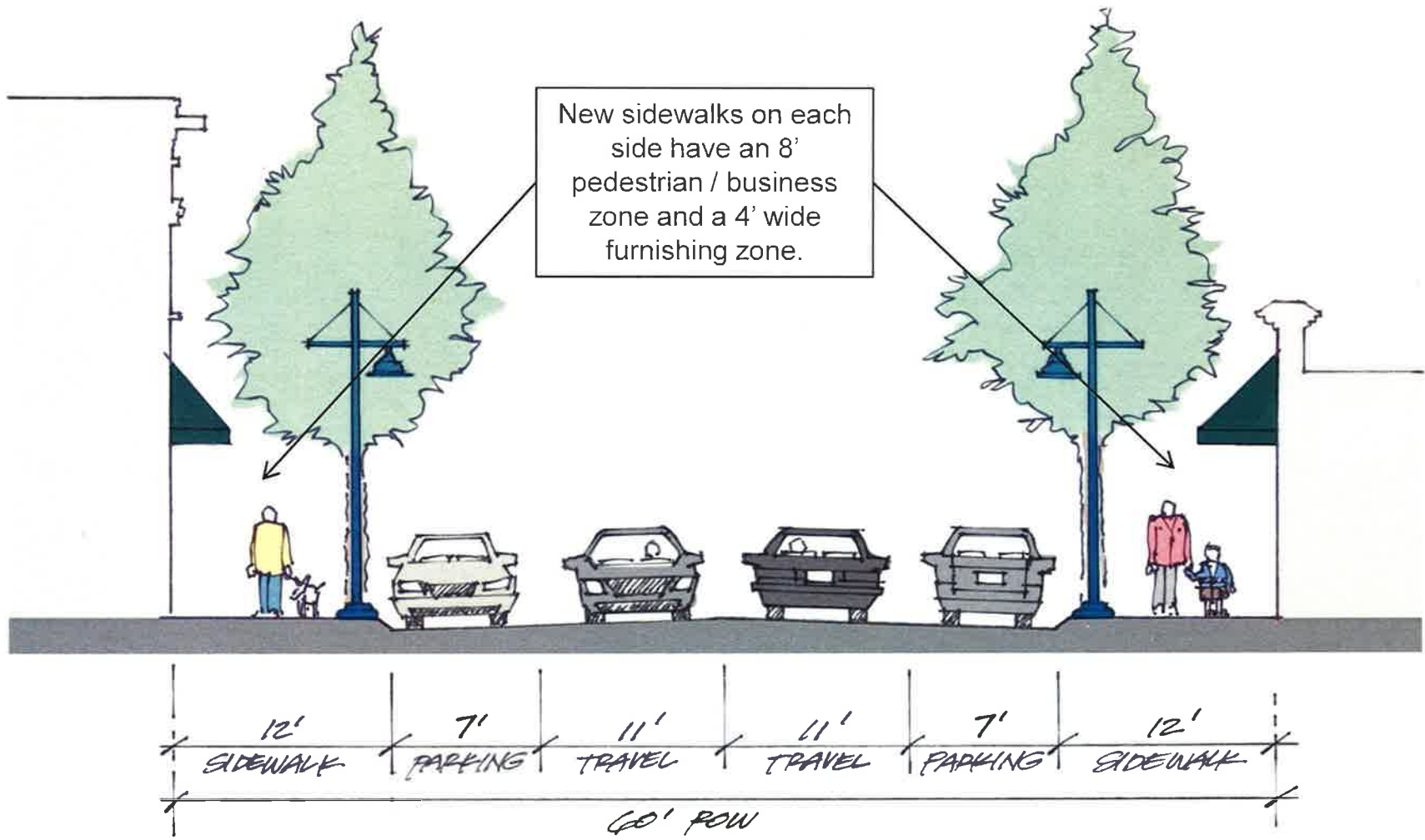


CROSS SECTION



ALTERNATIVE 2  
WIDENED SIDEWALK  
ADJACENT TO BUILDINGS



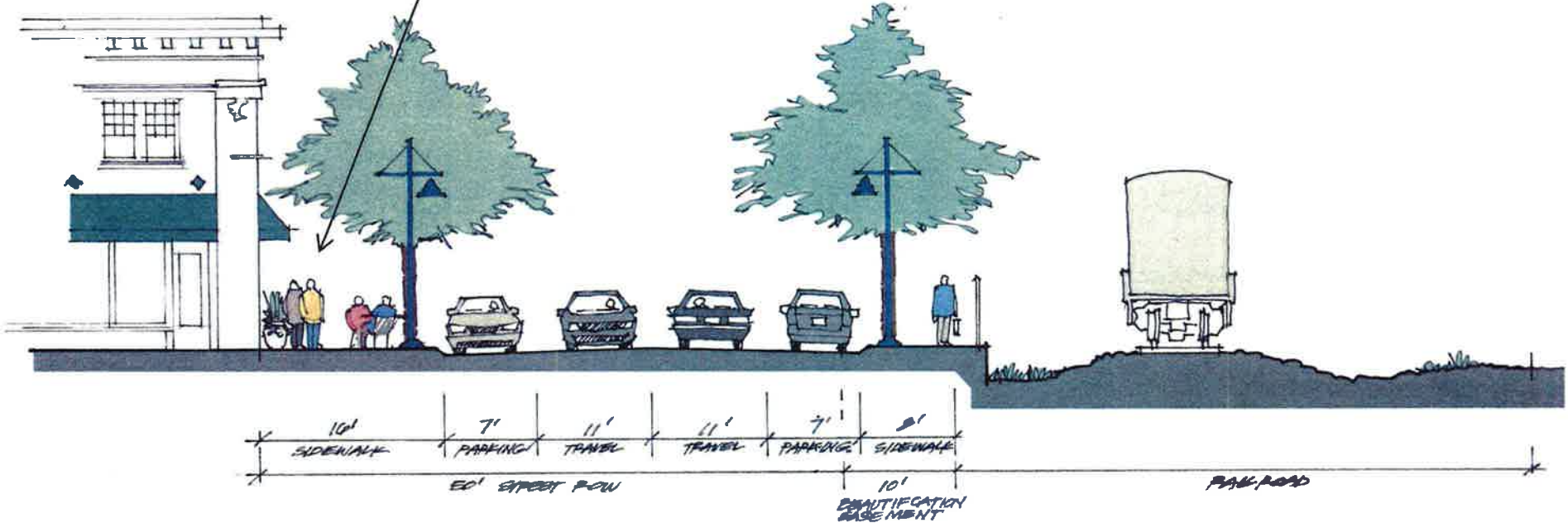


# Washington Street Cross Section

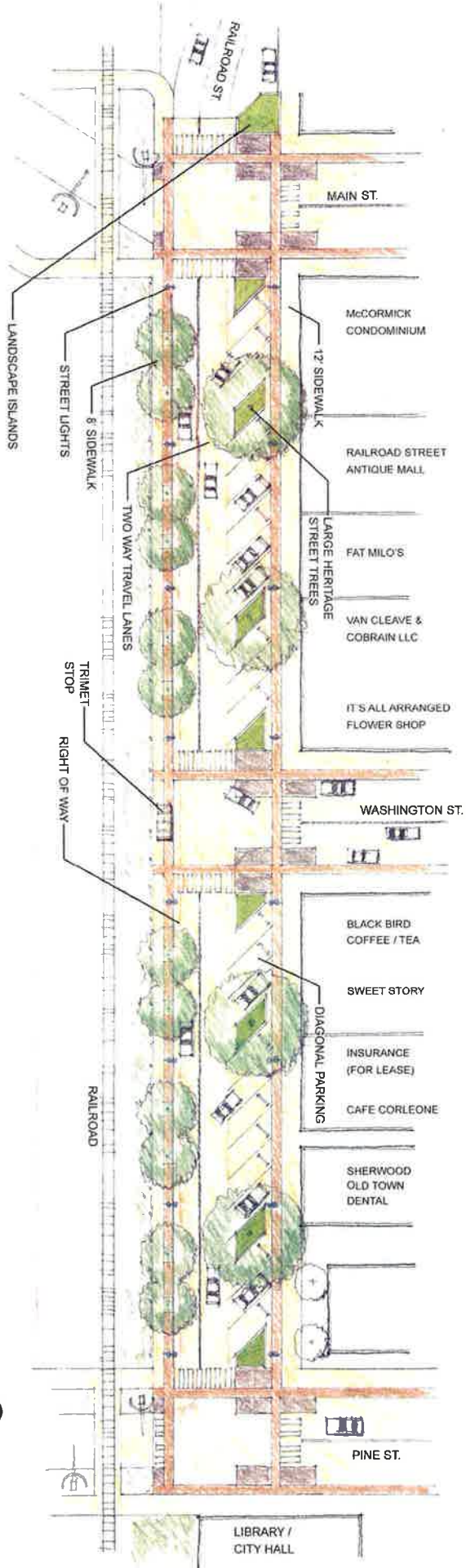
Sherwood Downtown Streetscape Plan – Phase 2  
 Murray Smith & Associates – Nevre/Ngan Associates



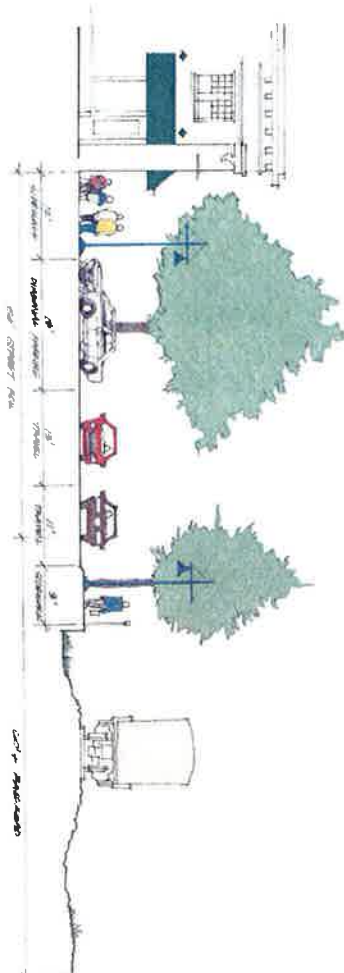
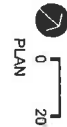
New sidewalks on this side have a 12' pedestrian / business zone and a 4' wide furnishing zone.

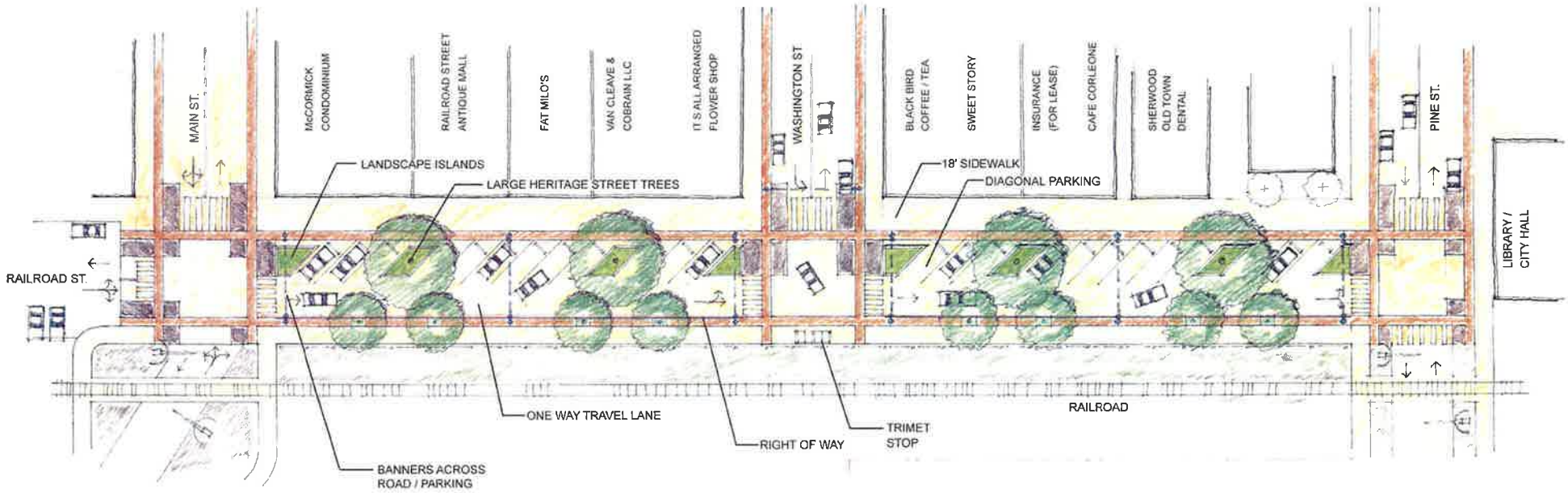


New sidewalks on track side of street has a 4' clear zone and a 4' furnishing zone

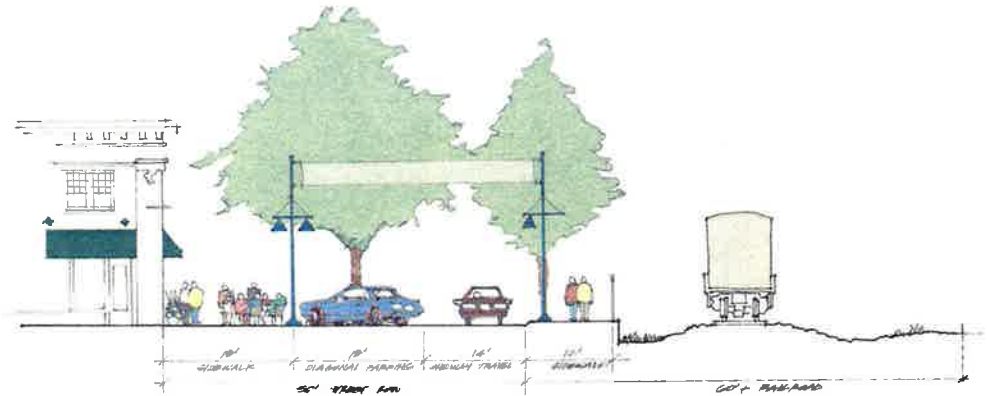


ALTERNATIVE 3  
TWO-WAY, DIAGONAL PARKING





ALTERNATIVE 4  
ONE-WAY EASTBOUND  
DIAGONAL PARKING



0 8  
CROSS SECTION

**Urban Renewal Agency Project Monitoring Report  
Financial Data as of May 31, 2012**

**Chart 4**

<b>Future Project List: Uncommitted Projects Prioritized by SURPAC on 6-14-12</b>		
	<b>Project Budget</b>	<b>Remaining MI</b>
<b>Uncommitted MI</b>		<b>\$ 1,568,419</b>
Planned but Uncommitted Projects:		
1. Façade Grants	\$ 200,000	\$ 1,368,419
2. Cedar Creek Trail Construction	\$ 400,000	\$ 968,419
3. Sidewalk Improvements in Old Town	\$ 100,000	\$ 868,419
4. Property Acquisition	\$ 260,000	\$ 608,419
5. Old Town Branding/Signage	\$ 100,000	\$ 508,419
6. Old Town Alley conversion to walk ways	\$ 400,000	\$ 108,419
7. Traffic Re-routing Study/Plans for Old Town	\$ 100,000	\$ 8,419
8. Main Street Program	\$ 100,000	\$ (91,581)
9. Oregon Street Improvements	\$ 3,290,000	\$ (3,381,581)
10. Lincoln Street	\$ 734,000	\$ (4,115,581)
11. Parking Study	\$ 50,000	\$ (4,165,581)
12. Redevelopment of Public Land into Parking Lots	\$ 221,000	\$ (4,386,581)

June 19, 2012      URA BOARD  
Date                      Gov. Body

Work Session                      C  
Agenda Item                      Exhibit #

# Approved Minutes

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS  
MEETING MINUTES  
Tuesday, June 19, 2012  
22560 SW Pine Street, Sherwood, Oregon 97140**

**URA BOARD WORK SESSION-JOINT SESSION WITH SURPAC**

1. **CALL TO ORDER:** Chair Mays called the meeting to order at 5:36 pm.
2. **URA BOARD PRESENT:** Chair Keith Mays, Dave Grant, Linda Henderson, Matt Langer, Robyn Folsom and Krisanna Clark. Bill Butterfield was absent.
3. **SURPAC MEMBERS PRESENT:** Chair Charlie Harbick, Tim Heine, Bob Silverforb, Amanda Bates, Scott Johnson, Dennis Durrell arrived at 6:40 pm.
4. **STAFF PRESENT:** City Manager Pro Tem Tom Pessemier, Finance Director Craig Gibons, City Engineer Bob Galati, Police Captain Mark Daniel, HR Manager Anna Lee and District Recorder Sylvia Murphy.
5. **OTHERS PRESENT:** Lee Weislogel with Sherwood Main Street.
6. **TOPICS:**
  - A. **Sherwood Main Street (SMS) Update:** Lee Weislogel provided the Board with an update on the Sherwood Main Street program and recapped the history of the program, informed of the progress to date and future funding needs. Mr. Weislogel reported on deliverables, programs SMS is working on, branding and grants. Discussion followed.
  - B. **URA Project List:** Tom Pessemier briefed the group on a project priority list with the maximum indebtedness review done by SURPAC, briefed on funds budgeted for priority projects. Tom briefed on the status of the Plaza project and Community Center and overages in the Center's budget. Discussion followed. City Engineer Bob Galati recapped the downtown Streetscape Phase II project and provided a handout (see record, Exhibit A), discussion followed regarding SURPAC's support of wider sidewalks, and supporting Alternative 2 of exhibit. Brief discussion occurred regarding downtown alleys, emergency access standards, railroad crossing standards and signage. Finance Director Craig Gibons briefed the group on financials and provided a handout (see record, Exhibit B), discussion followed. Tom Pessemier briefed the group on project prioritization and provided a handout (see record, Chart 4, Exhibit C), discussion followed. Tom informed of future work to be presented to SURPAC and brief discussion occurred regarding street naming.

**C. ADJOURN:** Chair Mays adjourned the URA Board work session at 7:03 pm and convened to a City Council meeting.

Submitted by:

  
Sylvia Murphy, CMC, District Recorder

  
Keith S. Mays, Chair