



Home of the Tualatin River National Wildlife Refuge

URBAN RENEWAL AGENCY MEETING PACKET

FOR

Tuesday, April 2, 2019

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

URA Board of Directors Regular Meeting
(Following the City Council meeting)

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

Tuesday, April 2, 2019
(Following the 7:00 pm City Council Meeting)

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

URA BOARD MEETING

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

- A. Approval of June 19, 2018 URA Board Meeting Minutes**
- B. Approval of July 17, 2018 URA Board Meeting Minutes**
- C. Approval of September 4, 2018 URA Board Meeting Minutes**
- D. Approval of November 20, 2018 URA Board Meeting Minutes**

4. NEW BUISNESS

- A. URA Resolution 2019-001, Authorizing Request for Proposals for development of Old School House property (Joe Gall, City Manager/URA Manager)**

5. ADJOURN

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES
Tuesday, June 19, 2018
22560 SW Pine Street, Sherwood, Oregon 97140**

Regular Session

1. **CALL TO ORDER:** Chair Mays called the meeting to order at 8:52 pm.
2. **BOARD PRESENT:** Chair Keith Mays, Board Members Sean Garland, Kim Young, Renee Brouse, Jennifer Kuiper and Russell Griffin. Tim Rosener was absent.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Finance Director Katie Henry, and Agency Recorder Sylvia Murphy.

4. **CONSENT AGENDA:**

A. **Adoption of June 12, 2018 URA Board of Directors Meeting Minutes**

MOTION: FROM RENEE BROUSE TO ADOPT THE CONSENT AGENDA, SECONDED BY RUSSELL GRIFFIN. MOTION PASSED 6:0 ALL VOTED IN FAVOR (TIM ROSENER WAS ABSENT).

5. **NEW BUSINESS**

A. **URA Resolution 2018-003 Transferring budget expenditure appropriations from Contingency to the Operations department for budget year 2017-18**

Finance Director Katie Henry recapped the staff report and explained the small year-end budget transfers. She referred to the old town parking lot project and said Broadband requested putting conduit underneath the lot and that was not budgeted for and involves transferring money from the City to the URA Board and a change order to the contract. She said in the agreement between the URA Board and Broadband, the Broadband director agreed to put forward \$3,500 for this improvement. She referred to the downtown monuments project and said transfers are needed on that project. She explained that when there is extra work on a project there is extra overhead applied. She said she did not account for the additional overhead and that is included in this resolution.

MOTION: FROM JENNIFER KUIPER TO APPROVE URA RESOLUTION 2018-003 TRANSFERRING BUDGET EXPENDITURE APPROPRIATIONS FROM CONTINGENCY TO THE OPERATIONS DEPARTMENT FOR BUDGET YEAR 2017-18, SECONDED BY RENEE BROUSE. MOTION PASSED 6:0 ALL VOTED IN FAVOR (TIM ROSENER WAS ABSENT).

6. **ADJOURN**

Chair Mays adjourned at 8:58 pm.

Attest:

Sylvia Murphy, MMC, Agency Recorder

Keith Mays, Chair

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES
Tuesday, July 17, 2018
22560 SW Pine Street, Sherwood, Oregon 97140**

JOINT EXECUTIVE SESSION WITH CITY COUNCIL

1. **CALL TO ORDER:** Chair Mays called the meeting to order at 8:56 pm.
2. **BOARD PRESENT:** Chair Keith Mays, Board Members Sean Garland, Kim Young, Renee Brouse, Russell Griffin and Tim Rosener. Jennifer Kuiper was absent.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Finance Director Katie Henry, and Legal Intern Carley Poulard.
4. **TOPICS:**
 - A. **ORS 192.660(2)(e), Real Property Transactions.**
5. **ADJOURN**

Chair Mays adjourned at 9:13 pm.

Attest:

Sylvia Murphy, MMC, Agency Recorder

Keith Mays, Chair

**SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES
Tuesday, September 4, 2018
22560 SW Pine Street, Sherwood, Oregon 97140**

JOINT EXECUTIVE SESSION WITH CITY COUNCIL

1. **CALL TO ORDER:** Chair Mays called the meeting to order at 8:13 pm.
2. **BOARD PRESENT:** Chair Keith Mays, Board Members Sean Garland, Kim Young, Renee Brouse, Russell Griffin, Jennifer Kuiper, and Tim Rosener.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Finance Director Katie Henry, Community Development Director Julia Hajduk, and Public Works Director Craig Sheldon.
4. **TOPICS:**
 - A. **ORS 192.660(2)(e),(f), and (h), Real Property Transactions, Exempt Public Records, and Legal Counsel**

5. ADJOURN

Chair Mays adjourned at 8:25 pm.

Attest:

Sylvia Murphy, MMC, Agency Recorder

Keith Mays, Chair

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

Tuesday, November 20, 2018
(Following the 7:00 pm City Council Meeting)

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon 97140**

JOINT WORK SESSION WITH CITY COUNCIL

1. **CALL TO ORDER:** Chair Mays called the meeting to order at 7:45 pm.
2. **BOARD PRESENT:** Chair Keith Mays, Board Members Sean Garland, Kim Young, Renee Brouse, Russell Griffin, and Tim Rosener. URA Board Member Elect Doug Scott. Member Jennifer Kuiper was absent.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Finance Director Katie Henry, Community Development Director Julia Hajduk, Public Works Director Craig Sheldon, Records Technician Katie Corgan, and City Recorder Sylvia Murphy.
4. **TOPICS:**

A. URA Property Discussion

City Manager Joe Gall recapped that the City of Sherwood currently owns seven URA properties and passed out a handout containing information on all seven properties (see record, Exhibit A). Mr. Gall stated that the goal of this meeting was to begin the conversation about what the URA board members would like to see happen to the seven URA properties. Community Development Director Julia Hajduk added that the City has previously had offers from outside entities to purchase several URA-owned properties.

Chair Keith Mays stated that he hopes that the URA board thinks of the possibilities for these properties in a long-term, big-picture sense. Specifically, recognizing and planning for potential future changes within the community in regard to any investments or decisions made about the properties. An example was given that if City Hall or the library should ever move locations, where would its new location be? Should the new City Hall or library be built on one of the URA properties? Mr. Mays also brought up the fact that when the Urban Renewal District closes any district-owned property becomes City property and that the City was under no obligation to sell or develop the new land. Chair. Mays stated he wished to get from this meeting a sense of what people's ideas are for the properties.

Chair Mays stated that there are roughly three to four prominent lots that are in high-traffic areas, so any project built on those lots will be highly visible to the community. The prominent lots include the lot by the Art Center, the Robin Hood Theater lot, and the former School House property. A board member asked Mr. Gall about which properties the City has been approached about selling. Mr. Gall responded that the

City had been approached about selling primarily two parcels, the former School House property and Lot 1. He also said that none of the offers had been serious offers thus far, but the offer for the former School House property had been the most comprehensive offer in its plans for the parcel.

Mr. Gall stated that the City had gone through a lengthy process with a potential buyer for the Sherwood Boulevard property that fell through due to the difficult nature of developing that specific lot. Ms. Hajduk mentioned that two of the main reasons for the difficulty in development of the parcel was due to the geotechnical report and sewer availability issues which indicated that the developer could not build the facility they desired. Julia recommended that the City wait to develop the Sherwood Boulevard lot until the construction of the Cedar Creek Trail is complete.

Ms. Brouse asked about a recent meeting involving representatives from the Spring's Living coming to look at purchasing a URA property for their headquarters. She said they were specifically interested in the School House and Cannery Square properties. Chair Mays stated he had had a conversation with the Spring's Living executives, which included a tour of the property, but the Spring's Living had not reengaged in conversation with Mr. Mays by the time of this meeting. City Manager Gall said that he too had reached out to the Spring's Living via email earlier but had not heard back from them as yet.

Mr. Griffin clarified that the Spring's Living would be moving their offices from McMinnville to a location in Sherwood. Mr. Mays confirmed that the organization had expressed interest in both McMinnville and Sherwood.

Mr. Rosener expressed that he believed that it would be a good idea to reach out to the Spring's Living again. Mr. Mays agreed and said he planned to do so. Mr. Mays stated that procuring the Spring's Living transaction would be ideal for several reasons, i.e., the amount of people they employ and the potential new revenue stream from their employees spending money within Sherwood.

Mr. Mays went on to state that the lot next to Symposium Coffee had sold and will be developed into a three-story multi-use facility. He also stated that the lot behind Symposium Coffee is currently for sale. Julia Hajduk stated that the people who had purchased the lot next to Symposium Coffee had also indicated their interest in Lot 1. Mr. Gall said that their interest stems from the fact that the footprint of Lot 1 is very similar to the footprint of the property next to Symposium Coffee. Ms. Hajduk stated that if the purchasers of the Symposium Coffee lot bought Lot 1 and wished to similarly develop it, there would need to be some modifications to the PUD. Mr. Mays expressed that whatever structure that would be built on Lot 1 would need to be accepted by the community and be successful given its highly visible location. He also wanted the board to keep in mind how much control the board would wish to have over the lot.

Mr. Rosener asked the board if they should revisit previous URA board plans for the properties they discussed at this meeting. Mr. Gall stated that the board should review the reports at a later date but that this meeting was to get a general idea of what the board wanted for their URA-owned properties, and that no decisions would be made at this meeting.

The board addressed the Robin Hood Theater lot. Ms. Young expressed that she wished to see the Robin Hood Theater Lot remain a parking lot and acknowledged that this may not be ideal as that does not generate revenue. She also communicated that she would like to pave the lot. Mr. Rosener stated that he would like to see it turned into an event space. Mr. Griffin agreed adding that it should be both a parking lot and an event space. Mr. Mays expressed his interest in making the lot into a plaza. This would allow the lot to be used as both a parking lot and an event space. Discussion about the potential uses for the event space followed.

Ms. Hajduk asked for an update on the current URA fund from Finance Director Katie Henry. Ms. Henry stated that unless the city sold a piece of property, there is currently no URA money to spend on projects. Mr. Rosener stated that the Main Street Group and several Sherwood business owners had some good ideas, but that they were currently restricted in acting due to current SDC standards. He hoped to sell a URA property and use the money from the sale to use as a grant for helping to encourage the type of development the URA board wants. The City of Beaverton's grant program was brought up as an example. The board discussed how the major desire for current Old Town business owners was more parking for customers and ways to drive up business.

Mr. Mays reminded the board that in roughly three years the Urban Renewal District would go away and there would be the option to form multiple small Urban Renewal Districts. He had previously discussed with Mr. Gall and Ms. Hajduk the possibility of completing small Urban Renewal projects. The example of the City of Wilsonville was discussed.

Mr. Gall brought up a hypothetical point that if the URA board were to sell the School House property, which had recently been appraised at \$790,000, the money from that sale would cover the cost of converting the Robin Hood Theater lot into the plaza Mr. Mays had discussed earlier.

Mr. Rosener reminded the board that they should focus on discussing and planning what their vision is for Old Town before they make any plans, so the board has an exact vision guiding their future choices. Ms. Hajduk mentioned that several years ago Main Street had gone through a branding effort but was unclear on what the outcome of said effort was. Discussion about previous branding efforts by Main Street business owners and the complexities of non-local building owners not wanting to spend money updating their buildings was discussed.

Mr. Mays reiterated that the two greatest opportunities for the URA board were to sell the two lots, including the lot near Symposium Coffee. The potential for the lot that is currently being utilized by Andy's Auto & Truck Service, Inc. as a business annex to become available in the near future was discussed as a possible new acquisition to the URA board. The sale of the School House property was discussed and the fact the Urban Renewal District would like a say in how the lot gets developed as the property is within the Old Town boundaries. Ms. Hajduk stated that because the School House property is URA-owned, the board has the ability to pick and choose which proposals they would accept for the development of the lot.

Mr. Mays referred to the difficulties developers would face on all of the URA-owned properties. Issues included: the location of the properties being away from main thoroughfares, visibility issues given the property locations, the types of customers the businesses would attract given their location, access and parking, utilities, and current design standards. Mr. Rosener brought up the fact that the recent development in the south Cooper Mountain area would drive customers into the Sherwood area, and encouraged the board to come to a decision about what their overall vision was.

Mr. Mays asked the board if they would like to get the Cultural Arts Commission involved with the discussion of the development of Lot 1. Mr. Griffin agreed that that would be a good idea as whoever developed Lot 1 would share the parking lot with the Sherwood Center for the Arts. Mr. Rosener agreed with Mr. Griffin's assertion of working with the Cultural Arts Commission. Ms. Brouse reminded the board that the Art Commission was currently composing the Public Art Master Plan and believed this would be a good time to engage them to get their thoughts on the development of the lot. Mr. Gall stated that he had heard the Arts Center staff would like to see a plaza built instead of a structure on Lot 1. Mr. Griffin specified that he would like to see the lot be developed into something that generates traffic towards the

Arts Center. Mr. Mays proposed the idea that the lot could be developed into a local restaurant. Discussion followed.

Ms. Hajduk discussed the PUD for Lot 1 as a one-story retail structure that would share the parking lot with the Arts center. She also mentioned that the PUD is able to be amended at the board's discretion. Mr. Rosener stated that he wished to see something visually distinctive developed in Lot 1 given its prominent location. Mr. Mays asked the board if any in attendance did not want to build a structure on Lot 1. Mr. Scott put forth his idea that the board could develop Lot 1 into the previously discussed plaza (instead of the Robin Hood Theater lot), and then develop the Robin Hood Theater lot into a structure of the board's choosing.

Mr. Gall suggested that the for sale sign be removed from Lot 1, have the URA board decide on what the board and the Cultural Arts Commission would collectively like to see happen with both Lot 1 and the School House property, and then market Lot 1 and the School House parcels. Mr. Gall recommended hiring a broker for the marketing of the parcels. The conversion of the Robin Hood Theater lot into a plaza was discussed. Mr. Griffin proposed that there could be a public art installation included in the plaza's development. Mr. Rosener stated that he wished to preserve the original Robin Hood Theater sign that is currently on the lot given its historical value.

Mr. Garland asked if there was consensus amongst the URA board members about which parcels they were most interested in selling, specifically the School House lot and Lot 1. The board agreed that those two lots were the properties they were most interested in selling. Mr. Mays stated that Cannery Lot 3 was also a property that interested him in selling. Discussion about the current state of Cannery Lot 3 and the marketing potential of the lot followed. Mr. Mays asked Ms. Hajduk about the PUD for Cannery Lot 3. Ms. Hajduk responded that the PUD currently allows for a one-story building with approximately 4,000 square feet of service, retail, or office, and an eight-space parking lot.

Mr. Garland asked if there were potential pedestrian visibility issues should Lot 1 be developed into a structure. Mr. Mays stated that the crosswalks were already quite wide and that the potential visibility issues could be mitigated by the design of the building. Ms. Brouse stated her agreement that there could be pedestrian visibility issues given the typical speed of traffic in that area.

Ms. Hajduk asked the board to discuss potential development on Lot 4. The board responded that they were potentially reserving that lot for the future site of either City Hall or the library. Mr. Gall asked the board if they would be willing to sell Lot 4 if the Spring's Living stated their interest in the lot. The board agreed that they would be willing to sell Lot 4 to the Spring's Living if the opportunity arose. Mr. Rosener reminded the board that Public Works would need to be relocated in the future and that the lot that Public Works currently resides in could be the potential future site of City Hall.

Ms. Hajduk stated that there was an error on Cannery Square—Lot 4-8 (NE Phase) fact sheet and should be titled Lot 5-8, (see record, Exhibit A). Mr. Scott asked the board to discuss Lots 5-8. Mr. Mays said he believed the development or selling of Lots 5-8 is something that the board will look into down the road after the development of the more prominent URA parcels. Ms. Brouse inquired into the PUD for Lots 5-8. Ms. Hajduk responded that the design for the lots was not as defined as other URA-owned lots. The PUD ambiguity for Lots 5-8 was purposeful so the board could keep the lots adaptable for development.

Mr. Griffin stated his wished for the URA board to continue to meet and discuss development opportunities of the URA-owned properties. Mr. Griffin gave the example of the Spring's Living potentially moving their headquarters to Sherwood. Mr. Mays stated his excitement at that prospect. Mr. Rosener agreed that

procuring the Spring's Living headquarters in Sherwood would be a big win for the city and broaches the idea that the board should potentially use incentives to secure Spring's Living interest in moving to Sherwood. Discussion about the positive impacts of getting the Spring's Living headquarters to move to Sherwood was discussed. Mr. Gall asked for the go-ahead to remove the for sale sign on Lot 1. The board agreed.

Mr. Griffin inquired if the current location of City Hall was Urban Renewal property. Mr. Mays stated that it was. Mr. Griffin stated he wished to discuss the fact that there is not a fence between the Oregon Street Townhomes and the URA-owned parking lot next door and the potential for residents of the Oregon Street Townhomes to park in the URA-owned parking lot which could affect access for library patrons, Planning Commission patrons, etc. Mr. Griffin stated he recalled a fence in the original plans for the townhomes. Ms. Hajduk agreed that she believed there had been a fence in the plans but that generally fences are not required between properties. Mr. Griffin detailed that his worry stemmed from the fact that the parking lot will be considered "prime real estate" for those moving into the townhomes and there is currently no signage or restrictions on the URA-owned parking lot. Mr. Gall commented that there is a potential issue with the current city-owned public parking lots in that there are no rules governing who and when people can park in the lots. Mr. Gall brought up the idea of a permit-process for the nighttime use of the lots. This would be a small revenue generator for the city. Mr. Gall stated he believed that while townhome owners parking in the URA lot was not currently an issue, it would become one very shortly with the additional sale of more townhome units. He also recapped that the current issue of people parking overnight in the Arts Center lot. Potential ideas about how best to operate the permit process was discussed. Mr. Gall went on to say that regardless of the decision about implementing a specific permitting process, the board needed to create rules and regulations for overnight parking in city-owned lots. Mr. Gall stated that he wished to avoid the potential for people dumping their cars in the lots. Ms. Hajduk brought up the idea that in addition to overnight parking requirements, the city could also implement hour-parking requirements. The City of Tualatin was brought up as an example.

With no further business discussed, Chair Mays adjourned the meeting.

5. ADJOURN

Chair Mays adjourned at 8:30 pm.

Attest:

Sylvia Murphy, MMC, Agency Recorder

Keith Mays, Chair

TO: Sherwood Urban Renewal Agency Board of Directors

FROM: Joseph Gall, ICMA-CM, City Manager/Urban Renewal Agency Manager
through: Josh Soper, City Attorney

SUBJECT: URA Resolution 2019-001, Authorizing Request for Proposals for Redevelopment of Old School House Property

Issue:

Shall the Urban Renewal Agency (URA) authorize the URA Manager to issue a Request for Proposals (RFP) for redevelopment of Old School House Property?

Background:

In 2008, the URA acquired a vacant piece of real property from the City of Sherwood known as the Old School House property. The parcel is located at 16023 SW 3rd Street and is the site of a former school building. The former school building was demolished by the City of Sherwood in 2007 due to its age, disrepair and diminished structural integrity. The URA had previously issued an RFP for Redevelopment of this property in 2008, but no responses were submitted at such time.

This property is an important gateway into Old Town Sherwood and redevelopment of the parcel is a key priority for the URA Board of Directors. In order to encourage creative ideas from the private sector to redevelop this important parcel, URA staff is recommending to utilize an RFP process. The economy is significantly improved compared to 2008 when the URA previously went through a similar RFP process and URA staff is confident that we will be more successful than previous efforts in 2008. Adoption of this resolution by the URA Board of Directors would authorize the URA Manager to proceed with the RFP process for this property.

Financial Impacts:

There are no significant financial impacts anticipated from the adoption of this resolution.

Recommendation:

Staff respectfully recommends adoption of URA Resolution 2019-001, Authorizing Request for Proposals for Redevelopment of Old School House Property.



URA RESOLUTION 2019-001

AUTHORIZING REQUEST FOR PROPOSALS FOR REDEVELOPMENT OF OLD SCHOOL HOUSE PROPERTY

WHEREAS, the Urban Renewal Agency (URA) owns a vacant piece of real property known as the Old House School property located at 16023 SW 3rd Street; and

WHEREAS, the property was the site of a former school building that was demolished in 2007 due to its age, disrepair and diminished structural integrity; and

WHEREAS, the property was purchased by the Urban Renewal Agency from the City of Sherwood for \$550,000 in 2008; and

WHEREAS, the URA had previously issued a Request for Proposals in 2008, but did not receive any responses to redevelop the property at such time; and

WHEREAS, the property is a key piece of undeveloped land located at one of the major entry points into Old Town Sherwood; and

WHEREAS, the URA would like to solicit proposals from interested parties to redevelop this important gateway property to Old Town Sherwood.

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

Section 1. The URA Manager is hereby authorized to issue a Request for Proposals for redevelopment of the Old School House property.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the Urban Renewal Agency Board this 2nd of April, 2019.

Keith Mays, Chair

Attest:

Sylvia Murphy, MMC, Agency Recorder

Approved Minutes

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

Tuesday, April 2, 2019
(Following the 7:00 pm City Council Meeting)

**City of Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon 97140**

1. **CALL TO ORDER:** Vice Chair Rosener called the meeting to order at 7:47 pm.
2. **BOARD PRESENT:** Vice Chair Tim Rosener, Board Members Sean Garland, Kim Young, Renee Brouse, Russell Griffin, and Doug Scott. Chair Keith Mays was absent.
3. **STAFF AND LEGAL COUNSEL PRESENT:** City Manager Joe Gall, City Attorney Josh Soper, Community Development Director Julia Hajduk, Police Chief Jeff Groth, Public Works Director Craig Sheldon, Records Technician Katie Corgan, and City Recorder Sylvia Murphy.
4. **CONSENT AGENDA**
 - A. **Approval of June 19, 2018 URA Board Meeting Minutes**
 - B. **Approval of July 17, 2018 URA Board Meeting Minutes**
 - C. **Approval of September 4, 2018 URA Board Meeting Minutes**
 - D. **Approval of November 20, 2018 URA Board Meeting Minutes**

MOTION: FROM RENEE BROUSE TO APPROVE THE CONSENT AGENDA, SECONDED BY KIM YOUNG. MOTION PASSED 6:0, ALL PRESENT MEMBERS VOTED IN FAVOR (CHAIR MAYS WAS ABSENT).

Vice Chair Rosener addressed the next agenda item.

5. **NEW BUSINESS:**
 - A. **URA Resolution 2019-001, Authorizing Request for Proposals for development of Old School House property**

City Manager Gall recapped the staff report which would allow city staff to pursue requests for proposals (RFPs) for the redevelopment of the Old School House. Mr. Gall explained that the property was located at an important gateway into Old Town and had been vacant since 2007. He outlined that in 2008, the URA board had sought RFPs for the redevelopment of the property but had not received any bids from interested parties. Mr. Gall stated he believed the reason the city did not received any bids in 2008 was due to the state of the economy and the tight restrictions about the redevelopment of the site. Doug Scott inquired about the potential requirements to be included in the RFP for the property. Community Development Director Julia Hajduk replied that city staff would draft the RFP and then bring their work to a future URA work session for discussion. City Manager Gall stated he wanted to make sure city staff and

the URA board were in alignment on what the RFP should cover in terms of what the redevelopment design should look like and the decision-making process for the property. Russell Griffin commented that he believed that the 2008 requirement of having the future building resemble the Old School house prevented interested parties from submitting their bids. Vice Chair Rosener asked City Attorney Josh Soper if the city was required to approve any bids received from the RFP if the board felt the bids did not meet the parameters for the property. Mr. Soper replied the city was not obligated to accept any bids that the RFP generated. Ms. Hajduk commented that the reason the city was advocating for a RFP was because it would allow the URA Board to firmly control the design and development of the property.

With no further discussion, the following motion was stated.

MOTION: FROM KIM YOUNG TO APPROVE URA RESOLUTION 2019-001 AUTHORIZING REQUEST FOR PROPOSALS FOR REDEVELOPMENT OF OLD SCHOOL HOUSE PROPERTY, SECONDED BY RENEE BROUSE. MOTION PASSED 6:0, ALL PRESENT MEMBERS VOTED IN FAVOR (CHAIR MAYS WAS ABSENT).

With no further business discussed, Vice Chair Rosener adjourned the meeting.

6. ADJOURN

Adjourned at 7:55 pm.

Attest:


Sylvia Murphy, MMC, Agency Recorder


Keith Mays, Chair