

**URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE**

**URA RESOLUTION NO. 2017-05**

**RESOLUTION OF THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY  
AUTHORIZING SALE OF SURPLUS PROPERTY OF TAX LOT 1S306BB03400 TO  
“A” STREET INVESTORS**

**WHEREAS**, the Urban Renewal Agency (URA) is presently the owner of the tax lot 1S306BB03400 which is 0.01 acre lot located at 2022 “A” Street; and

**WHEREAS**, the URA declared its intent to sell this property at its July 14, 2107, meeting; and

**WHEREAS**, staff has completed the required process including the publishing of the notice of the hearing for the sale of the property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY AS FOLLOWS:**

**Section 1.** That the Forest Grove Urban Renewal Agency Board hereby authorizes the sale of the above described portion of tax lot #1S306BB03400 to “A” Street Investors for \$100.00 and the costs of completing the property transaction.

**Section 2.** The URA Executive Director or designee is authorized to execute all documents necessary to complete the sale of the property.

**Section 3.** This resolution is effective immediately upon its enactment by the Urban Renewal Agency Board.

**PRESENTED AND PASSED** this 11<sup>th</sup> day of September, 2017.



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M. Jesse VanderZanden  
Urban Renewal Agency Executive Director

**APPROVED** by the URA Board Chair this 11<sup>th</sup> day of September, 2017.



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Peter B. Truax  
Urban Renewal Agency Chair



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CITY RECORDER USE ONLY:	
AGENDA ITEM #:	6A & 6B
MEETING DATE:	9/11/17
FINAL ACTION:	URA Res 2017-04 URA Res 2017-05

**U STAFF REPORT**

**TO:** Urban Renewal Board of Directors

**FROM:** Jesse VanderZanden, Executive Director

**MEETING DATE:** September 11, 2017

**PROJECT TEAM:** Paul Downey, Director of Administrative Services

**SUBJECT TITLE:** Resolutions Authorizing Sale of Surplus Properties

**ACTION REQUESTED:**

<input type="checkbox"/>	Ordinance	<input type="checkbox"/>	Order	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Motion	<input type="checkbox"/>	Informational
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*X all that apply*

**ISSUE STATEMENT:** The URA Board declared its intent to sell property on the former Times Litho site at its July 10, 2017, meeting. Staff has completed the steps necessary for the Board to authorize the sale of the two properties and has prepared a resolution for each property authorizing the sale of each property. Tonight, the Board will conduct a public hearing on the sale of each property and consider approval of the attached resolutions.

**BACKGROUND:** Both lots are part of what was known as the Times Litho purchase. The City had the entire Times Litho property surveyed in preparation of selling the property to the URA which subsequently sold a portion of the property to Tokola Properties. The two tax lots will be discussed separately. A pdf showing the location of the lots is attached.

Lot 1 – Parcel 1 Doc. No. 2012-111247

This lot is the northern edge of TAX LOT 1S306BB03702 of the remaining property owned by the URA. A survey, completed by the City several years after the City purchased the property, showed that 4.7 feet of the neighboring property’s back yard and fence is actually on the lot owned by the URA. As discussed at the July 10, 2017, staff asked the Board to authorize the intent to sell that property to Bryan Bayless, the current owner of the neighboring tax lot, since that property needs that property to maintain legal access to the residences on the lot.

Staff and the property owner agreed that the sale price for the property would be for the property owner to pay all the costs of the sale of the property which the property owner agreed to do. The sale will be completed through a quitclaim deed for the portion of the URA property being sold and a tax lot adjustment will be filed with the County. The property owner has paid for the all of the survey costs, the writing of the legal descriptions, and will pay for all of the closing costs of the transactions. The property will be sold “as is”.

Lot 2 – Parcel X, Tract B, Doc. No. 2012-111247

This lot is a 327 square foot L-shaped lot that is 3 feet wide by 100 feet long with another small strip that is 1 foot wide by 27 feet long. The long strip is located between the former post office and the former Ruralite building with the small strip running along the southern border of the former Ruralite building. The URA has no use for this lot as it does not own any adjacent property. Staff and “A” Street Investors, who purchased the Ruralite building, agreed to the following sale terms: 1) sales price of \$100; 2) purchaser will pay all costs of the transaction; and 3) purchaser purchases the property “as is”. Staff made the purchaser aware of the environmental reports if the purchaser wanted to review them.

**DISCUSSION**

The URA declared the property surplus to its needs and declared its intent to sell the property to the property owners listed above as they are the only other parties that would have any use of the properties being sold.

The City did not obtain appraisals of the property or market the property. Staff spoke with City Attorney’s Office who agreed that appraisals of the property would not be necessary due to the specifics of the properties. Market value would be difficult to determine as the properties are not usable to anybody else except the two parties listed above so there is not really a market for these properties. Staff is working to complete the purchase and sale agreement (PSA) for each property. The terms have been agreed to with each purchaser.

Staff has advertised tonight’s hearing as required by statute.

**FISCAL IMPACT:** None as the two lots are of minimal value to the URA.

**STAFF RECOMMENDATION:** Staff recommends the Board of Directors approve the attached resolutions authorizing the sale of the properties.

**ATTACHMENT(s):** Resolutions Authorizing Sales of Surplus Property



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**NOTICE OF PUBLIC HEARING  
FOR SALE OF TWO PROPERTIES OWNED BY  
CITY OF FOREST GROVE URBAN RENEWAL AGENCY**

**NOTICE IS HEREBY GIVEN** that the City of Forest Grove Urban Renewal Agency will hold a Public Hearing on **Monday, August 14, 2017, at 9:00 p.m.** or thereafter, in the Community Auditorium, 1915 Main Street, for the sale of two properties owned by the City of Forest Grove Urban Renewal Agency (URA):

- **Property #1**

General Description of Property – northern 4.8 feet by 100 feet of tax lot 1S306BB03702, totaling 480 square feet of property. Proposed use – Purchaser will use the property as his backyard for the current residence at the southeast corner of 21<sup>st</sup> Street and “A” Street as that property has been used that way since at least 1980. The URA considers it necessary to sell the property so the owner of the residence can continue to have legal access to the residences on the property he currently owns.

- **Property #2**

General Description of Property – Tax Lot # 1S306BB03400 – an irregularly L-shaped parcel measuring 3 feet by 100 feet piece adjoined to a 1 foot by 27-foot piece totaling 327 square feet of property. Proposed Use - Adjacent property owner will use it as part of their property as that property owner is the only party that can use the entire property. The URA considers it necessary to sell the property as it will have no current or future use of the property due to its shape.

This hearing is open to the public and interested parties are encouraged to attend. A copy of the report is available for inspection before the hearing at the City Recorder’s Office or by visiting the City’s website at [www.forestgrove-or.gov](http://www.forestgrove-or.gov). Written comments or testimony may be submitted at the hearing or sent to the attention of the City Recorder’s Office, P. O. Box 326, 1924 Council Street, Forest Grove, OR 97116, prior to the hearing. For further information, please call Anna Ruggles, City Recorder, 503.992.3235.

**Anna D. Ruggles, CMC, City Recorder  
City of Forest Grove**

Publish Notice (NewsTimes August 9, 2017)



6605 S.E. Lake Road, Portland, OR 97222  
 PO Box 22109 • Portland, OR 97269-2109  
 Phone: 503-684-0360 Fax: 503-620-3433  
 E-mail: legals@commnewspapers.com

**AFFIDAVIT OF PUBLICATION**

State of Oregon, County of Washington, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the **Forest Grove News-Times**, a newspaper of general circulation, published at Forest Grove, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

**City of Forest Grove  
 Notice of Public Hearing – 2 properties for  
 sale city owned/Urban Renewal agency  
 FGNT15912302**

a copy of which is hereto attached, was published in the entire issue of said newspaper for

**1**  
 week in the following issue:  
**August 9, 2017**

*Charlotte Allsop*  
 Charlotte Allsop, Accounting Manager

Subscribed and sworn to before me this August 9, 2017.

*Sherryl R Anderson*  
 NOTARY PUBLIC FOR OREGON



Acct #298024  
 PO #: 20165070  
**Attn: Anna Ruggles**  
 City of Forest Grove  
 PO Box 326  
 Forest Grove, OR 97116  
 Size: 2 x 6.12"  
 Amount Due: \$116.82\*  
 \*Please remit to the above address.

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 FOR SALE OF TWO PROPERTIES OWNED BY  
 CITY OF FOREST GROVE  
 URBAN RENEWAL AGENCY**

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 General Description of Property - Tax Lot # 1S306BB03400 - an irregularly L-shaped parcel measuring 3 feet by 100 feet piece adjoined to a 1 foot by 27-foot piece totaling 327 square feet of property. Proposed Use - Adjacent property owner will use it as part of their property as that property owner is the only party that can use the entire property. The URA considers it necessary to sell the property as it will have no current or future use of the property due to its shape.

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**Anna D. Ruggles, CMC, City Recorder**  
 City of Forest Grove  
 Publish 08/09/2017.

FGNT15912302

Date: SEPTEMBER 11, 2017

Agenda Item: 6. A. & 6. B.

Subject: 6. A. PUBLIC HEARING AND URA RESOLUTION NO. 2017-04 OF THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY AUTHORIZING SALE OF SURPLUS PROPERTY OF A PORTION OF WASHINGTON COUNTY TAX LOT NO. 1S306BB03072 TO BRYAN BAYLESS (2033 B STREET)

6. B. PUBLIC HEARING AND URA RESOLUTION NO. 2017-05 OF THE CITY OF FOREST GROVE URBAN RENEWAL AGENCY AUTHORIZING SALE OF SURPLUS PROPERTY OF WASHINGTON COUNTY TAX LOT NO. 1S306BB03400 TO A STREET INVESTORS (2022 A STREET)

# URBAN RENEWAL AGENCY

## Request to Testify at Public Hearing

Public Hearings – Public hearings are held on each matter required by state law or City policy. Anyone wishing to testify should sign-in for the Public Hearing prior to the meeting. The Chair or presiding officer will review the complete hearing instructions prior to testimony. The Chair or presiding officer will call the individual or group by the name given on the sign-in form. When addressing the Chair and Urban Renewal Board (URA), please move to the witness table (center front of the room). Each person should speak clearly into the microphone and must state their first and last name and provided a mailing address for the record. All testimony is electronically recorded. In the interest of time, Public Hearing testimony is limited to three minutes unless the Chair or presiding officer grants an extension. Written or oral testimony is heard prior to any URA action.

*Please sign-in below to testify.*

**PROPONENTS:** (Please print legibly)

**First & Last Name:**

**Address:**

**City, State & Zip Code:**

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**OPPONENTS:** (Please print legibly)

**First & Last Name:**

**Address:**

**City, State & Zip Code:**

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**OTHERS:** (Please print legibly)

**First & Last Name:**

**Address:**

**City, State & Zip Code:**

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