

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

**URA RESOLUTION NO. 2021-01**

**RESOLUTION ADOPTING URBAN RENEWAL AGENCY  
2021 WORK PLAN**

**WHEREAS**, the Urban Renewal Agency (URA) Board of Directors adopted the URA Plan in 2014 pursuant to URA Resolution No. 2014-01; and

**WHEREAS**, the URA Plan established 5 Goals and 13 Objectives; and

**WHEREAS**, there are no changes to the Goals and Objectives therefore passage of this Resolution will not require an amendment to the URA Plan, and

**WHEREAS**, the URA Board met in a work session on March 15, 2021, to consider changes to the 2020 Work Plan, and

**WHEREAS**, Exhibit A contains the 2021 Work Plan that requires approval by Resolution of the URA Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY AS FOLLOWS:**

**Section 1.** The Urban Renewal Agency hereby adopts the 2021 URA Work Plan as shown in Exhibit A.

**Section 2.** This resolution is effective immediately upon its enactment by the Urban Renewal Agency of the City of Forest Grove.

**PRESENTED AND PASSED** this 12<sup>th</sup> day of April, 2021.



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Jesse VanderZanden,  
Urban Renewal Agency Executive Director

**APPROVED** by the URA Board at a regular meeting thereof this 12<sup>th</sup> day of April 2021, and filed with the Forest Grove City Recorder this date.



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Peter B. Truax,  
Urban Renewal Agency Chair

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# URBAN RENEWAL AGENCY

GOALS AND OBJECTIVES

WORK PLAN 2021

## GOAL 1



Provide Opportunities  
For Public Participation  
in the Preparation and  
Adoption of Urban  
Renewal Plans, Plan  
Amendments, and  
Policies

## GOAL 2



Adopt a Prudent  
Annual Budget to  
Minimize Financial  
Risk to the Urban  
Renewal Agency and  
the City of Forest  
Grove

## GOAL 3



Improve the Local  
Investment Climate by  
Reducing Financial  
Barriers to Development  
and Redevelopment  
Within the Urban  
Renewal Area

## GOAL 4



Promote a Vibrant  
Forest Grove Town  
Center Through  
Strategic Urban  
Renewal  
Investments

## GOAL 5



Promote Commercial  
and Mixed-Use  
Redevelopment of Sites  
Along the Pacific  
Avenue Corridor

URA

Forest Grove  
Urban Renewal Agency



# WORK PLAN 2021

URBAN RENEWAL AGENCY



## GOAL 1 – PROVIDE OPPORTUNITIES FOR PUBLIC PARTICIPATION IN THE PREPARATION AND ADOPTION OF URBAN RENEWAL PLANS, PLAN AMENDMENTS, AND POLICIES

### OBJECTIVE

### ACTION

1.1 Establish an Urban Renewal Advisory Committee.

Approve URAC bylaws.

Negotiate Disposition & Development Agreement (DDA) to construct grocery store and affordable housing for URAC review and URA Board approval.

# WORK PLAN 2021

## URBAN RENEWAL AGENCY



### GOAL 2 – ADOPT A PRUDENT ANNUAL BUDGET TO MINIMIZE FINANCIAL RISK TO THE URBAN RENEWAL AGENCY AND THE CITY OF FOREST GROVE

#### OBJECTIVE

#### ACTION

2.1 Establish policies to guide strategic financial investments in the urban renewal area based on public benefit, documented financial need, scale of the project, and accepted underwriting principles.

2.2 Evaluate tax increment revenue collections annually to minimize long term impacts to overlapping taxing districts.

2.3 Secure grant funding from regional, state, federal agencies, and private organizations to implement the urban renewal program and supplement tax increment revenue.

Part of annual budget process.

Pursue grants for URA programs.

Review stimulus programs for applicability.

# WORK PLAN 2021

## URBAN RENEWAL AGENCY



### GOAL 3 – IMPROVE THE LOCAL INVESTMENT CLIMATE BY REDUCING FINANCIAL BARRIERS TO DEVELOPMENT AND REDEVELOPMENT WITHIN THE URBAN RENEWAL AREA

#### OBJECTIVE

#### ACTION

3.1 Capitalize a program to reduce development costs to the extent necessary to encourage private investment for projects proving a public benefit and resulting in appreciation of property values and efficient use of vacant and underutilized land.

Consider disposition alternatives for Site B.

# WORK PLAN 2021

## URBAN RENEWAL AGENCY



### GOAL 4 – PROMOTE A VIBRANT FOREST GROVE TOWN CENTER THROUGH STRATEGIC URBAN RENEWAL INVESTMENTS

#### OBJECTIVE

#### ACTION

4.1 Establish a program to encourage the preservation, conservation, and adaptive reuse of designated and contributing historic resources through improvements to the exterior and interior of buildings.

Continue Storefront Improvement Program, Parklet Pilot Program, and Installation Art Program, pending available funding.

4.2 In conjunction with the Economic Development Commission, assist business retention and expansion efforts in the Forest Grove Town Center.

Work with EDC on consideration of Main Street Program.

4.3 Identify a location and assist with funding construction of a public gathering place in the Town Center.

Select preferred alternative for the Festival Street, identify funding, complete design on preferred alternative.

## GOAL 4 – PROMOTE A VIBRANT FOREST GROVE TOWN CENTER THROUGH STRATEGIC URBAN RENEWAL INVESTMENTS

### OBJECTIVE

### ACTION

4.4 Purchase property from willing sellers to implement the urban renewal program.

4.5 Encourage the construction of needed housing and mixed use development in the Town Center.

4.6 Encourage uses and amenities that support increased community uses in the Town Center.

Consider disposition alternatives for Site B.

Consider disposition alternatives for Site B.

Continue Storefront Improvement Program, Parklet Pilot Program, and Installation Art Program, pending available funding.

## GOAL 5 – PROMOTE COMMERCIAL AND MIXED-USE REDEVELOPMENT OF SITES ALONG THE PACIFIC AVENUE CORRIDOR

### OBJECTIVE

### ACTION

5.1 Establish incentives to encourage a mixture of land uses including retail, office, and housing at strategic locations along the Pacific Avenue corridor through the creation of nodal development.

Consider disposition alternatives for Site B.

5.2 Work with the Economic Development Commission to market redevelopment opportunity sites to prospective developers.



<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	<u>5.</u>
MEETING DATE:	<u>04/12/2021</u>
FINAL ACTION:	<u>URA RESO 2021-01</u>

**URBAN RENEWAL AGENCY STAFF REPORT**

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**TO:** *Urban Renewal Agency (URA) Board of Directors*

**FROM:** *Jesse VanderZanden, Executive Director  
 Bryan Pohl, Community Development Director*

**MEETING DATE:** *April 12, 2021*

**SUBJECT TITLE:** *Urban Renewal Agency 2021 Work Plan*

**ACTION REQUESTED:**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ordinance	Order	X	Resolution	Motion	Informational	

*X all that apply*

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**BACKGROUND:**

The URA Board of Directors passed the URA Plan in 2014. The primary purpose of the Plan is to eliminate blight and blighting influences, improve the utilization of land within the Urban Renewal Area, encourage private investment and job creation, and increase the taxable value of property within the City to benefit all taxing districts. The Plan is consistent with the Comprehensive Plan and zoning regulations adopted by the Forest Grove City Council.

The Plan established 5 Goals and 13 Objectives. The Goals and Objectives are changed infrequently and must be done through an ordinance amending the URA Plan. In 2018, the Board passed a Work Plan delineating specific Actions to accomplish the Goals and Objectives. Similar to the City Council's goals setting process, the Work Plan is updated annually and approved by resolution. The Work Plan informs the budget process and staff priorities and is approved at a regular Board meeting in April.

The URA Board held a work session March 15, 2021, to refine and prioritize the 2021 Proposed URA Work Plan. One major item the URA accomplished this year not listed in the Work Plan is the creation and implementation of a small business assistance grant program. The Board-approved program not only administered URA funds to struggling businesses early in the pandemic, it also served as a platform to administer two subsequent small business assistance grant programs.

**STAFF RECOMMENDATION:**

Staff recommends the URA Board consider and approve the resolution adopting the URA 2021 Work Plan, attached as Exhibit A. If the Board wants to modify Exhibit A, each amendment is done separately by its own motion and a second to amend. Once the motion(s) are dispensed of by a vote, the original motion as amended is dispensed by a vote.

**ATTACHMENT(s):**

- 1) URA Resolution & Exhibit A: URA 2021 Work Plan