

SHERWOOD URBAN RENEWAL AGENCY BOARD OF DIRECTORS
MEETING MINUTES
Tuesday, March 1, 2016
22560 SW Pine Street, Sherwood, Oregon 97140

WORK SESSION

1. **CALL TO ORDER:** Chair Clark called the work session to order at 8:30 pm.
2. **BOARD PRESENT:** Chair Krisanna Clark, Jennifer Kuiper, Jennifer Harris, Linda Henderson, Renee Brouse, Sally Robinson and Dan King.
3. **STAFF PRESENT:** City Manager Joe Gall, Assistant City Manager Tom Pessemier and Agency Recorder Sylvia Murphy.
4. **TOPIC:**

A. Urban Renewal Agency Properties.

Tom Pessemier Assistant City Manager provided the Board with a handout (see record, Exhibit A). He explained the exhibit listed properties owned by the URA and their current status. He said the document was prepared in 2013 and was discussed with SURPAC. He said we have accumulated some properties over time and the document has been updated. He said the list shows the nine properties that have been purchased by the URA over the life of the URA as well as the costs of the properties. He said some properties are public use and have been turned over to the City and are no longer owned by the URA.

Tom explained the URA Board recommendations noted on each property description were recommendations of the Board after SURPAC reviewed each property at the end of 2014. He said the URA Board ratified SURPAC's recommendations and these are noted in the exhibit. He said these were the recommendations at the time and doesn't mean they need to be the future recommendations.

Tom recapped the Old School House property on the corner of 3rd and Pine. He said it has been a vacant lot for some time and in 2008 there was an effort to market the property for a mixed use with office and potential retail. He said with the fall of the economy back then the URA decided to wait until the market recovered. He said SURPAC looked at this property as a gateway and wanted to obtain a realtor. He said he thinks this is still a good idea and informed the Board there is some interest in the property and believes it is marketable.

Tom recapped the Robin Hood property and said it has the same recommendation from the Board as the Old School House and is currently being used as a gravel parking lot. He said SURPAC's recommendation was to hold on to it and market it when the market allowed. He said he feels this is a good time to start marketing the property and said there has already been some interest. He said he did not want to get too far ahead of the current parking lot project.

Tom recapped the Cannery property and said it did not include the machine works building originally and it is listed separately. He referenced the exhibit and pointed out the areas of property that were included in the cannery site. He said a lot of the information in the exhibit is no longer valid as Capstone

is no longer a partner. He said there is an opportunity to re-vision the property and then start actively marketing it. He said this property needs the most work and input from the URA Board on what we want to accomplish. He explained the former vision and original plan. He explained the property is made up of multiple lots. Discussion followed.

Tom recapped the Machine Works property and said the machine works building no longer exists and is now the Sherwood Center for the Arts.

Tom recapped the 1st Street properties and said they were originally purchased as part of the downtown streetscape project and they have since been sold to the Sherwood School District for Bowmen Houses.

Tom recapped the Sherwood Blvd. property and said this was purchased with the trail in mind and said we are working with the trail folks to potentially place the trail across the property. He informed the Board we have a full price offer on the property and we accepted the offer with additional disclosures for the trail for easements for sanitary sewer. He said it will be about 450 feet off site and there are also some wetland buffers. He said we currently have a deal that could go through. City Manager Gall indicated he planned on walking the area and invited the Board members. He said he will be walking the trail with staff and said there are two options now and they are being narrowed down. Tom replied the buyer was interested in only one of the options. Tom said we paid \$325,000 for the entire site and the offer we have received is for \$350,000.

Tom recapped the Main Street property and said it was purchased by the URA because of the cannery construction and other needed construction and said we needed to build a water quality facility and this was the only area we could do that. He said we were fortunate to purchase it on a foreclosure. He explained the site, with a house and water quality facility towards the back of the property that services all of old town. He said we delayed selling the house due to the amount of construction in the area. He said the construction is now completed and he is ready to list the house. He said the condition of the house is very poor and we purchased it for the land. He said we will try and get back what we paid for it and wants to sell it as cash only and said someone will not be able to get conventional financing and said there is still an oil tank in the garage and an oil heater. He said the listing price may be between \$125,000 and \$150,000.

Tom recapped the Railroad Parking lot property and said it has been developed.

Tom recapped the 1st Street Parking lot property and said it was purchased for \$160,000 a few years ago and said we are on track to complete a parking lot this spring or summer. Council comments were received regarding staff providing information for City owned properties as well.

5. ADJOURN:

Chair Clark adjourned at 8:53 pm.

Submitted by:


Sylvia Murphy, MMC, Agency Recorder


Krisanna Clark, Chair