

**COMBINED MEETING OF THE
WOOD VILLAGE CITY COUNCIL &
URBAN RENEWAL AGENCY
September 26, 2017
AGENDA**

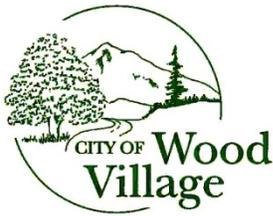
6:00 P.M. PLEDGE OF ALLEGIANCE

1. Citizen Comments (non-agenda items)
2. Consent Calendar:
 - a. [Resolution 30-2017: Grant Authorization for DLCD TA Grant for the Halsey Corridor Economic Evaluation](#)
3. [Public Hearing – Disposition of Public Property – 2055 NE 238th Dr.](#)
4. **EXECUTIVE SESSION PER ORS 192.660(2) (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.**
5. Additional action by the City Council and/or Urban Renewal Board may occur after the executive session on Resolution 31-2017. Actions may include the authorization of a sales agreement, development incentives, and other items related to the sale and development of property.

ADJOURN

The meeting location is wheelchair accessible. This information is available in large print upon request. To request large-print documents or for accommodations such as assistive listening device, sign language, and/or oral interpreter, please call 503-667-6211 at least two working days in advance of this meeting. (TDD 1-800-735-2900).

NEXT CITY COUNCIL MEETING: October 10, 2017



City Council Agenda Item Staff Report

Meeting Date: September 26, 2017

TO: Mayor Clark and Members of the Wood Village City Council
FROM: Bill Peterson, City Manager
DATE: September 19, 2017
SUBJECT: Department of Land Conservation and Development; Technical Assistance Grant Application

Requested Action

Adopt Resolution Number 30-2017 authorizing the City Manager to apply for a Technical Assistance Grant from the Department of Land Conservation and Development.

Background

The adoption of the Main Street on Halsey study by the local governments of Troutdale, Fairview and Wood Village, enables the local governments to work together through the Halsey Community Collaboration Compact (HC³) to take the next step in the proposed implementation of the work. That step is to complete combined applications for funding of the key programs identified in the implementation plan, in this case, the economic evaluation of the potential uses on the corridor.

As identified, this step of the work would complete an economic differentiation evaluation of the uses on the corridor, identifying the common and unique features in each of the communities and identifying potential matches for each of the communities. This would not be exclusively a "Goal 9, Economic Development" comprehensive plan type of evaluation, rather a specifically focused effort to identify the businesses and business types that can effectively utilize lands along Halsey, including the downtown areas in Troutdale. The work would not need to engage community involvement activities, as we have the HC³ as the framework for community involvement, rather, it will focus on the economic viability of specific types and styles of uses, how to attract them to this environment, and how to make the main street units unique.

The work will be structured to complete two specific activities, the differentiation study and related attraction information, and the evaluation of the regulatory systems and codes in use by the three communities, and how to make them all at

least reasonably compatible, while retaining their special flavor for the individual community.

Work identified in the scope will specifically be tailored to assist Troutdale in the Town Center evaluation for Troutdale, Fairview and Wood Village through identifying the economic opportunities along the corridor by type, devising a strategy for recruitment and providing a focus to initiate economic activity in the corridor.

Next Steps

The combined cities will seek endorsements for the application from EMCTC, Gresham, the Port of Portland and other entities, as well as letters of endorsement from property owners along the corridor for this application.

Fiscal Impacts

The scope of the work has been evaluated by Fregonese and Associates, estimating the value of total work to be \$55,000. While matching funds are not mandatory, the program provides “demonstration of local commitment can tip the balance in favor of some proposals”. We are proposing the total project budget be as follows:

Troutdale	\$10,000 in staff time and cash
Fairview	\$8,000 in staff time and cash
Wood Village	\$5,000 in staff time and cash

Wood Village will be the applicant, and will provide project management services and fiscal services.

Alternatives

The City Council could:

1. Request additional information and appoint a multi city group to discuss and provide recommendations, or
2. Reject the proposal and elect not to proceed with this application, or
3. Act to authorize the adoption of the Resolution.

Recommendation and Motion

The Staff recommends the adoption of the Resolution authorizing the City Manager to complete an application for Technical Assistance Funding from the Oregon Department of Land Conservation and Development.

I move to adopt Resolution Number 30-2017 endorsing a grant application to the Department of Land Conservation and Development, and directing the City Manager to complete the application.

RESOLUTION NUMBER 30-2017

A RESOLUTION ENDORSING AN APPLICATION TO THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT FOR TECHNICAL ASSISTANCE FUNDING, AND AUTHORIZING THE CITY MANAGER TO COMPLETE THE APPLICATION.

WHEREAS:

1. The Cities of Wood Village, Troutdale, and Fairview jointly put together an Intergovernmental Agreement to pursue the evaluation of the Halsey corridor, and
2. All three cities have adopted the study outcome, Main Streets on Halsey, and are seeking to take the next steps to pursue the implementation of the recommendations of the study, and
3. All Three local governments recognize that the highest priority for the Department of Land Conservation and Development Technical Assistance Grants is Economic Development, and
4. This evaluation will provide critical information to fuel the economic development programs of all three cities, specifically assisting Troutdale in their Town Center evaluation, Fairview in their work along Halsey, and Wood Village in implementing the Main Streets on Halsey plan.

NOW, THEREFORE, BE IT RESOLVED by the common council of the City of Wood Village that the City Manager is directed to complete the application to the Department of Land Conservation and Development for an economic differentiation evaluation of the Halsey Corridor through the Technical Assistance Program, specifically dedicating a local match of \$5,000 to the grant.

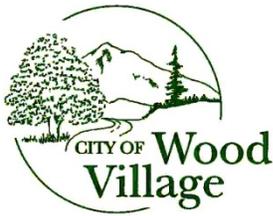
Motion to approve by _____; seconded by _____
and adopted this 26th day of September 2017.

YEAS _____ NAYS _____

TIMOTHY CLARK, MAYOR

ATTEST:

Greg Dirks, City Recorder



City Council Agenda Item Staff Report

Meeting Date: September 26, 2017

TO: Mayor Clark and Members of the Wood Village City Council
FROM: Bill Peterson, City Manager
DATE: September 19, 2017
SUBJECT: Potential Sale of City Property

Requested Action

Adopt Resolution Number 31-2017 authorizing the City Manager to sign a Disposition and Sale Agreement for the properties owned by the City of Wood Village at the intersection of 238th Drive and Halsey Street, identified using assessor accounts as R943271350, R943271640, R943271280, R943271210, and R943271850. These parcels are identified in the following map:



Background

The Wood Village City Council has acted on three separate occasions to direct the staff to proceed with the negotiations for the potential sale of the referenced City owned property. The most recent of these actions occurred in May of this year. The staff has been working in good faith since that meeting to meet the terms

identified by the City Council as their preferred outcomes for the potential sale of the property.

Terms identified by the City Council are as follows:

Absolute Conditions:

1. The retention of the well and the well site, with sufficient access rights to maintain the well
2. No non-profit or tax exempt entities will be considered, with the exception being if the developer would propose to place a City Hall building among the features on the site.

Other Considerations:

1. Price
2. Future Return; tax revenue generation
3. Background & track record of developer
 - a. Quality of developer – Williams/Dame has an excellent reputation
4. Timing – Proposed to break ground in 2018 late, with a 2019 occupancy of improvements
5. Promotion of economic development in the area
6. Job creating
7. Mixed – use
8. Aesthetics – possibly historic wood theme
9. Multiple small users preferred to large single user
10. Phased Development and Commitment for commercial space along Halsey (not later date)

City Attorney Condit identifies the Steps necessary for land sale as follows:

1. Council reviews the LOI in executive session and direct us to proceed to negotiate a binding disposition and development agreement (LOI Section 5). (Completed in May.)
2. We negotiate a DDA that sets for the terms and conditions in detail. (The LOI is a nonbinding basic term sheet. It is basically the starting point for contract negotiations).
3. Once we reach a tentative agreement, the Council must approved the final deal in a public meeting. The statute (ORS 271) does not require a public hearing, but since it is City Hall and a big deal, a public hearing is probably advisable.
4. The Council approves the deal and delegates the authority to you to take all necessary actions to close the deal.

Public Hearing

We placed the potential for the land sale as the primary topic of the City newsletter, delivering the photographs and information details to every property in Wood Village. We have received a number of calls, mostly from individuals that are interested in where the City will plan to build a new City building if this

transaction proceeds. For all these inquiries, we responded that we have not considered the physical construction of a City building yet, nor a specific location for the building. Our next step will be the securing of an architect to review potential sites, work with the City Council to determine what sort of building we will be building, and deal with the potential locations. This will all be determined based on the sale of the City property.

Opinion of Value

Our brokers will be delivering the updated opinion of value to the City Council. As the Council has noted in their directions for the negotiations of the potential sale, the quality of the development, character of the developer, and the assurance of the creation of taxable assessed value are of more importance to the City than the actual first sale value, so it is the combination of factors that the City Council has indicated will be the basis for proceeding with this land sale, or electing to stop the process now.

Next Steps

The City Council will conduct a public hearing to listen to concerns and respond to issues raised by citizens. Following the hearing, the Council will adjourn to executive session to consider the details of the proposed agreement with the developer. Following the executive session, it is expected that the City Council will return to public session and take action to authorize the transaction to proceed, or provide different direction to the Staff.

Fiscal Impacts

The detailed information on the sale value and the projected costs for a City Hall replacement will be included in the executive session, and will be released publically following the determination by the City Council. The impacts to the Urban Renewal Agency will be based on the incentive policy that allows up to 25% of the tax increment generated by a development to be utilized in the form of incentives for a project.

City Owned Property				
Pro Forma: Total Revenue Generation				
Number Units	166	Annual Assessed Value Appreciation	0.03	
Commercial	8500			
Total Investment	\$29,500,000	City Tax Rate	3.1262	
Improved Property Ratio	0.5654			
Overlapping Tax Rate (per thousand of Assessed)	14.4973			

Urban Renewal Term to 2032	16			
Investment Complete in 2019				
Property Tax	Assessed	Urban Renewal Total Annual Tax	Cumulative Revenue	City Return (Post URA)
2018-19	\$2,120,250	\$30,738	\$30,738	
2019-20	\$16,679,300	\$241,805	\$272,543	
2020-21	\$17,179,679	\$249,059	\$521,602	
2021-22	\$17,695,069	\$256,531	\$778,132	
2022-23	\$18,225,921	\$264,227	\$1,042,359	
2023-24	\$18,772,699	\$272,153	\$1,314,513	
2024-25	\$19,335,880	\$280,318	\$1,594,831	
2025-26	\$19,915,956	\$288,728	\$1,883,558	
2026-27	\$20,513,435	\$297,389	\$2,180,948	
2027-28	\$21,128,838	\$306,311	\$2,487,259	
2028-29	\$21,762,703	\$315,500	\$2,802,759	
2029-30	\$22,415,584	\$324,965	\$3,127,725	
2030-31	\$23,088,052	\$334,714	\$3,462,439	
2031-32	\$23,780,694	\$344,756	\$3,807,195	
2032-33	\$24,494,114		\$3,883,768	\$76,574
2033-34	\$25,228,938		\$3,962,639	\$78,871
2034-35	\$25,985,806		\$4,043,876	\$81,237
2035-36	\$26,765,380		\$4,127,550	\$83,674
2036-37	\$27,568,342		\$4,213,734	\$86,184
Totals		\$3,776,457		\$406,539
Incentive at 25% of total				
Agency Return		\$966,773		

This would indicate the Agency's potential incentives. The ramifications for the construction of a municipal building and similar fiscal matters will be further discussed.

Alternatives

The City Council could:

1. Elect not to act following the executive session, or
2. Direct the Staff to renegotiate a sales agreement, or
3. Vote to deny the proposed agreement, or
4. Act to authorize the adoption of the Resolution.

Recommendation and Motion

The Staff recommends the adoption of the Resolution authorizing the City Manager to proceed to sign the agreement for the sale of the City property.

I move to adopt Resolution Number 31-2017 authorizing the City Manager to enter into an agreement with Williams/Dame and Associates, Inc., for the sale of City Property located at 2055 NE 238th Drive.

RESOLUTION NUMBER 31-2017

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOOD VILLAGE AND WILLIAMS/DAME AND ASSOCIATES, INC. FOR THE SALE OF PROPERTY LOCATED AT THE INTERSECTION OF HALSEY AND 238TH, 2055 NE 238TH DRIVE, IDENTIFIED AS TAX LOTS R943271350, R943271640, R943271280, R943271210, and R943271850.

WHEREAS:

1. The Wood Village City Council took action in 2015 to declare the property located at 2055 NE 238th Drive surplus and subject to potential sale, and
2. The City Council directed the City Attorney and City Manager to negotiate an agreement for the sale of the property subject to specific criteria identified by the City Council, and
3. Negotiations between the City and Williams/Dame and Associates, Inc. have resulted in an agreement calling for specific actions to be taken by both parties prior to assuring the sale of the identified property.

NOW, THEREFORE, BE IT RESOLVED by the common council of the City of Wood Village that the City Manager is directed to sign an agreement for the sale of property identified as **TAX LOTS R943271350, R943271640, R943271280, R943271210, and R943271850**, the terms and details of which are attached hereto, and further directed to take all necessary actions to complete the terms of the agreement and the sale.

Motion to approve by _____; seconded by _____ and adopted this 26th day of September 2017.

YEAS _____ NAYS _____

TIMOTHY CLARK, MAYOR

ATTEST:

Greg Dirks, City Recorder