The sale of the City Hall property at 2055 NE 238th Drive closed on June 28, 2019. The community building and the surrounding land that has been home to the local government since 1952 is now empty, and a development is pending for the site.

The Wood Village City Council declared the land surplus in 2017 and hired a brokerage firm to represent the City in the sale of the land. Williams Dame and Associates, LLC, emerged from among several potential purchasers as the company that could offer the most for the property, and assure development with the commercial frontage and a Pacific Northwest Lodge look for the property. Through a series of actions, the site has been prepared and now is ready for sale. The City had to deal with the zoning of the property, changing the split zone that had severed the property from east to west at about the midpoint of the property.

Along with rezoning, the City had to work with adjacent properties to acquire a second emergency vehicle ingress and egress, working to limit the impacts of an area on the land that had been identified as a wetland, and developing a strategy to engage the Urban Renewal Agency to assist in the incentive packages needed to assure the property developed.

The City is selling the property for $3,750,000 for 5.7 acres of land. The total financial return to the City for the land is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Sales Value</td>
<td>$ 3,750,000</td>
</tr>
<tr>
<td>Purchase a Parcel from Best Western</td>
<td>$ 307,933</td>
</tr>
<tr>
<td>Broker</td>
<td>$ 137,500</td>
</tr>
<tr>
<td>Closing and Legal</td>
<td>$ 33,800</td>
</tr>
<tr>
<td>Net Proceeds</td>
<td>$ 3,270,767</td>
</tr>
</tbody>
</table>
The City of Wood Village sought and received designation as part of the Oregon Opportunity Zone, a program developed in the 2019 tax cut legislation, that permitted favorable tax treatment to investors that make selected investments in areas that have significant economic development need. This Opportunity Zone combined with the Urban Renewal Incentives and the City property value and sale value all contributed to assuring this property was sold and developed.

This will return all of these lands to the tax roll, and a development will now occur. The Design Review Board and the Planning Commission met in June, and approved the development of the land, with 173 multifamily units and 10,500 square feet of commercial space.

The Well on the property will be retained by the City of Wood Village and will continue to be a part of the City’s water system.

Soil from the ODOT project on 205 has been delivered to the site, raising the ground level on the northerly part of the land. Work will continue on this filling of the site until the final grade is reached, about 20 feet higher on the north end of the site than the ground grade before the fill began. Demolition of the City Hall will occur this summer with construction of the new buildings starting this fall.

In the interim, the City offices have moved to a rented space at 23335 NE Halsey, the location of Pressure Safe LLC, located north of the Bottle Drop location on Halsey. This site will be the location for the offices until a City Hall can be constructed.

The location for a new City Hall will probably be in the Donald Robertson Park. Much more information will be provided to all residents about the location and the details of a potential new City Hall in the months ahead.
The City of Wood Village is happy to welcome Brian Loy to the City Council. Brian has been appointed to fill position 5 which was vacant after the departure of former mayor Tim Clark. He hopes to bring a pragmatic and calm voice for the people to City Council while using his patience, ability to listen and authenticity to help guide the decision makers of our fine City.

Brian grew up in the Portland area, graduating from Central Catholic High School and then attending University of Oregon. He spent 6 years in Santa Fe, NM as a small business bookkeeper and consultant before coming back to the northwest to work for the family business. He has spent the past 20 years working at Mallory Safety and Supply as the CFO/CIO. Brian performs a variety of duties in this role that should benefit the council. He has experience with budgets, working with large groups, leading big complicated projects and working with a diverse group of people to achieve a common goal.

“My Family is the Heartbeat of Our House”—
Brian Loy

Brian and his wife Ronika blended their 4 boys in our City in July of 2016. They had been talking about finding a community where the kids could finish their high-school years in a house that was large enough and safe enough. They moved to Wood Village where this was possible and the convenience of having everything so close in our one square mile brought incredible value to the Loy household. You can find the family walking down to the Town Center or Go-Karting around the Shamrock area. The boys are very active in sports and school and when the 6 family members get together it is loud, fun, inclusive and adventurous.

This is Councilman Loy’s first foray into government service. He has spent many years coaching and assisting with his kids’ athletic teams. When he saw the position open for City Council it felt like a calling: “I saw the position open and felt strongly that my skills meshed with the direction of the City and I needed to be a part of this.” Brian hopes to focus on helping the City continue with the current projects in place and offering ideas to help most specifically in the areas of public health and maximizing our fiscal potential to help the most people.

“A livable community is our first goal and I think that making services and opportunities available to everyone here is how we can achieve that goal”
We frequently fail to thank our regional government, METRO, for all the help they provide in Wood Village. In the last several years, Metro has helped us financially to undertake a series of projects in the Donald Robertson Park. METRO grants, from the Nature in Neighborhoods program and from the regional bond measure, have helped design the new entry to the park, resurface the basketball court, extend the trails in the park and develop a wetlands interpretive area in the Park.

Metro has been a wonderful financial partner in the development of Donald Robertson Park, and we just want to say thank you.
Between the City-Wide garage sale and cleanup events held in June, the City provided many options for residents to get rid of items that they no longer wanted or needed. Our garage sale was relatively small this year with 15 registered sellers, but we saw many other sales pop up over the sale weekend. While residents can have yard sales throughout the year, please remember that yard sale signs cannot be placed on telephone poles, utility boxes, or other locations within the right of way.

Our cleanup day was another huge success in terms of stuff that was dropped off. While we do not yet have the final weight, eight, 30-yard containers were filled as part of the event. There were also 75 tires, and five pallets of electronics taken away. This was all stuff that was in our community and will now be properly recycled or disposed. The event was back at the Wood Village Baptist Church, and we want to thank them for their hospitality. We also want to thank the volunteers who helped make this event possible. The volunteers included elected officials, appointed officials, staff and their family members. Even though the event was held from 9am-12pm, the volunteers put in a five-hour day including setup and takedown. It was five hours of heavy lifting and getting quite dirty. While we would have loved to extend the event hours, we simply lacked the volunteer capacity to add more hours. Please consider volunteering at this event in the future.

We can hold our cleanup event free of charge thanks to our partnership with Metro and Waste Management. We know that taking your stuff to a location is not as convenient as leaving it on the curb. However, this method saves tens of thousands of dollars in costs and fees, and still provides a way to get rid of your unwanted items. The accumulation of solid waste is a code violation, and we all want to live in a clean neighborhood and City. Please visit our website, or www.oregonmetro.gov to find a list of approved waste providers and dump sites. Let’s keep our City clean throughout the year!
The Wood Village City Council adopted a new budget for Fiscal year 2019-20. The budget for City operations includes the personnel, material and services and contracted services needed for the City to function for the next year. Overall, the operating costs for the City are predicted to be up by 3.86%, with revenues up by 6.05%, offsetting cost drivers with inbound revenues. Retirements the last year of several staff led to modest increases in personnel, and new development contributed to several major revenues (property taxes, water fees, sewer fees, street fees).

Overall, the operating expenses for the city go into the following categories:

The operations of Water, Sewer, and Streets is just over half of the total, Public Safety contracts with the Sheriff and Gresham about 25%, and all remaining operations consume the remaining 25% of the total operating budget.

The Operating Budget does not include capital outlay, reserves, contingencies, or other appropriations for the year ahead. When these are combined, the result is the Total Budget.

Big capital features for the year ahead, as adopted by Council, are:

1. Slurry Seal and Overlays $ 245,000
2. City Hall Project $ 3,885,000
3. Purchase and Design – Grande Ronde Park $ 475,000
4. Purchase Wastewater Treatment Capacity $ 550,000

Our Urban Renewal Agency is a separate budget that has also been adopted for the year ahead. The Agency total budget has appropriations available to complete the right of way enhancements on Arata Road, including fencing ($390,000), and significant investments in development incentives on properties that will be developing in the Urban Renewal area ($362,000).

The City is conservatively managed, with over a year of reserves in place to cover operating costs should unforeseen incidents or economic down turns impact the community. Using contract service delivery for many services (Police, Fire, Emergency Dispatch, Planning, Building, Engineering) the City has minimized the impact of fringe benefit costs that are impacting other communities.

We look forward to a great year ahead, serving the residents of Wood Village. For details on the budget, visit our web page at www.WoodVillageOR.gov.
The sports field irrigation at the Donald Robertson Park was not operational for nearly 19 years, and the lack of water on the sports field during the summer months created an irregular surface that was incredibly dry and compacted. As a result, the activities that normally took place on the sports field declined over the years. To help improve the park and playability of the fields, the City submitted and received two Community Development Block Grants (CDBG) for the design and installation/repair of the irrigation system, which totaled over $85,000. The project upgraded the existing sports field irrigation and extended the irrigation to include the arboretum and edible garden area. The arboretum and other upper areas of the park were difficult to water and would get very dry during the hot summer months. With the help of AKS Engineering & Forestry, the irrigation system was redesigned and extended into these areas. The City contracted with NW Irrigation Contractors LLC to rebuild and extend the irrigation system. The project was completed at the end of June and will provide the ability to effectively irrigate this important part of our Park. Look for additional sport field enhancements in the years ahead.

238TH FAÇADE PROGRAM

The area along 238th between Halsey to just south of Arata may be getting a whole new look over the next several years. The work on developing a 238th façade feasibility evaluation has concluded, and the results are very exciting. Potential improvements include new paint with period correct color schemes, enhanced parking and landscaping, upgraded siding and window, increased lighting, and a bunch of other items that are designed to enhance and beautify the corridor for residents that live along the area, as well as for those who walk, bike or drive through this main area of the City. We want to thank Axis Design Group for their help in completing this work, and for the great ideas included in the potential program. The City Council will be discussing the next steps of this program at the July 30th City Council meeting, and we hope to roll out some example projects later this year. A big thank you to all who participated in our community meetings and look for improvements to this highly traveled section of our community soon!
The Wood Village Urban Renewal Agency was formed in February of 2010. The Agency is a tax increment financing entity that relies on the ability to induce investments within the boundaries of the district to generate the incremental value taxed by Agency. 2010 was not a good time in the Portland metropolitan area, and Wood Village was not an exception. The value of the Agency actually declined in the first year, and it was five years before there was enough incremental value in the Agency boundaries to begin to utilize the planned tools that are a part of Tax Increment Financing.

We are now seeing developments and value adding to the Agency. The new project on the City property will add 173 multifamily and 10,500 square feet of commercial, a 61 unit multifamily at 240th and Halsey, seven units on Halsey at the western city limits, and 45 single family houses constructed in the town center all are creating significant increment. With these investments, the Agency can begin to refocus on the goals.

The Agency Board of Directors, along with the Wood Village City Council, amended the Agency projects and a minor amendment to the boundaries to initiate this next level of activity for the Agency. The new boundaries of the Agency now include a one-acre parcel in the Donald Robertson Park that the City intends as a location for a New City Hall construction.

The Agency also revised project descriptions to reflect items that have been completed over the last seven years that no longer need to be part of the plan for the Agency. From the Construction of Wood Village Boulevard from Arata to Halsey to the major drainage and water improvements that have been completed along Arata Road, literally hundreds of thousands of dollars that had been included in the plan have been completed utilizing a variety of alternative methods of financing.

Now we can focus the Agency to complete the projects pressing from 2019 and beyond. The listing of projects includes:
**Infrastructure Improvements: Streets, Sidewalks, Water, Sewer, Stormwater**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Streetscape Improvements on Halsey as provided in the Main Street on Halsey program proposals</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>2. Streetscape and ROW improvements on Arata</td>
<td>$500,000</td>
</tr>
<tr>
<td>3. Underground Electrical poles and Lines on Halsey</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>4. Water System seismic improvements</td>
<td>$65,000</td>
</tr>
<tr>
<td>5. Purchase Sewer Treatment Plant Capacity from Gresham for developable properties in the Urban Renewal Area</td>
<td>$500,000</td>
</tr>
<tr>
<td>6. Sanitary Sewer Line; Wood Village Outfall (share of total construction costs to represent % of flows from URA properties)</td>
<td>$210,000</td>
</tr>
<tr>
<td>7. Construct or Fund Infrastructure tied to specific Development Proposals in the Agency Boundary</td>
<td>$1,300,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $5,575,000

**Redevelopment Assistance**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Property Acquisition to Enable Assembly for Development</td>
<td>$500,000</td>
</tr>
<tr>
<td>9. City Hall Construction</td>
<td>$1,650,000</td>
</tr>
<tr>
<td>10. Building Façade Grants and Loans</td>
<td>$400,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $2,550,000

**Economic Development Assistance**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. Direct incentives for development in the agency, up to 25% of the total tax return to the agency by the end of the life of the agency, provided in the form of SDC payments, infrastructure, permit fees and similar costs</td>
<td>$2,000,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $2,000,000

**Housing Development**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. Tool kit and technical assistance program</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $50,000

**Public Facilities**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. City Gateway signs, historic markers, statues in park</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $200,000

**Environmental Sustainability**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>14. Toolbox and incentives for alternate energy use</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $50,000

**SUBTOTAL; All projects** $10,525,000

Along with project costs, the Agency will be responsible for paying for the administrative and construction support services needed to accomplish this aggressive list of activities. The estimate for the administration of the Agency and to issue debt is $1,225,000 over the expected life of the Agency (through 2032). This is a great tool that can help fundamentally reshape the appearance of Wood Village in the years ahead.
On May 25th, 2019 East County Recreation PlayEast hosted its very first 5K Fun Run/Walk Fundraiser Event where more than 70 racers ranging in age from 5 to 63 years old came out to run. The race was held at the Fairview Community Park, with racers starting at the intersection of Park Ln. and Village St. The course was laid out for racers to go through a part of Fairview Village, into the Salish Pond Trails, up and around East Salish Pond, finishing with one more loop through the Village, and crossing the finish line where the race began.

The event was designed with the vision of bringing the community together for a common goal of providing great and much needed opportunities for children and youth. We would like to thank all of our elected officials that were present including City of Fairview Mayor Brian Cooper, Fairview Councilor Darren Riordan, Wood Village Council President Patricia Smith, Reynold School District Superintendent Dr. Danna Diaz, and Multnomah County Commissioner Lori Stegmann represented by Nathan Clark. PlayEast would also like to thank all of the community partners, local businesses, and volunteers that helped make this event possible. We would like to specifically thank Metro, Multnomah County Commissioner Lori Stegmann, Reynolds Education Association, and Lovett Inc. for being the main event sponsors.

The event raised over $3,500, which will be used to offer more recreational and enrichment opportunities as well as recreational scholarships for kids in the Reynold School District. PlayEast is planning another 5K in late September, so keep a look out for the date and information.
ARATA ROAD UPDATE

The final phase of the NE Arata Road Construction Project will continue through the Summer of 2019. Wildish Standard Paving resumed work this past spring to complete the project which includes: ADA ramps, sidewalk installation, storm drainage treatment, and a new roadway surface. Access will be maintained for residents, businesses, and emergency vehicles. The temporary traffic pattern will remain in-place until the project is completed. Also included in the project was drainage work on NE Halsey Street west of NE 238th, which has been completed. For more information about the Arata Road project and updates visit www.multco.us/arata.

When the construction work on the roadway is finished the Wood Village Urban Renewal Agency will make additional improvements along the right of way. This work includes decorative street lights, banners, flower baskets, and installing new fencing all along the roadway.

City staff will be working with property owners to coordinate the fencing project. The fence will be a simulated rock fence along the segments of the right of way where six-foot fencing is allowed, and a shorter wrought iron fencing where height limits restrict the fence height. The Urban Renewal improvements will not occur until the roadway is finished, and city staff will be working with property owners as that date approaches.
STREET SWEEPING

Street Sweeping not only enhances the aesthetic look of our residential streets but reduces the volume of pollutants entering local streams through the City’s many storm drain openings.

HOW TO PREPARE?
Residents are encouraged to move vehicles off residential streets between 7 am and 4 pm. Parked vehicles impede the street sweeping equipment, resulting in less-efficient and effective service. Street sweeping typically takes 2 days to complete but during the Fall and Winter may take up to 3 days.

Thank You For Your Cooperation

Upcoming street sweeping schedule:
July 8 & 9
September 16 & 17

THE BAG HAS BEEN BANNED

You have all probably heard by now that single use plastic bags in Oregon will be banned. The legislation passed by the House and Senate is waiting for the Governor’s signature, and then will become law. Many cities, including Wood Village supported this action, and are pleased to have a statewide policy on this matter. The City had developed a draft code that would have prohibited single-use plastic bags, and the City Council was waiting to see if the state would act before it adopted the code. The new law prohibits retail stores and restaurants from providing single-use plastic bags to customers. The law also requires stores to charge five cents for each paper bag provided to customers. Plastic bags used for meat and produce are still allowed, as are other plastic bags for purchase such as garbage and pet waste bags. You can bring your own bags or containers and avoid paying any bag fee at stores as well. We do not yet know when the law will take effect and keep an eye on our website for updates.
ARE YOU RECYCLING RIGHT?

Do your part to reduce, reuse and recycle right

Did you know that 9% or more of what Oregonians put in their recycling bin is trash?

Recycling the wrong stuff can turn valuable materials into trash. Know what belongs in your bin, and when in doubt, find out!

How to recycle right

• Know what items are accepted in your local recycling program—recycling rules differ around the state.

• Only put clean, empty, dry materials in your bin. Items with a lot of food or grease can ruin an entire load of materials.

• Remember that recycling is only one way you can help.

First

Reduce

What you buy in the first place

Second

Reuse

What you already have

Third

Recycle

Do it right and make it count

Five common recycling mistakes. Keep these out of your recycling bin:

• rigid plastic containers
• take out boxes
• paper coffee cups
• plastic bags
• plastic cups

THE GRAFFITI FREE ZONE

Incidents of graffiti can increase in the warm summer months, but there are several things you can do to help reduce graffiti within your neighborhood and the City. Vandals tend to stay away from well-lit and maintained areas, and you can also use landscaping to prevent access to walls and fences. If you are a victim of graffiti, the prompt removal of graffiti is another way to help reduce future occurrences. The City has no-cost kits that you can use to help remove graffiti, and we also have an online reporting tool to help let us know of graffiti in the area. Many people use the online tool which helps us quickly track and remove graffiti from all around the City. Together we can be a graffiti free City.
HEALTH & WELLNESS GATHERING
Saturday, August 3rd
9:00am-4:00pm

Donald L. Robertson
City Park
24300 NE Halsey St
Wood Village, OR 97060

The Health & Wellness Gathering aims to bring the community together to learn about and experience the best ways to stay fit, healthy and happy. There will be fitness classes, fitness challenges, health and wellness vendors and plenty of things for kids to do so we can all get outside, enjoy the sun and have fun.

healthandwellnessgathering.com
The work on the economic evaluation of the Halsey Street area from 201st to the Sandy River has been completed. Johnson Economics has concluded the work to evaluate economic opportunities in the area, assist with the identification of branding and key themes, and to identify the institutional problems with the regulatory Codes in the three cities along the Halsey stretch.

The key findings in the study area were that several commercial activities could be supported, including wireless, specialty foods and drinks, full-service restaurants, brewery/winery/pub, multifamily and mixed-use development. Key opportunities in the corridor include the further development of McMenamin’s, mixed use projects in Fairview, Wood Village and Troutdale, commercial development in downtown Troutdale. The next step to Main Street on Halsey is to complete a full evaluation of the regulatory codes in each of the communities and focus on constrained properties along the corridor that can be made “development ready” with the removal of environmental or institutional barriers, or with marketing and focus.

To take the next steps, Metro has offered to the three cities collaborative a grant to build on the Economic action plan, focus on specific properties that could be made ready for development, and complete a combination of actions to develop compatible regulatory codes. The work scope includes writing of zoning and development codes, architectural site planning and urban design, wetland biology mitigation and permitting, civil engineering support for potentially developing properties, real estate financing and marketing support, and effective estimating of development costs.

The consultants for this next phase of the work will be selected by early July, with the work on the project planned to continue through August of 2020.
NITE OUT
FRIDAY JULY 19TH
DETAILS INSIDE

IN THIS ISSUE
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New City Councilor
Thank You METRO
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Budget Adopted
Project Updates
Urban Renewal Plan
PlayEast! 5K Run
Arata Road Update
Street Sweeping
Bag Ban
Recycling
Heat Safety
Main Streets on Halsey

City Council:
July 9th 6:00 PM
July 30th 6:00 PM

City Services:
Wood Village City Hall
Water & Sewer 503-667-6211
Building Permits 503-667-6211
Other Services:
Waste Management 503-249-8078
Frontier 800-921-8101
PGE 503-228-6322
Power outages 503-464-7777
Streetlight outages 503-736-5710
NW Natural 503-226-4212

Emergencies 911
Mult County Sheriff 503-823-3333
Gresham Fire Dept 503-618-2355
Abandoned Vehicles 503-823-3333
DEQ Burning Info 503-618-3083
Animal Control 503-248-3066
Reynolds School District 503-661-7200
East Metro Mediation 503-618-3247
Multnomah County Commissioner: Lori Stegmann, District 4 503-988-5213

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Councilor John Miner JohnM@WoodVillageOR.gov
Councilor Brian Loy BrianL@WoodVillageOR.gov