



FAIRVIEW URBAN RENEWAL AGENCY

Fairview City Hall
Council Chambers – 2nd Floor
1300 NE Village Street
Fairview, OR 97024

WEDNESDAY, JULY 6, 2022

1. Call to Order 6:00 PM
Roll Call

2. Review and Adopt Minutes: June 1, 2022 (URP 2-3) (A)

3. **Work Session:** (I)
Urban Renewal Program Project(s) Update (URP 4-6)

4. Adjournment (A)

(A) Action requested (I) Information only

NEXT URBAN RENEWAL AGENCY MEETING IS TBD.

Urban Renewal Agency Meetings are streamed live via the City of Fairview's YouTube Channel at <https://www.youtube.com/channel/UC7DNUED9CfHMnm0lkrFnPg>

Citizens wishing to speak remotely on an agenda item during the meeting must complete the [Comment Request Form](#) or contact the City Recorder at leymasterd@ci.fairview.or.us or 503-674-6224 no later than 24 hours prior to the meeting so accommodations may be made.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to the [City Recorder](#), 503-674-6224.

**MINUTES
CITY OF FAIRVIEW
URBAN RENEWAL AGENCY**

June 1, 2022

Agency Members

Brian Cooper, Board Chair
Wendy Lawton
Steve Marker
Keith Kudrna
Balwant Bhullar (Excused)
Steve Owen
Darren Riordan (Excused)

Staff

Nolan Young, City Manager
Allan Berry, Public Works Director
Lesa Folger, Finance Director
Devree Leymaster, City Recorder

1. Call to Order – 7:48 PM
Roll Call

2. Review and Adopt Minutes: March 2, 2022

Member Kudrna moved to approve the minutes and Member Marker seconded. The motion passed unanimously.

AYES: 5
NOES: 0
ABSTAINED: 0

3. Public Hearing: Adopt the Fiscal Year 2022-23 Budget and Make Appropriations:
Resolution 2-2022

Chair Cooper opened the public hearing.

Erich Mueller, Fairview, Oregon spoke in favor of the budget. As Budget Committee Chair Mr. Mueller briefed the Council on the process and deliberation for the presented approved budget.

Chair Cooper closed the public hearing.

Member Kudrna moved to adopt Resolution 2-2022 and Member seconded. The motion passed unanimously.

AYES: 5
NOES: 0
ABSTAINED: 0

4. Authorize Raising the Maximum Amount of all Available Property Taxes Applicable to the Incremental Values in the Boundaries of the Fairview Urban Renewal District: Resolution 3-2022

Member Owen moved to adopt Resolution 3-2022 and Member Marker seconded. The motion passed unanimously.

AYES: 5
NOES: 0
ABSTAINED: 0

5. Adjournment

Member Kudrna moved to adjourn the meeting and Member Marker seconded. The motion passed, and the meeting adjourned at 7:53 PM.

AYES: 5
NOES: 0
ABSTAINED: 0

Devree Leymaster
City Recorder

Brian Cooper
Board Chair

Date of Signing



AGENDA STAFF REPORT

MEETING DATE	AGENDA ITEM #	REFERENCE NUMBER
July 6, 2022	3.	2022-05

TO: Fairview Urban Renewal Agency Board

FROM: Devree Leymaster, City Recorder

THRU: Philip Morley, City Manager

DATE: July 1, 2022

ISSUE:

Urban Renewal program projects update.

BACKGROUND:

Nolan Young, Assistant to the City Manager, will present a status update on each of the Urban Renewal projects city staff is currently working on as identified in Exhibit A.

STATUS REPORT
URBAN RENEWAL PROJECTS
(As of June 30, 2022)

This report will give a very brief update on the status of each of the Urban Renewal Agency (URA) projects City Staff are currently working on

- 1- Heart of Fairview RFQ: A private developer has been selected and we are now in the Exclusive Negotiating Agreement phase. Staff will be working closely with the developer providing guidance as they develop a preliminary site plan concept and will closely review the attending financial feasibility analysis. Staff then will be negotiating a non-binding MOU with Project^ including negotiating the City URA's financial contributions to the project, and then negotiate the binding DDA that drives the final development. This will be a substantial level of effort.
- 2- NE 223 Avenue Railroad Undercrossing: We reviewed the IGA to with the County and determined that they have been making the necessary payments to the railroad and monitoring the Metro grant that was provided for that purpose. No amendment is needed to the IGA for construction. The construction phase will be under a Right of Way permit with the county. City staff will be coordinating with the County to obtaining the necessary permits for the project, prepare and conduct a bid solicitation, and subsequently award and monitor construction.
- 3- Fairview Food Plaza: The Plaza building is open, and the Operator is continuing food cart recruitment to fill all 16 available cart sites. We continue to collaborate with the Operator on completing Tenant Improvements to install a walk-in cooler and bring the bar into operation. Staff continues to monitor and help the Operator work out bugs in operation. Staff is also working with the Plaza Operator to set up and then closely monitor the financial accounting systems. Staff is also working with the Property Owner to clarify the start date of the 10-year lease and the related lease payments.
- 4- Fairview Creek Redevelopment: The Feasibility study is underway. Staff, working with Cascadia Partners and the private property owner are close to a preferred development plan. The next step will be to work with the Property Owner and Cascadia Partners on the financial feasibility of the development plan and identify where the URA can assist, particularly as to the City's Park property.
- 5- System Development Charges Assistance Program: Staff is examining a potential proposal to the City Council and subsequent amendment to the program to limit the SDC program only to developments that further the vision of the Halsey Corridor Program. This program

will likely be part of the public participation in both the Fairview Creek Redevelopment and Heart of Fairview projects.

- 6- Private Development Grants Program: We are watching the finances for two current grants, the \$65,000 grant for the Beer and Wine Garden at the Food Plaza and the \$15,000 grant for start-up of the Sunday Market. This program will also likely be part of the public participation in both the Fairview Creek Redevelopment and Heart of Fairview projects
- 7- Roadway Improvements on Northwest Corner of Sandy Boulevard and NE 223 Avenue: This Project has been included in the FY 2022- 23. Budget. Since Staff will be working with the County and the adjacent developer on completion of roadway, bike path and pedestrian improvements on this corner.
- 8- Safe Drinking Water Revolving Loan Fund (SDWRLF) Application: The application has been submitted. We will continue to work with the State on finalizing this loan and general oversight and fiscal management of loan proceeds.
- 9- Fairview Gateway Hub TGM QR grant: The project should be kicking off in July. Its primary objective is to develop partners for the project and complete the conceptual design for the Hub. This project is likely to require substantial staff support.
- 10- Pursue Funding for Fairview Parkway Roundabout and the Fairview Gateway Hub: Staff is working on developing and pursuing a Congressionally Directed Spending Request for March 2023. The proposal could include Final Design and construction of the roundabout and Gateway Hub including electric charging stations and an electric trolley from the Hub to the Fairview Food Plaza and Heart of Fairview Public Market and maybe beyond to McMenamins or Downtown Troutdale. Staff is also monitoring inclusion of these projects in the transportation plans of Multnomah County and Metro.
- 11- Urban Renewal Agency Budget: Now that FY 2021–22 is over, we will review prior expenditures to see how close our 2022-23 Beginning Fund Balance actual is to what we projected for the coming year’s budget. With this information we will continue to monitor both revenues and expenditures for FY 2022–23 and how it relates to our long-term financial plan for the URA and determine when we may need to acquire an additional loan from the City, as adopted in the FY 2022-23 Budget.