



City of Tigard
Tigard City Council/CCDA Meeting Minutes
May 3, 2016

TIGARD CITY CENTER DEVELOPMENT AGENCY BOARD

MEETING DATE AND TIME: May 3, 2016 - 6:30 p.m.
MEETING LOCATION: City of Tigard – Red Rock Creek Conference Room
 13125 SW Hall Blvd., Tigard, OR 97223

1. CITY CENTER DEVELOPMENT AGENCY BOARD MEETING

- A. At 6:30 p.m. Chair Cook called the CCDA meeting to order.
- B. City Recorder Krager called the roll.

	Present	Absent
Director Snider	x	
Director Woodard		x
Chair Cook	x	
Director Goodhouse	x	
Director Henderson		x

- C. Call to Board and Staff for Non-Agenda Items - Chair Cook reported on the Oregon Department of Transportation Region 1 Area Commission on Transportation (ACT) meeting. He said Tigard’s request for an Oregon Connects VI grant for the Tigard Street Trail was voted as the number two project for recommendation to the Oregon Transportation Commission for funding. He expressed confidence that Tigard has a good chance of receiving some funding for the project.

2. DISCUSS POTENTIAL SUBSTANTIAL AMENDMENT TO THE CITY CENTER URBAN RENEWAL PLAN

Redevelopment Project Manager Farrelly and City Center Advisory Commission (CCAC) Vice Chair Pao opened a discussion on a potential substantial amendment to Tigard’s Urban Renewal Plan. Current projections are that the urban renewal agency does not have the financial capacity originally estimated and will not be able to achieve several envisioned projects within the time frame of the plan. Major projects including a performing arts center, structured public parking, Ash Avenue extension, post office relocation and others have not happened. It will also be difficult to raise as much housing or as many jobs as originally planned. When the projections were done in 2006 it was pre-recession and the Agency is only at the halfway mark for predicted tax increment financing.

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Mr. Farrelly said there are three options to consider:

- Accept being halfway complete with the plan.
- Extend the life of the district. It may take another ten years to collect an additional \$22 million.
- Accelerate the progress by expanding the size of the district to raise more tax increment.

He said putting the Tigard Triangle urban renewal district on the ballot in May 2017 could provide some synergy for a public discussion on downtown urban renewal and how the districts could help each other. Another reason to act in the next year is that an agreement between taxing jurisdictions and agencies not to change current urban renewal law expires next year.

CCAC Vice Chair Pao on April 13 the CCAC was given the same information the CCDA received about the amount raised lagging behind projections. After discussion the CCAC consensus supported exploring all of the options. Staff later provided Vice Chair Pao and Chair Arendes information on what an expanded URD would include. The CCAC has not reviewed this diagram. She said that personally, she preferred to expand the URD which would increase the TIF. Option 1 means we have a project that is half-done and many people have invested a lot of energy in this and we need to keep the momentum going. Option 2 gives the impression the CCDA keeps missing deadlines and has not made this a priority.

Mr. Farrelly referred to a timeline included in the meeting packet. Financial analysis would begin in September for a potential vote in 2017. He encouraged building upon past success and forming a task force. Expansion would add 128 acres and \$54 million in assessed value. Calculations have not been completed on the potential TIF.

Director Snider said he liked the addition of the Tigard Street Trail area as it has great proximity to the downtown and is ripe for redevelopment.

Director Goodhouse cautioned that costs will be higher and the city will not be able to do as much with dollars in the future. He noted that people are starting to see progress in the downtown after many years and it is good timing to ask for an extension to the URD. Director Snider commented that if Burnham and Ash development catalyzes investment in the area this has a better chance of being successful.

The CCDA directed staff to explore all options except one and add looking at expansion of both time and area. Staff will bring back information to the CCDA for continued discussion.

3. PREVIEW DOWNTOWN VIDEO

Redevelopment Project Manager Farrelly showed the CCDA the downtown video. The idea for the video came from the CCDA after viewing an end of year synopsis and it was suggested that accomplishments in the downtown be summarized in video format. Staff worked with TVCTV on the 3.5-minute film. It will be shown on the website and linked to the city's Facebook page. Chair Cook said it adds to the ways the city communicates with citizens. He asked that it be shown at the

next SW Corridor meeting which will be hosted by Tigard. Director Snider suggested looping it at the Farmers Market.

4. RECEIVE UPDATE ON CCDA AND CITY-OWNED DOWNTOWN PROPERTY

Redevelopment Project Manager Farrelly reported on the Fanno and Main property. The geotech report indicates that the soils can support shallow foundations and deep pilings are not required. The property is going through the land use process and staff is meeting with developers. A neighborhood meeting was held and 8 people came. The main question was where people will park. ODOT has a strip of right of way that has been used for access since the viaduct was built. The city wants to preserve access and use it for parking or loading. ODOT does not want to provide an easement but may be willing to surplus it so the city is working through that process. Clean Water Services is still working on analysis for a service provider letter.

City staff wanted to participate in the Downtown Art Walk and so staff art will be hung in two windows of the old emblem shop. Associate Planner Pagenstecher painted the building around the windows to call attention to the Art Walk. Chair Cook reported on meetings he held with EPA staff in Washington DC last week. They were impressed with the city's clean-up and marketing efforts for this property. Their only question was how to contain the area once cleaned up to prevent further pollution from entering the site.

Redevelopment Project Manager Farrelly updated the CCDA on the Ferguson property which was purchased for redevelopment. Staff contacted their real estate department to explore their openness to relocating before their lease expires. They agreed in concept to relocating if they could find an appropriate space and the city paid any difference between their current rate and the new one. Community Development Director Asher noted that their lease rate is below market.

The Ash Avenue Dog Park relocation was successful and the only complaint is lack of parking. Mr. Farrelly noted an issue with Capstone sub-contractors parking in some of the spots. He responded to questions about the current location of the Ash Avenue Dog Park and said the area is considered interim and may be redeveloped. Tigard still needs to find a permanent space for a larger dog park in or near downtown. Mr. Farrelly noted that the Capstone developers find the current dog park to be an amenity. In response to a question from Director Goodhouse, he said there is a small area within the project for a dog walking area.

Richard Shavey thanked Redevelopment Project Manager Farrelly for the good "nuts and bolts" report and suggested it part of an annual report.

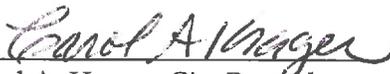
5. NON AGENDA ITEMS – Heard at the beginning of the meeting.

6. EXECUTIVE SESSION – None held.

7. ADJOURNMENT

At 7:22 p.m. Director Snider moved for adjournment. Director Goodhouse seconded the motion and all voted in favor.

	Yes	No
Director Snider	x	
Director Woodard (Absent)		
Chair Cook	x	
Director Goodhouse	x	
Director Henderson (Absent)		



Carol A. Krager, City Recorder

Attest:



Jason Snider, CCDA Vice Chair

9/6/16

Date