

**URBAN RENEWAL AGENCY BOARD MEETING MINUTES  
SEPTEMBER 10, 2018**

0:00

**DATE** COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, SEPTEMBER 10, 2018

**CONVENED** The meeting convened at 6:05 p.m. with Member Lonergan presiding.

**ROLL CALL**

|                  |         |
|------------------|---------|
| Chair Figley     | Absent  |
| Member Schaub    | Absent  |
| Member Lonergan  | Present |
| Member Carney    | Present |
| Member Morris    | Present |
| Member Ellsworth | Present |
| Member Serratos  | Absent  |

**Staff Present:** City Administrator Derickson, City Attorney Shields, Assistant City Administrator Row, Community Development Director Kerr, Police Chief Ferraris, Economic Development Director Johnk, Senior Planner Cortes, IT Manager Miles, Community Relations Manager Gutierrez-Gomez, City Recorder Pierson

**CONSENT AGENDA**

**A.** Urban Renewal Agency minutes of August 13, 2018.

**Ellsworth/Carney** ... adopt the Consent Agenda. The motion passed unanimously.

**PRESENTATIONS**

**A. Woodburn Fire District**– Woodburn Fire Chief Budge provided an update to the remodel of the fire station for which urban renewal grant funds are being used.

**B. Public Arts and Mural Committee** – City Administrator Derickson noted that the City has been nominated to receive an award from Oregon Main Street. Economic Development Director Johnk provided further information on the proposed art to be placed in the downtown plaza. **Ellsworth/Carney**...authorization is given to expend the funds to move forward with the bronze statue project for an amount not to exceed amount of \$62,000. The motion passed unanimously.

**URG 2018-05: 237 N. FIRST STREET (FLOMER FURNITURE WAREHOUSE)**

Economic Development Director Johnk provided a staff report. Member Lonergan noted that Mr. Flomer is a member of the DARS Committee and Member Ellsworth, also a member of DARS, stated that Mr. Flomer did not participate in any of the voting for the grant. **Morris/Ellsworth**... approve the Building Improvements Program Grant Application (Program) from Thomas Flomer/Flomer Furniture & Appliance (Applicant) for \$13,872. The motion passed unanimously.

**URG 2018-06: 1365 N. FRONT STREET (WOLFER’S HOME SERVICES)**

Economic Development Director Johnk provided a staff report. **Carney/Ellsworth**...approve URG 2018-06 for 1365 N. Front Street (Wolfer’s Home Services). The motion passed unanimously.

**URG 2018-07: 607 N. FRONT STREET (FLOMER FURNITURE STORE)**

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Economic Development Director Johnk provided a staff report and noted that Mr. Flomer, a member of DARS, recused himself from voting on this grant. **Carney/Morris...**approve URG 2018-07. The motion passed unanimously.

**URG 2018-08: 591 N. FRONT STREET (CORNER BRICK LLC)**

Economic Development Director Johnk provided a staff report and noted that Mr. Flomer, a member of DARS, recused himself from voting on this grant. **Morris/Ellsworth...** approve URG 2018-08. The motion passed unanimously.

**ADJOURNMENT**

**Morris/Ellsworth...** meeting be adjourned. The motion passed unanimously. The meeting adjourned at 6:45 p.m.

APPROVED \_\_\_\_\_  
KATHRYN FIGLEY, CHAIR

ATTEST \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon

October 22, 2018

TO: Urban Renewal Agency Chair and Members  
FROM: Jamie Johnk, Economic Development Director  
SUBJECT: **PURCHASE AND BARGAIN SALE AGREEMENT – 461 N. FIRST STREET**

**RECOMMENDATION:**

Recommendation that the Urban Renewal Agency authorize the Option to Purchase Real Property from Ayesha Shanah (.0174-acre / Tax Lot No. 051W18BA00200).

**BACKGROUND:**

The Pix Theater was constructed in 1948 and served Woodburn as the local theater for nearly 50 years. After its close, the building housed a furniture store for a number of years and has been vacant for more than a dozen years.

With no tenant and minimal maintenance, the building has experienced a great deal of deterioration over the past number of years. The roof has leaked for many years resulting in extensive damage to the interior of the building with the dry wall molding and collapsing throughout. Damage has been so significant that in 2017, the City required the property owner to remove the marquee and awning due to structural unreliability.

City staff has been working the property owner for a number of years encouraging improvements to the property and referring to prospective buyers. For the past three years, staff interactions have become more consistent as the condition of the property continued to deteriorate. The property owner remained reluctant to make repairs to the building or disclosure a reasonable price to sell the property. In August 2018, the property owner agreed to work with the City and publish RFP's to hire professionals to assess the structural integrity of the building and to assess the environmental condition. Feedback received from the professionals responding to the RFP indicated that the condition of the building may make it cost prohibitive to restore and that demolition may be a more reasonable recommendation. The City received proposals from three companies to complete the structural and environments assessments, which combined, would cost more than twenty-five thousand dollars.

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Agenda Item Review: City Administrator  City Attorney  Finance

In September 2018, the City Administrator (Scott Derickson) met with Mr. Shanah and shared the proposals and responses. After discussion, Mr. Derickson offered an opportunity for Mr. Shanah to sell the property to the City for the RMV of the land only (\$60,800) with the agreement that the City will pay the back property taxes.

**DISCUSSION:**

This Purchase and Bargain Sale Agreement between the City of Woodburn and Ayesh Shanah to purchase the 0.174-acre property (461 N. First Street) identified as Tax Lot No. 051W18BA00200 for \$60,800.

**FINANCIAL IMPACT:**

Purchase price of the 0.174-acre property (461 N. First Street) identified as Tax Lot No. 051W18BA00200 for \$60,800.