

ORDINANCE NO. 845

AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE TROUTDALE RIVERFRONT RENEWAL PLAN TO SPECIFY PROPERTY TO BE ACQUIRED.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. That the Troutdale Urban Renewal Agency ("Agency"), the duly formed body to implement urban renewal in Troutdale was formed by the adoption of City Ordinance. No. 771 on January 27, 2006.
2. That the Troutdale City Council ("City Council") adopted the Troutdale Riverfront Renewal Plan ("Plan") on February 14, 2006, by Ordinance No. 773 to provide tax increment funding and urban renewal authority to eliminate blight and foster development and redevelopment within the Troutdale Riverfront Renewal Area ("Plan Area") in order to protect the public health, safety, and welfare.
3. That by Ordinance No. 773 the Agency was assigned to implement the Plan vision, goals and objectives which include supporting redevelopment of the Plan Area for a mix of public uses and private development, providing a system of pedestrian and bicycle trails that connects downtown to the Sandy River with connections and expansion of the 40-Mile Loop Regional Bicycle Trail, and improving community access and enjoyment of the Sandy Riverfront portions of the property while protecting the riparian habitat.
4. That the Plan, via Ordinance No. 773, recognized areas of blight, and declared that it serves the public interest, and it is necessary and desirable to acquire real properties in order to implement the Plan redevelopment projects, which will reclaim a long-standing brownfield, support environmental and ecological restoration of the site and riverbank, all benefiting the public health, safety and welfare of the community.
5. That over the past several years the Agency and Eastwinds Development LLC ("Eastwinds") have operated in an effective public/private partnership manner to successfully implement programs and grant projects for brownfield rehabilitation from Business Oregon, the State Department of Environmental Quality, and the Federal Environmental Protection Agency. As well as the creation of the "Sandy River Access Plan" by joining with the Sandy River Basin Watershed Council through the Metro Nature in Neighborhoods Grant Project for Restoration and Enhancement program.
6. That in the next phase toward redevelopment, a consolidated site of approximately 20 acres, comprising the City's former sewer treatment plant parcels, and the Eastwinds parcels, is the most logical and economically viable configuration to facilitate redevelopment in the Plan Area.

7. That in February 2016 the Agency and Eastwinds entered into a binding Letter of Intent ("LOI"), via Resolution No. 34, for the sale of real estate to result in unified ownership of the all the parcels of the entire approximately 20 acre site.

8. That in order to facilitate redevelopment in the Plan Area, the Agency and Eastwinds have agreed that the provisions of the LOI providing for the purchase of the Eastwinds property should now be implemented.

9. That to facilitate redevelopment the Agency desires to acquire the Eastwinds parcels in the Plan Area to consolidate and prepare the site for eventual resale to a developer.

10. That Property Acquisition is an authorized general power of the Agency, and ORS 457.085(2)(g) requires that the specific property to be acquired by the Agency be listed in the Plan.

11. That in order to facilitate redevelopment, the Agency approved the Third Amendment to the Plan, by Agency Resolution No. 40 on September 19, 2017, allowing for the Eastwinds Property to be acquired, and has forwarded the Amendment to the City Council recommending approval by Ordinance.

12. That the City Council on August 22, 2017 via Resolution No. 2391 directed staff to prepare the necessary ordinances, resolutions, debt instruments, intergovernmental agreements, and other documents and actions, as necessary for implementation of the property purchase, for consideration and approval by either the City or Agency, as appropriate.

13. That pursuant to Section XII Future Amendments to Plan, this amendment is a Council Amendment, requiring approval by the Agency by resolution, and the City Council by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. In accordance with the findings set forth above, the Troutdale City Council, in order to facilitate redevelopment, hereby adopts the Third Amendment to the Troutdale Riverfront Renewal Plan, amending Section VIII Property Acquisition and Disposition, Section C., Property Which May Be Acquired, by adding the following additional specific property:

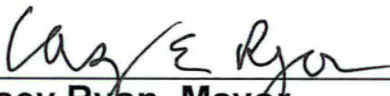
"2. Tax Lots 100 and 600, Section 25BD, Township 1 North, Range 3 East Willamette Meridian, Multnomah County, Oregon.

Parcel ID: R320485 and R320654"

Section 2. The City Recorder shall forward to the Troutdale Urban Renewal Agency a copy of this Ordinance upon adoption by the Council.

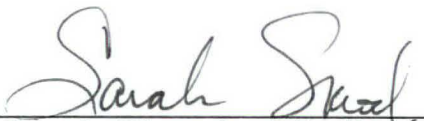
Section 3. This Ordinance shall be effective on the thirtieth day after its adoption.

YEAS: 7
NAYS: 0
ABSTAINED: 0



Casey Ryan, Mayor
10-12-2017

Date



Sarah Skroch, City Recorder
Adopted: October 10, 2017