



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, November 2, 2015

**The Beaverton Building
Council Chambers
12725 SW Millikan Way
MEETING MINUTES**

In attendance: Chair Inessa Vitko, Sean Colletta, Jennifer Nye, Roy Kim, Carmela Bowns, Deric Weiss, Lorraine Clarno, Calvin Hamerus, Domonic Biggi, Scott Winter and Staff Liaison Tyler Ryerson

Excused:

Unexcused: Amy Saberiyan

Others in Attendance:

Public:

Call to Order and Introductions

Mr. Ryerson introduced Josh Carrillo who will be presenting tonight on Metrics and Annual Reporting specific to BURA Development Opportunities Strategy, Storefront Improvement and Tenant Improvement Programs.

Chair Vitko called the meeting to order at 7:01 pm.

Visitor Comments

Metrics and Annual Reporting Mr. Carrillo presented on how metrics and annual reporting can be used to help guide and move the programs forward.

- Why metrics matter (measure results, baseline of performance, opportunities...)
- Working with metrics (simple, SMART: Specific, Measureable, Actionable, Relevant and Time-based to ensure standardized data collection is manageable)
- Four target goals overview:
 - Goal A: URAC: Inform, communicate, and seek engagement for decision making to reflect community values and priorities
 - Established
 - Goal B: Add value to our city by increasing property values through community investments that contribute to a healthy economy
 - Growth in assessed value (inside and outside Urban Renewal Area)



- Increase in business tax base
- Statistics on Storefront upgrades
- City funded infrastructure improvements
- Transit oriented development projects
- Goal C: Support businesses of all sizes in creating and retaining jobs to attract a diverse, local workforce
 - New business registrations (current year)
 - New business start-ups
 - Jobs created, jobs retained
- Goal D: Promote redevelopment that fits the character of the Beaverton Community Vision
 - Building occupancy and vacancy rates
 - Downtown vitality
- Goal E: Expand the existing transportation system to promote a safe interconnected working, biking, transit, and street network
 - Metrics to be added
- Goal F: Increase housing in the Urban Renewal District
 - Housing inventory
- Goal G: Promote development of community, public arts, and culture in the Urban Renewal District to provide destinations that support a vibrant center for the community
 - Metrics to be added
- Leveraging of TIF funds
 - Ratio of outside and city funds for community development projects
 - Private versus public leveraged per dollar

Mr. Carrillo called for metric ideas relating to the goals (email ideas to Josh or Tyler):

- Support the existing business's that bring consistent long-term jobs
- Draw qualified job candidates to our community and retain them
- Identify what tax increment funding can do to attract the right kind of investment for our community (affordable housing, jobs, infrastructure...)
- More housing so people that work here can live here (people who live and work here eat here, play here and shop here)
- How do we measure vitality, vibrancy and bring people in for an 18 hour day?
- Increased population increases need for public safety (police, TVF&R...)
- Concern for gentrification (when rents and values increase we need to consider where the people who can't afford the rent costs will end up)
- People waiting in line and crowded on the streets (great metrics)
- How to get the people who are driving through to stop?
- Restaurants and retail (will bring people)
- Importance for good, strategic placement of retail shops
- Housing occupancy considerations: rental vs. ownership, affordable vs. market rate
- Concern for the expense to hook up to water (\$25k)
 - Mr. Ryerson told the URAC Planning Commissioners to keep this mind when the Housing Element is discussed at Planning Commission in a couple of weeks
- Look at vacant land (we have a vacant land inventory)
 - Parking issue (people are holding onto land for parking)
- Housing costs are a third of what they are in Portland. Increase value of existing homes
- Ripple effect when one neighbor makes improvements

- Larger lots that can be divided (developers don't shy from the high cost of hook-ups, more interested in quick turn over—pass those costs along to next buyer)
- Track all public funds not just TIF
 - Non-profit affordable housing developers qualify for tax abatement
 - Beaverton supports more affordable housing

Looking ahead we will be looking at our return on investment (ROI) and keep URAC informed along the way.

Questions/Comments

- The metrics will be reported in the Fiscal Year. Since we are just beginning it may take some time before we will see significant results
- Important that we keep the community informed

Updated Assessed Values in Urban Renewal Area

Report from Washington County Assessor's office:

BURA will receive \$1,554,518 and when discounted by 5% yields a net tax increment of \$1,479,792. The budget was projects to yield a tax increment of \$1,163,498 so BURA we receive an additional \$313,294 in additional tax increment revenue over the amount budgeted.

Mr. Ryerson referred members to the Five Year Action Plan, page 14, the five-year forecast in year 17-18 BURA will receive \$8.5 million.

Staff will be having a conversation with the BURA Board this month on land acquisition opportunities.

Beaverton Update and Announcements

- Three programs (Storefront Improvement, Tenant Improvement, and Development Opportunity Strategy) are in process, applications are coming in. The architects have been selected and Ms. Braunsten is meeting with interested business owners
- Broadway Streetscape improvement project is complete
 - Businesses are expressing positive feedback
 - More people sitting outside
- LaScala is under construction
- Barcelona is expecting Grand Opening in first part of December
- First and Angel "The Signal" broke ground in October
- Franklin and Tucker Apartments are complete near the library, private investor
- Upcoming Planning Commission meetings:
 - Fred Meyer fuel station, office buildings
 - Cracker Barrel restaurant and Marriott Hotel
- Beaverton Central Creekside Redevelopment continuing to move forward. Going to City Council, December 8th
 - Hotel developer is impressed with how much the City is engaged and they are ready to move forward
 - We have selected an architect to do the parking garage design which will go to the BURA Board on November 17th

- Going to City Council November 17th to decide if we are moving forward with the Arts and Culture Center. Master Planners Ankrom Moisan and Place to do the streetscape and test fit
 - Development Code changes may be coming from the Master Planning efforts
 - Rick Williams performing parking study
 - RFP for Geo technical analysis
- City Program for Brownfields available

Approval of May 4, July 6 and August 3, 2015 Minutes

Chair Vitko suggested we approve all three sets of the meeting minutes. Mr. Hamerus made a motion to approve all outstanding minutes. Mr. Winter seconded. Those who were in attendance approved unanimously. Those who are abstained are listed below.

May 4, 2015

Domonic Biggi, Inessa Vitko,
Deric Weiss, Lorraine Clarno,
Ramsay Weit, Carmela Bowns
and Amy Saberiyen

July 6, 2015

Lorraine Clarno, Calvin
Hamerus, Domonic Biggi,
Scott Winter and Amy
Saberiyen

August 3, 2015

Deric Weiss, Calvin Hamerus,
Inessa Vitko, Domonic Biggi
and Amy Saberiyen

Calendar Items

November 17, 2015	BURA Board Meeting 6:30 pm
December 7, 2015	URAC Meeting 7:00 pm
December 15, 2015	BURA Board Meeting 6:30 pm
January 4, 2016	URAC Meeting 7:00 pm
October 2015	BURA Board Meeting 6:30 pm

The meeting was adjourned at 8:32 pm