GLADSTONE CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
August 30, 2016 – 6:30 PM

5:00 p.m. EXECUTIVE SESSION with City of Gladstone and City of Oregon City – ORS 192.660(2)(h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

6:30 p.m.
CALL TO ORDER
ROLL CALL
FLAG SALUTE

AGENDA ADDITIONS OR CORRECTIONS

BUSINESS FROM THE AUDIENCE
Visitors: Presentations not scheduled on the Agenda are limited to three (3) minutes. Longer presentations should be submitted to the Assistant City Administrator two weeks prior to the Tuesday City Council meeting. Cards are available in the back of the room for anyone who wishes to comment.

CONSENT AGENDA
1. Approval of August 9, 2016 and August 15, 2016 Minutes

CORRESPONDENCE – None

REGULAR AGENDA

RECESS TO URBAN RENEWAL MEETING

2. Approval of June 14, 2016 and July 20, 2016 Minutes
3. Resolution UR-57, Minor Amendment to Urban Renewal Plan Area

ADJOURN URBAN RNEWAL MEETING

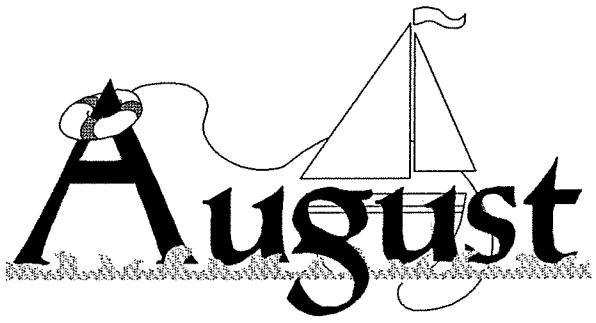
RECONVENE TO REGULAR AGENDA

BUSINESS CARRIED FORWARD – Update

BUSINESS FROM THE AUDIENCE – This is the second opportunity for the Audience to address Council on any item not on the Agenda.

BUSINESS FROM THE COUNCIL

ADJOURN



CONSENT AGENDA

GLADSTONE CITY COUNCIL MEETING MINUTES of August 9, 2016

Meeting was called to order at 6:35 PM.

ROLL CALL:
Councilor Sieckmann, Councilor Neace, Mayor Mersereau, Councilor S. Johnson, Councilor K. Johnson, Councilor McMahon, Councilor Reisner.

ABSENT:
None.

STAFF:
Eric Swanson, City Administrator; Jacque Betz, Assistant City Administrator; Jim Whynot, Public Works Director; David Doughman, City Attorney.

AGENDA ADDITIONS OR CORRECTIONS:
Mr. Swanson wanted to add an update from Police Chief Jolley regarding the shooting incident that occurred last night. He also wanted to add Item #8 to the agenda – to call a special Council meeting on August 15th, 2016. Councilor Reisner asked for confirmation that the video system is not working – only audio.

BUSINESS FROM THE AUDIENCE:
Bob Everett thanked the Police Department for everything they did last night. He also wanted to thank everyone involved in the Community Festival. He got a lot of good feedback from vendors.

Sherry Hall also thanked everyone involved in the Community Festival. She also wanted to thank everyone who participated in the National Night Out events. She tried to find the Gladstone employee handbook on the City's website to get answers regarding appropriate gifts for the police officer involved in the shooting – but could not locate it. Mr. Doughman was not sure. She also asked about the status of a Police Department Citizen Advisory Committee – she feels it would be a good idea.

CONSENT AGENDA:
1. Approval of July 20, 2016 and July 26, 2016 Minutes
2. Financial Reports – July 2016

Councilor S. Johnson made a motion to approve the Consent Agenda. Motion was seconded by Councilor Neace. Motion passed unanimously.

CORRESPONDENCE:
None.

REGULAR AGENDA:

Update from Chief Jolley regarding Police Shooting last night:
Chief Jolley gave a brief overview of the circumstances surrounding the shooting and gave an update. Sgt. Jundt is doing fine – he is resting at home with his family. The suspect is in the Clackamas County Jail. He thanked everyone involved and the support from the community.

3. **Consider Approval of an Intergovernmental Agreement (IGA) between Clackamas County and the City of Gladstone for Fuel Tax – Barbara Cartmill, Clackamas County:**

Mr. Swanson said the process has been changed several times. Ms. Cartmill gave an update and provided information regarding future projects and funding. She said the language in the ballot title is very specific so that no resolutions or IGAs are necessary.

4. **Consideration of submitting initiative petitions regarding Charter amendments requiring voter approval to change designation of parks and an amendment requiring voter approval for park sale or lease on November ballot:**

Mr. Doughman gave an explanation and options.

Councilor Reisner made a motion to submit both initiative petition measures to amend the City Charter to the City voters at the November 2016 election as they are presented here. Motion was seconded by Councilor K. Johnson. Motion passed unanimously.

5. **Continued discussion of draft 2016 Charter and possible referral to November 2016 ballot:**

Public Testimony:
Susan Liston wanted to say that she approves of the past practice of Council approving the hiring of Department Heads and the Assistant City Administrator position. She also asked that before posting open positions that the City develop unbiased, relevant, and objective screening and hiring criteria with weighted scoring. She asked that City Council elections be held in November when there is the highest voter turn-out. She asked that the Mayor's term be changed to two years. She asked that City Council positions be made "at large".

Malachi de AElfweald would like to allow more people to run by not putting a limit on the number of petitions one can sign.

There was discussion regarding the Mayor's election/terms, etc. There was discussion regarding a May primary. Councilor S. Johnson asked for legal clarification regarding the language in the section relating to the appointment of City Administrator. There was discussion regarding the section pertaining to removal of Councilors from office. There was discussion regarding municipal bonds/financing. There was discussion regarding the language relating to the appointment/removal of the City Administrator, City Attorney and Municipal Judge.

6. **Consider approval of City of Gladstone Public Works Fleet Replacement Policy:**

Jim Whynot, Public Works Director, gave information regarding the policy and the scoring system.

Councilor S. Johnson made a motion to approve the Fleet Replacement Policy as written. Motion seconded by Councilor McMahon.

Discussion: Councilor Sieckmann asked a question regarding renting some equipment instead of purchasing.

Motion passed unanimously.

7. **Consider approval to purchase a Ford F-650 cab/chassis with a removable bed as identified in the recently developed 15 year City of Gladstone Public Works Fleet Replacement Policy:**

Mr. Whynot went over the staff report and explained the scoring system related request.

Councilor Sieckmann made a motion to approve the purchase of a Ford F-650 cab/chassis for $80,375.70, which replaces two other vehicles. Motion was seconded by Councilor K. Johnson.

Motion passed unanimously.

8. **Call a Special Council Meeting for August 15, 2016:**

Councilor Sieckmann made a motion to convene a Special Council Meeting on August 15, 2016 at 5:00 PM. Motion was seconded by Councilor S. Johnson. Motion passed unanimously.

BUSINESS CARRIED FORWARD:

Ms. Betz gave an update on the ballot issues coming in November. Mr. Swanson said they will be meeting with the candidates to go over the rules.

BUSINESS FROM THE AUDIENCE:

Mindy Garlington wanted everyone to know that the Charter Review Committee wasn't just a group of citizens – they had multiple guest speakers, lawyers, and city managers and they all worked very hard. She doesn't feel that the entire charter is too much for the voters. She feels the revised version is more transparent and easier to read.

BUSINESS FROM THE COUNCIL:

Councilor McMahon:
He recently attended a burn event with the Fire Department – everyone worked very hard.

Councilor Reisner:
He thanked Mr. Whynot for having his crew install paper towels in the restrooms at Max Patterson Park.

Councilor S. Johnson:
His thoughts go out to Sgt. Jundt and his family – he had the opportunity to see him last night and he seemed to be doing fine. He wanted to say how proud he is of the Police Department and staff for their professionalism during the shooting incident.

Councilor Neace:
She wanted to thank Mr. Swanson for keeping them updated during the incident. She thanked the Rotary for doing a great job during the Community Festival. She said the chili cook-off was a big success and there should be an even bigger response next year.

Councilor Sieckmann:
He heard a lot of good feedback about the Community Festival. He said the City staff was there to make the event a success. His thoughts and prayers go out to Sgt. Jundt and his family. He visited Meldrum Park recently and work is being done. He attended a recent Downtown Revitalization meeting – they are putting together technical advisory committees, etc. He attended a recent Website Committee meeting – he's looking forward to this being completed. He was invited to a Kiwanis meeting recently – they asked him to address the state of the City and want him to come back next month.

Mayor Mersereau:
He attended the Cruise-In recently – they had close to 200 cars and it was very successful.

ADJOURN:
Meeting adjourned.

Approved by the Mayor this _____ day of _____, 2016.

ATTEST:

_____ _____

Thomas Mersereau, Mayor Jacque Betz, Assistant City Administrator

GLADSTONE CITY COUNCIL SPECIAL MEETING MINUTES of August 15, 2016

Meeting was called to order at 5:00 PM.

ROLL CALL:
Councilor Sieckmann, Councilor Neace, Mayor Mersereau, Councilor S. Johnson, Councilor K. Johnson, Councilor McMahon, Councilor Reisner.

ABSENT:
None.

STAFF:
Eric Swanson, City Administrator; Jacque Betz, Assistant City Administrator; Chad Jacobs, City Attorney.

AGENDA ADDITIONS OR CORRECTIONS:
None.

BUSINESS FROM THE AUDIENCE:
Michael Milch wanted to address the issues with representation on the Library Boards/Committees. He feels that Gladstone needs to recruit two new members to serve on a 10-member Library task force to proportionally represent the citizens who comprise 70% of the new library district.

CONSENT AGENDA:
None.

CORRESPONDENCE:
None.

REGULAR AGENDA:

1. **Resolution 1087 – Referral of 2016 Charter for November 2016 Ballot:**
   Mr. Swanson said that the voter's pamphlet will contain a link to the website in order to view the entire City Charter and paper copies would be available at City Hall or the County Clerk's office. Mr. Jacobs said the process of repealing a charter and replacing it with a brand new charter is the process used by the majority of cities in Oregon. There was discussion regarding what would be included in the voter's pamphlet.

   Councilor S. Johnson made a motion to adopt Resolution 1087, a resolution calling for an election in the City of Gladstone on November 8, 2016, submit to the voters the City's new home rule charter. Motion seconded by Councilor Neace.

   Discussion: Councilor S. Johnson wanted to clarify that the most recent draft had replaced all the "shalls" in the language. Mr. Jacobs confirmed that. Councilor Sieckmann said he has some concerns but wants the voters to decide. Councilor S. Johnson said the Charter Review Committee put in a lot of work and did a very thorough job. Councilor Reisner said there are three provisions he disagrees with so he cannot support it.

Ms. Betz conducted a roll call vote: Councilor Sieckmann – yes. Councilor Neace – yes. Councilor S. Johnson – yes. Councilor K. Johnson – yes. Councilor McMahon – yes. Councilor Reisner – no. Mayor Mersereau – yes. Motion passed (6-1).

2. **Resolution 1088 – Referral of Amendment to 2016 Charter Regarding Mayoral Term:**
Councilor McMahon made a motion to adopt Resolution 1088, a resolution calling for an election in the City of Gladstone on November 8, 2016 to submit to the voters an amendment to the City's new home rule charter. Motion seconded by Councilor Sieckmann.

Discussion: Councilor S. Johnson feels this will be confusing to the voters. Mr. Milch made comments regarding the terms/dates.

Councilor Sieckmann made a motion to amend the dates in Resolution 1088 to reflect the following language:

Mr. Jacobs said he could amend the dates as follows: In Section 25, Exhibit A to Resolution 1088 would read: The Mayor is nominated and elected from the City at large, the Mayor will be elected at the general election in 2018 and at every Statewide election thereafter for a four-year term. The Mayor in office when this charter takes effect continues until the first Council meeting in January of 2019, at which time the Mayor elected at the general election in 2018 will assume office.

Motion was seconded by Councilor S. Johnson. Motion passed (6-1). Ms. Betz conducted a roll call vote on the adoption of Resolution 1088: Councilor Sieckmann – yes. Councilor Neace – yes. Councilor S. Johnson – no. Councilor K. Johnson – yes. Councilor McMahon – yes. Councilor Reisner – no. Mayor Mersereau – yes. Motion passed (5-2).

ADJOURN TO EXECUTIVE SESSION

RECONVENE TO REGULAR AGENDA:

Regarding Executive Session #1 (ORS 192.660(2)(h):
Councilor S. Johnson made a motion to direct the City Attorney to take all actions that are necessary and proper to enforce agreements with Clackamas County and the Clackamas County Library District. Motion was seconded by Councilor K. Johnson.

Discussion: Councilor S. Johnson said there will be more information coming out and he feels it is unfortunate that we have ended up in this position. *Motion passed unanimously.*

Regarding Executive Session #2 (ORS 192.660(2)i):
Councilor Sieckmann made a motion pursuant to Section 4 of the Employment Agreement with the City Administrator, a motion to increase the City Administrator's salary by $5,000 retroactive to June 16th, 2016 based on his favorable performance evaluation. Motion was seconded by Councilor S. Johnson.

Discussion: Councilor Reisner said he feels the City has already paid $5,000 this year because of two weeks' paid vacation time that was taken. *Motion passed (6-1).*

BUSINESS CARRIED FORWARD:
Mr. Swanson said the jury selection for the Lynn Benton case will begin tomorrow. They will be working on press release/communication to assist the Police Department and Council on this issue.

BUSINESS FROM THE AUDIENCE:
None.

BUSINESS FROM THE COUNCIL:
Mr. Swanson asked that the next Council meeting be moved from August 23rd to August 25th. There was discussion regarding options.

Councilor S. Johnson made a motion to move the next Special Meeting of the City Council from August 23 to Tuesday, August 30 at 6:30 PM. Motion was seconded by Councilor K. Johnson. Motion passed unanimously.

Councilor S. Johnson:
The next Library District Advisory Committee meeting is on August 22nd at 7:00 PM at Red Soils Campus, Room 119. He would like to ask all Council members to attend if possible. West Linn Councilor Brenda Perry asked for the City representatives of the Regional Wastewater Advisory Committee to meet in West Linn at the Police Station on August 24th at 6:30 PM to brainstorm ideas. He asked that the meeting be open to the public and recorded. He encouraged all Councilors to attend.

Mayor Mersereau:
He went on a police ride-along last week – he learned a lot.
His car club put on a cruise again this year – there was a 40.7% increase over last year and the money will go to Gladstone charities.

ADJOURN:
Meeting adjourned.

Approved by the Mayor this _____ day of _____, 2016.

ATTEST:

_____ _____

Thomas Mersereau, Mayor Jacque Betz, Assistant City Administrator

GLADSTONE URBAN RENEWAL AGENCY

GLADSTONE CITY COUNCIL/URBAN RENEWAL MEETING MINUTES of June 14, 2016

Meeting was called to order.

ROLL CALL:
Councilor Sieckmann, Councilor Neace, Councilor S. Johnson, Councilor K. Johnson, Councilor McMahon, Councilor Reisner, and Mayor Mersereau.

ABSENT:

None.

STAFF:
Eric Swanson, City Administrator; Jolene Morishita, Assistant City Administrator, David Doughman, City Attorney; Carolyn Gray, Accounting Manager; Clay Glasgow, City Planner.

AGENDA ADDITIONS OR CORRECTIONS:

None.

BUSINESS FROM THE AUDIENCE:

None.

REGULAR AGENDA:

12. **Approval of May 24, 2016 Minutes:**
Councilor McMahon made a motion to approve the minutes. Motion was seconded by Councilor K. Johnson. Motion passed unanimously.
13. **Approval of UR-55 – Adopting Budget and Declaration of Tax Increment:**
Carolyn Gray gave a brief explanation. Mr. Swanson explained that there is work to be done regarding revitalization/urban renewal and explained that the updated map should be completed soon. Mayor Mersereau opened the public hearing. There was no public testimony. The public hearing was closed.
Councilor Sieckmann made a motion to amend Resolution UR-55 to replace any mention of City Hall Capital Fund to read Civic Buildings Capital Fund. Motion was seconded by Councilor K. Johnson. Motion passed unanimously.
Councilor McMahon made a motion to adopt Resolution UR-55 adopting the 2016-17 budget in the sum of $6,607,200. Motion was seconded by Councilor Reisner. Motion passed unanimously.
Councilor McMahon made a motion to adopt UR-55 declaring the tax increment to remain unchanged, the Urban Renewal Agency of the Gladstone Urban Renewal District hereby resolves to request the maximum amount of revenue that may be raised by dividing the taxes under Section 1C, Article 11 of the Oregon Constitution and $0 as the amount to be raised through the imposition of a special levy. Motion was seconded by Councilor Neace. Motion passed unanimously.

CORRESPONDENCE:

None.

BUSINESS CARRIED FORWARD: Updates:

None.

BUSINESS FROM THE AUDIENCE:

None.

ADJOURN:
Meeting adjourned.

Approved by the Council President this _____ day of _____, 2016.

ATTEST:

_____ _____

Tom Mersereau, Mayor Jolene Morishita, Assistant City Administrator

GLADSTONE CITY COUNCIL/URBAN RENEWAL AGENCY MEETING MINUTES of July 20, 2016

Meeting was called to order 6:50 PM.

ROLL CALL:
Councilor Sieckmann, Councilor Neace, Councilor S. Johnson, Councilor K. Johnson, Councilor Reisner, and Mayor Mersereau.

ABSENT:

Councilor McMahon.

STAFF:
Eric Swanson, City Administrator; Jacque Betz, Assistant City Administrator, David Doughman, City Attorney; Carolyn Gray, Accounting Manager; Clay Glasgow, City Planner.

AGENDA ADDITIONS OR CORRECTIONS:

None.

BUSINESS FROM THE AUDIENCE:

None.

REGULAR AGENDA:

6. **Approval of minutes.** (Staff mistakenly put the wrong set of minutes in the packet for Council to approve. They should have approved the minutes from the June 14, 2016 urban renewal meeting and NOT the ones from May 24, 2016. Those minutes had already been approved. Staff will bring forth the June 14, 2016 minutes for approval at their next meeting).

7. **Approval of UR-56 – Authorization of Certain City Officials to Withdraw Funds from the City of Gladstone Urban Renewal Agency Fund Account:**
Councilor Sieckmann made a motion to approve UR-56. Motion seconded by Councilor K. Johnson. Motion passed unanimously.

CORRESPONDENCE:

None.

BUSINESS CARRIED FORWARD: Updates:

None.

BUSINESS FROM THE AUDIENCE:

None.

ADJOURN:
Meeting adjourned.

Approved by the Mayor this _____ day of _____, 2016.

ATTEST:

_____ _____

Tom Mersereau, Mayor Jacque Betz, Assistant City Administrator

ELAINE HOWARD CONSULTING, LLC

MEMO

TO:	Eric Swanson, City Manager, City of Gladstone
FROM:	Elaine Howard and Scott Vanden Bos
RE:	Urban Renewal Plan Minor Amendment
DATE:	August 30, 2016

The Gladstone Urban Renewal Agency has requested preparation of an amendment, the 22nd Amendment, to add two properties to the urban renewal area.

The properties to be added are the city hall property and the property that is anticipated to house the new police station and related right of way. This is under 1% of the existing acreage, and therefore can be done as a minor amendment by resolution of the Agency.

While the city hall property is exempt from taxes now, the property for the new police station is in private ownership. It will be brought into the urban renewal area as a property that will impact the frozen base (increase it). At the time the property is purchased, it will become exempt and the assessor **does not** reduce it from the frozen base. Due to the fact that is will become exempt it will have a negative impact on the property tax collections in the urban renewal area, estimated to be about $10,000 the first year. The option is to wait to bring the property into the urban renewal area until after it is already exempt, but the timeframe for that would be after October of 2017. Property status is reviewed by the assessor by looking at the status of the property in the July preceding the October tax roll certification. In July of 2016, the property was taxable. Therefore, in this October 2016 tax roll, it will still be taxable If it is purchased by the city or Agency prior to July 1, 2017, it will become exempt on the October 2017 tax roll. If the property is brought into the urban renewal area at that time, it will not negatively impact the tax increment revenue to the Agency. As the Agency will desire to spend urban renewal funds on the property prior to that date, it is recommended to bring the property into the Area now, acknowledging that it will negatively impact future tax collections.

Voters approved a limitations on expenditures of urban renewal funds on public buildings without a public vote when Measure 3-394 and 3-395 were passed. Voters then approved the expenditures of tax increment funds on the city hall/library and new police station in November of 2015 when they approved Measure 3-471.

This resolution will become effective upon adoption by the Agency and should then be sent to the Clackamas County Assessor as they will need to amend the boundary of the urban renewal area.

Elaine@elainehowardconsulting.com
503.975.3147 cell 503.206.7060 office
4763 SW Admiral Street Portland, OR 97221

RESOLUTION UR-57

A RESOLUTION APPROVING THE 22nd AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE GLADSTONE URBAN RENEWAL AREA ADDING PROJECTS AND 3.08 ACRES TO THE URBAN RENEWAL PLAN AREA

WHEREAS, the Gladstone City Council adopted the Gladstone Urban Renewal Plan in January, 1990 to provide tax increment funding and urban renewal authority to foster redevelopment of the area included in the Plan ("Area"), and the Gladstone City Council and the Gladstone Urban Renewal Agency ("Agency"), as necessary, have thereafter approved twenty-one amendments to the plan, which plan, as amended, is referred to herein as the "Plan"; and

WHEREAS, Section I. of the Plan provides that the Plan will be review periodically and may be changed, modified or amended as future conditions warrant;

WHEREAS, the Agency desires to amend the plan to add projects, property and right of way to connect the property to the urban renewal area ("Amendment"), attached hereto as Exhibit A; and

WHEREAS, based on the information in the Report accompanying the 22nd Amendment (the "Report"), attached hereto as Exhibit B, the Agency finds that the Property is blighted per ORS 457.010(1)(a) and (g) and;

WHEREAS, the Agency finds that the addition of the Property to the Plan Area will facilitate the elimination of blighted conditions on the Property; and

WHEREAS, based on the Amendment, the Agency finds that the 22nd Amendment is consistent with the goals of the Plan and in the public interest; and

WHEREAS, the information in the Amendment and in the Report shows that the Plan includes a project for the construction of a city hall/library and police station within the renewal area; and

WHEREAS, the Agency finds that there are sufficient funds available to the Agency to complete the improvement of the Property if it is added to the Area; and

WHEREAS, as a result of Measures 3-394 and 3-395 the citizens of Gladstone must vote on public expenditures over one million dollars for a public building; and

WHEREAS, the citizens of Gladstone voted on Measure 3-471 in November of 2015 to authorize expenditures in excess of one million dollars to construct a new city hall/library and police station; and

WHEREAS, the Agency finds that because the property to be added to the Area is less than 1% of the existing Area, the 22nd Amendment is a minor amendment to the Plan, pursuant to ORS Chapter 457 and Section I. of the Plan;

NOW, THEREFORE, BE IT RESOLVED that the legal description of the boundaries of the Plan is amended to add the Property described in this Resolution as Attachment A to Exhibit A, the 22nd Amendment to the Gladstone Urban Renewal Plan; and be it

FURTHER RESOLVED that projects to build a city hall/library and police station are added to the Plan, and be it

FURTHER RESOLVED that this Resolution shall become effective immediately upon adoption.

This Resolution adopted this 30th day of August, 2016.

ATTEST:

Chair, Gladstone Urban Renewal Agency	Secretary, Gladstone Urban Renewal Agency

Exhibit A Twenty-Second Amendment to the Gladstone Urban Renewal Plan

Exhibit B Report Accompanying the Twenty-Second Amendment to the Gladstone Urban Renewal Plan

RESOLUTION UR-57

Exhibit A

Twenty-Second Amendment to Gladstone Urban Renewal Plan

New language is shown in *italics*

B. Boundary Description

Exhibit 1 and Attachment A are replaced in their entirety.

C. Outline of Development

A new city hall/library and police station are now anticipated with this project. A new library will help to bring additional people into the downtown, while a new police station will help the Gladstone Police better serve the citizens of Gladstone.

D. Relationship to Local Objectives

Goal: To provide and maintain needed facilities and services in a timely, orderly and efficient manner to serve urban development in the Gladstone area.

Objectives: 1) To ensure the continuation of adequate water, sewer, police, fire, library, recreation and school services.

Policy 9: Continue to coordinate library services with Clackamas County to ensure that they keep pace with present and future resident demand.

The new projects in the Plan conform to the Gladstone Comprehensive Plan by providing coordinated services to the City of Gladstone residents.

F. Project Activities

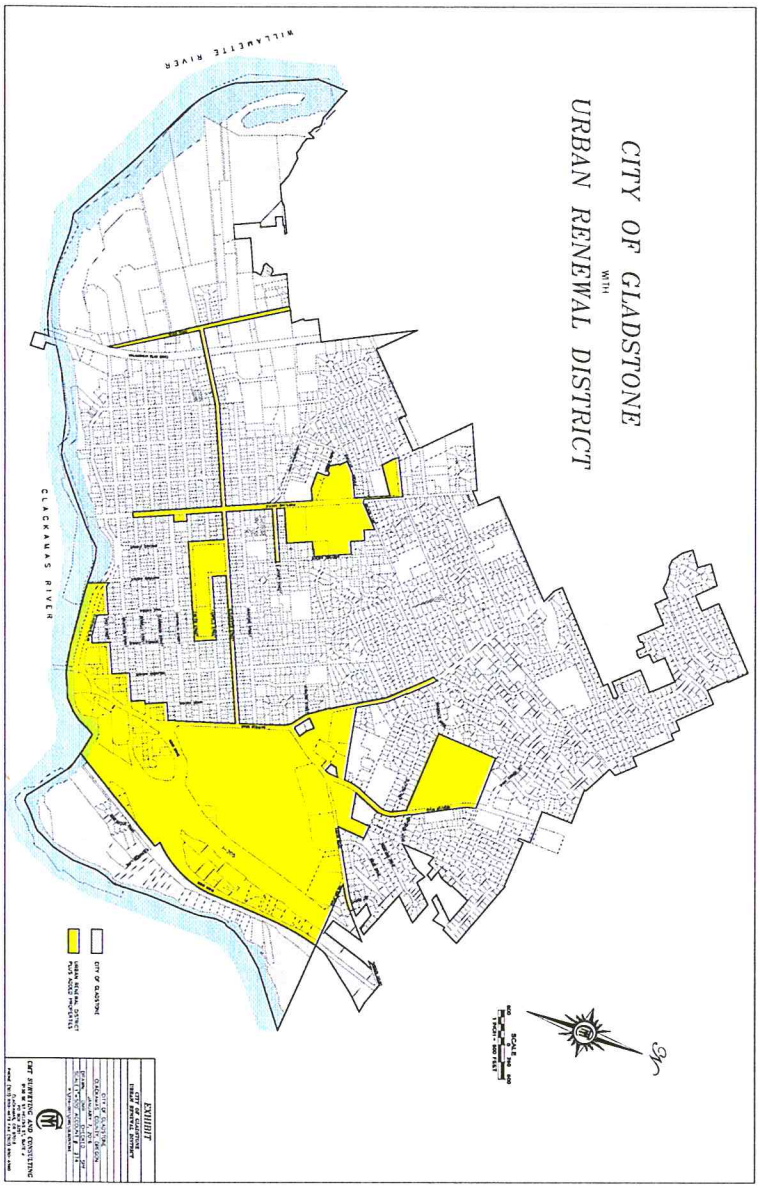
3. Community Facilities and Public Safety

c. NEW CITY HALL/LIBRARY
The redevelopment of Gladstone Hall by replacement of the current facility on the existing site due to its ability to accommodate that program over a projected 30-year period, while also maintaining the presence of the function it offers the community in the primary downtown core, and is considering combining the new facility with another compatible public use, specifically a library, needed to serve the community. The city hall/library serves and benefits the urban renewal area by providing an anchor of new development and city hall and library services that will bring residents to the Area, allowing for spin off benefits to other businesses in the Area, and keeping the area safe with increased usage of the Area.

d. NEW POLICE STATION
The redevelopment of the proposed Police Department facility is currently targeted for property adjacent to the Gladstone's existing Public Works Department along Portland

Avenue and Duniway Avenue. These properties would be redeveloped to accommodate a stand-alone police facility of approximately 15,000 - 17,000 sf, while reserving land for the future redevelopment of the Gladstone's Public Works facilities. The new police station serves and benefits the Area by allowing for police services to be in an efficient location and in a building that will allow for efficient services.

Exhibit 1



Attachment A

CITY OF GLADSTONE

LEGAL DESCRIPTION OF URBAN RENEWAL DISTRICT BOUNDARY

Revised 8-9-2016

A tract of lands within the corporate limits of the City of Gladstone, Oregon, situated in the southwesterly quarter of Section 16 and in the southeasterly quarter of Section 17 and in Section 20 and in the westerly quarter of Section 21, T2S, R2E, of the Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

BEGINNING at a point of intersection of the easterly line of Cason Road and the northerly line of Rivergate School Road (Ohlson Road), said point also being the most westerly point of Lot #11, Cason Vista Subdivision, said point also described as S 85°56'30" E, 1189.98 feet from the county surveyor's monument for reentrant corner of Fendal Cason D.L.C. #50;

1) THENCE, S 85°56'30" E along the northerly line of said Rivergate School Road and the north line of said Fendal Cason D.L.C., a distance of 948 feet, more or less, to a point on the easterly right-of-way line of SE 82nd Drive (Market Road No. 16);

2) THENCE, southerly along said easterly right-of-way of said S.E. 82nd Drive, 3025.00 feet, more or less, to a point on the intersection of said right-of-way with the northerly right-of-way line of Evergreen Lane, said point also being on the westerly line of the Southern Pacific Railroad right-of-way:

3) THENCE, southeasterly 70.00 feet, more or less, to a point on the southerly right-of-way line of Evergreen Lane, said point also being on the easterly line of Southern Pacific Railroad right-of-way;

4) THENCE, 131.17 feet southwesterly to a point along said easterly railroad right-of-way line;

5) THENCE, 102.09 feet to a point along said railroad right-of-way line;

6) THENCE, 108.00 feet to a point along said railroad right-of-way line;

7) THENCE, 500.00 feet, more or less, southwesterly along said railroad right-of-way line to a point;

8) THENCE, 149.00 feet southwesterly to a point on the easterly line of said railroad right-of-way;

9) THENCE. 549.00 feet southwesterly along said easterly railroad right-of-way line to a point on the north bank of the Clackamas River;

10) THENCE, extending said railroad right-of-way line to the center of the Clackamas River;

11) THENCE, westerly (downstream) following the center of said river, 2600.00 feet, more or less, to a point on the easterly line of Harvard Avenue if it were extended into the river;

12) THENCE, northerly along said extended easterly line of Harvard Avenue, 300.00 feet, more or less, to the southwesterly corner of Lot #9, Block #52, Gladstone, said point also being the most westerly point of intersection of Harvard Avenue with First Street;

13) THENCE, 70.00 feet southeasterly along the northerly right-of-way line of First Street to a point;

14) THENCE, 410.00 feet along said northerly line of First Street to the most southerly point of Lot #90, block #54, Gladstone, said point being the northeasterly point of the intersection of Yale Avenue and First Street;

15) THENCE, southeasterly along the easterly right-of-way line of Yale Avenue, 160.00 feet to the most southwesterly point of Lot #8, Block #53, Gladstone, said point being the northeasterly point of the intersection of Yale Avenue and Clackamas Blvd.;

16) THENCE, 414.00 feet along the northerly right-of-way line of W. Clackamas Blvd. to the most easterly point of Lot #16, Block #53, Gladstone, said point being the northwesterly point of the intersection of W. Clackamas Blvd. and Cornell Avenue;

17) THENCE, 260.00 feet north along the west right-of-way line of Cornell Avenue to the most easterly point of Lot #16, Block #54, Gladstone, said point being the northwesterly point of the intersection of Cornell Avenue and First Street;

18) THENCE, 460.00 feet along the northerly right-of-way line of First Street to the most easterly point of Lot #16, Block #75, Gladstone, said point being the northwesterly point of the intersection of First Street and Columbia Avenue;

19) THENCE, 260.00 feet along the westerly right-of-way line of Columbia Avenue to the most easterly point of Lot #16, Block #74, Gladstone, said point being the northwesterly point of the intersection of E. Arlington Street and Columbia Avenue;

20) THENCE, 410.00 feet northeasterly along the northern right-of-way line of E. Arlington Street to the most easterly point of Lot #15, Block #80, Gladstone;

21) THENCE, 200.00 feet northwesterly along the most westerly line of Lot #16 and Lot #1, Block #80, Gladstone, to a point on the southerly right-of-way line of E. Berkeley Street;

22) THENCE, northeasterly along said southerly line of E. Berkeley Street, 50.00 feet to the most northerly point of Lot #1, Block #80, Gladstone;

23) THENCE, 320.00 feet northwesterly along the westerly right-of-way line of Union Avenue to the most easterly point of Lot #16, Block #82, Gladstone, said point being the northwesterly point of the intersection of Union Avenue and E. Clarendon Street;

24) THENCE, 260.00 feet along the northerly right-of-way line of E. Clarendon Street to the most easterly point of Lot #11, Block #97, Gladstone, said point being the northwesterly point of the intersection of E. Clarendon Street and Oatfield Road (Market Road No. 34);

25) THENCE, 100.00 feet northwesterly along the westerly right-of-way line of said Oatfield Road to the most southerly point of Lot #3, Block #97, Gladstone;

26) THENCE, 12 feet, more or less, easterly along the southerly lot line of Lot #3, Block #97, Gladstone, to a point on the westerly right-of-way line of said Oatfield Road;

27) THENCE, 822 feet, more less, northwesterly along the westerly right-of-way of said Oatfield Road, said point also being the most northerly point of Lot #2, Block #94, Gladstone, said point also being the southwesterly point of the intersection of said Oatfield Road and E. Gloucester Street;

28) THENCE, southwesterly along the southerly right-of-way line of E. Gloucester Street, 2141 feet, more or less, to the most westerly point of Lot #8, Block #46, Gladstone, said point also being the southeasterly point of the intersection of E. Gloucester Street and Harvard Avenue;

29) THENCE, 200.00 feet southeasterly along the easterly right-of-way line of Harvard Avenue to the most southerly point of Lot #9, Block #46, Gladstone, said point also being the northeasterly point of the intersection of Harvard Avenue and E. Fairfield Street;

30) THENCE, 920.00 feet northeasterly along the northerly right-of-way line E. Fairfield Street to the most southerly point of Lot #9, Block #69, Gladstone, said point being the northeasterly point of the intersection of E. Fairfield Street and Cornell Avenue;

31) THENCE, southeasterly along the easterly right-of-way line of Cornell Avenue, 320.00 feet to the most westerly point of Lot #8, Block #71, Gladstone, said point being the southeasterly point of the intersection of Cornell Avenue and E. Exeter Street;

32) THENCE, southwesterly along the southerly right-of-way line of E. Exeter Street, 1440.00 feet to the most northerly point of Lot #1, Block #28, Gladstone, said point also being the southwesterly point of the intersection of E. Exeter Street and Chicago Avenue;

33) THENCE, northwesterly along the westerly right-of-way line of Chicago Avenue, 520.00 feet to the most northerly point Lot #1, Block #26, Gladstone, said point also being the southwesterly point of the intersection of Chicago Avenue and E. Gloucester Street;

34) THENCE, southwesterly along the southerly right-of-way line of E. Gloucester Street, 400.00 feet to the most westerly point of Lot #8, Block #26, Gladstone, said point also being the southeasterly point of the intersection of W. Gloucester Street and Portland Avenue;

35) THENCE, southeasterly along the easterly right-of-way of Portland Avenue 520 feet to the point at the southeasterly intersection of Portland Avenue and E. Exeter Street, said point also being the most westerly point of Lot 8, Block 26, GLADSTONE;

36) THENCE, northeasterly along the southerly line of E. Exeter Street 100.00 feet to the most northerly point of Lot 7, Block 28, GLADSTONE, said point being the most westerly point of Lot 6, Block 28, GLADSTONE;

37) THENCE, southeasterly 190.00 feet along the easterly line of Lot 7 and 10, Block 28, GLADSTONE to the most easterly point of said Lot 10;

38) THENCE, southwesterly along the southerly lines of Lot 10 and Lot 9, Block 28, GLADSTONE, 100 feet to a point on the Portland Avenue right-of-way, said point being the most southerly point of Lot 9, Block 28, GLADSTONE and the northeasterly point of intersection of Portland Avenue and E. Dartmouth Street;

39) THENCE, southeasterly along the easterly right-of-way Portland Avenue, 600.00 feet to the point at the southeasterly intersection of E. Berkeley Street and Portland Avenue, said point also being the most westerly point of Lot 8, Block 31, GLADSTONE;

40) THENCE, southwesterly along the westerly extension of the southerly line of E. Berkeley Street, 80.00 feet to the point at the southwesterly intersection of W. Berkeley Street and Portland

Avenue, said point being the most northerly point of Lot 1, Block 9, GLADSTONE (Blks 1 to 21 Incl. & Frac. Blks A & B);

41) THENCE, northwesterly along the westerly right-of-way of Portland Avenue, 1300.00 feet to the point at the southwesterly intersection of W. Gloucester Street and Portland Avenue, said point being the most northerly point of Lot 1, Block 4 of said GLADSTONE;

42) THENCE, southwesterly along the southerly line of W. Gloucester Street 2593 feet, more or less, to the common southeasterly point of intersection of W. Gloucester Street and River Road (Milwaukie & Rinerson Road), said point also being the most westerly point of Lot 36, APPERSON'S ADDITION TO GLADSTONE, a duly recorded subdivision in Clackamas County;

43) THENCE, southeasterly along the easterly right-of-way line of said River Road South 33° 30' East, 1230 feet, more or less, to the common northerly point of intersection of said River Road and East Portland – Oregon City Supper Hwy, US 99E (McLoughlin Blvd.);

44) THENCE, southerly along the westerly line of said East Portland – Oregon City Super Hwy US 99E, 145 feet, more or less, to the common southerly point of intersection of said East Portland – Oregon City Super Hwy US 99E and said River Road;

45) THENCE, North 33° 30' West along the westerly line of said River Road, 1675 feet, more or less, to the northeasterly point of Lot 1 RIVERDALE, a duly recorded subdivision in Clackamas County, said point also being the southwesterly common intersection of said River Road and Meldrum Bar Park Road;

46) THENCE, continuing North 33° 30' West along the westerly line of said River Road, 1045 feet, more or less, to the southwesterly point of intersection of Rinearson Road and said River Road;

47) THENCE, perpendicularly across said River Road, North 56° 30' East, 60.00 feet to a point on the easterly right-of-way of said River Road;

48) THENCE, South 33° 30' East along the easterly line of said River Road, 1300 feet, more or less, to the most southerly point of Block I, APPERSON'S ADDITION TO GLADSTONE, said point being the common intersection of the north line of W. Gloucester Street and the east line of said River Road;

49) THENCE, northeasterly along the north line of said W. Gloucester Street, 2593 feet, more or less, to the common northwesterly point of intersection of said W. Gloucester Street and the aforementioned Portland Avenue, said point is also the most easterly point of Lot 16, Block 3, GLADSTONE, BLKS. 1 to 21 and FRAC. BLKS. A & B;

50) THENCE, northwesterly along the westerly right-of-way line of Portland Avenue, 1275.00, more or less, to a point on the westerly line of the Portland Avenue right-of-way which is the most easterly point of the Gladstone High School property located on the west side of Portland Avenue;

51) THENCE, S 64°29'00" W, 179.72 feet to a point;

52) THENCE, S 88°17'00" W, 244.40 feet, more or less, to a point;

53) THENCE, N 1°43'00" W, 137.00 feet to a point on the north right-of-way line of Addie Street (Division Street);

54) THENCE, northwesterly along the northerly line of the said Addie Street right-of-way, 43.76 feet to a point;

55) THENCE, westerly along said Addie Street right-of-way line, 37.27 feet to a point;

56) THENCE, southwesterly along said Addie Street right-of-way, 59.56 feet to a point;

57) THENCE, S 88°17'00" W along said Addie Street right-of-way, 60.00 feet, more or less, to the southeast corner of Lot 2, CURRY ESTATES, Plat No. 3217, a duly recorded subdivision in Clackamas County;

58) THENCE, N 34°04'55" W along the easterly line of said CURRY ESTATES, 144.57 feet to an angle point in the southeasterly line of Lot 3 of said CURRY ESTATES;

59) THENCE, N 49°37'00" E, 14.31 feet to the most easterly corner of said Lot 3;

60) THENCE, N 45°55'00" W along the northeasterly line of said Lot 3, 120.68 feet to a point on the south line of the Barclay Avenue right-of-way;

61) THENCE, northeast along said right-of-way, 165.00 feet to an angle point on the right-of-way;

62) THENCE, along said right-of-way N 62°28'30" E, 382.00 feet, more or less, to the most northerly point of Block #4, Meldrum, a duly recorded subdivision in Clackamas County, said point also being the southwesterly point of the intersection of Barclay Avenue and Portland Avenue;

63) THENCE, northwesterly along the westerly right-of-way line of Portland Avenue 140.00 feet to the most northerly point of Lot #5, Sellers No. 2, a duly recorded subdivision in Clackamas County;

64) THENCE continuing northwesterly along the westerly right-of-way line of Portland Avenue, 374.92 feet to the most easterly corner of Lot 2, MELDRUM, a duly recorded subdivision in Clackamas County, Oregon;

65) THENCE South 53°45' 23" West along the southeasterly line of said Lot 2, 460 feet, more or less, to the most southerly corner thereof;

66) THENCE North 46° 37' West along the southwesterly line thereof, 217.75 feet to the most westerly corner thereof and a point on the southerly right-of-way line of Duniway Avenue;

67) THENCE North 27° 51' West, 50.0 feet to a point on the northerly right-of-way line of said Duniway Avenue;

68) THENCE North62° 09' East along the northerly right-of-way line of said Duniway Avenue, 529.85 feet to the northwesterly point of intersection of Duniway Avenue and Portland Avenue;

69) THENCE continuing northeasterly in a straight line, 25.0 feet to a point in the Portland Avenue right-of-way;

70) THENCE southeasterly parallel to the westerly right-of-way line of Portland Avenue, 563.0 feet to a point;

71) THENCE, easterly, 55 feet, more or less, to a point on the easterly line of Portland Avenue, said point also being the southeasterly point of the intersection of Portland Avenue and Nelson Lane;

72) THENCE, northeasterly along the southerly right-of-way line of Nelson Lane, 414.66 feet to a point;

73) THENCE, southeasterly, 165.63 feet to a point;

74) THENCE, northeasterly, 151.90 feet to a point;

75) THENCE, southeasterly, 208.71 feet to a point;

76) THENCE, northeasterly, 182.21 feet to a point, said point being on the westerly right-of-way line of Harvard Avenue (Co. Rd. 1956-J);

77) THENCE, S 25°28'10" E, 539.90 feet to a point on the westerly line of said Harvard Avenue;

78) THENCE, southwesterly, 105.02 feet to a point;

79) THENCE, southeasterly, 15.00 feet to a point;

80) THENCE, southwesterly, 109.75 feet, more or less, to a point;

81) THENCE, southeasterly, 375.00 feet, more or less, to the most northerly point of Lot #7, Block #1 of the Schooley Addition, Plat No. 312, a duly recorded subdivision in Clackamas County;

82) THENCE, S 64°00'00" W along said northerly line of Block #1, Schooley Addition, 510 feet to the most westerly point of Lot #19, Block #1, Schooley Addition, said point also being on the easterly right-of-way line of Portland Avenue;

83) THENCE, S 26°00'00" E, 860 feet to the most southerly point of Lot #9, Block #25, Gladstone, said point also being the northeasterly point of the intersection of Portland Avenue and E. Gloucester Street;

84) THENCE, northeasterly along the northerly right-of-way line of E. Gloucester Street, 3065 feet, more or less, to the most easterly point of Lot #14, Block #93, Gladstone, said point also being the northwesterly point of the intersection of E. Gloucester Street and Oatfield Road (Market Road No. 34);

85) THENCE, northwesterly along the westerly right-of-way line of said Oatfield Road, 1033.00 feet, more or less, to a point at the northwesterly intersection of Kenmore Street and said Oatfield Road, said point also being the most easterly point of Parcel 3 of Partition Plat 2006-130, Clackamas County, Oregon;

86) THENCE, continuing northwesterly along the westerly right-of-way of said Oatfield Road, 1977 feet, more or less, to the most easterly point of Lot 1, Block 2, FROHLICH ADDITION, Plat #1716, a duly recorded subdivision in Clackamas County, said point also being the most northerly point of Lot 2, Block 2, of said FROHLICH ADDITION;

87) THENCE, northeasterly, 75 feet, more or less, diagonally across said Oatfield Road to the southerly point of Lot 70, RIDGEGATE NO. 2, Plat #2273, a duly recorded subdivision in Clackamas County, said point is also the southeasterly point of Lot 11 of RIDGEGATE, Plat #2168, a duly recorded subdivision in Clackamas County;

88) THENCE, southeasterly along the easterly right-of-way of said Oatfield Road, 1249 feet, more or less, to the most southerly corner of Parcel 1, Partition Plat No. 2000-44, a duly recorded partition in Clackamas County, said point being on the northerly line of that tract of land conveyed to conveyed to R.B. Oberson and R.H. Oberson by Deed recorded August 29, 1947 in Book 395, Page 522, Clackamas County Deed Records;

89) THENCE, North 76° 32' East along the north line of said Oberson tract 1065 feet, more or less, to a point on the westerly line of relocated Webster Road;

90) THENCE, northerly along the westerly right-of-way line of said Webster Road, 358.00 feet, more or less, to the most southeasterly point of vacated Swanson Lane;

91) THENCE, N 20°33'00" E along said westerly right-of-way line of Webster Road, 150.00 feet to a point;

92) THENCE, northeasterly along said westerly right-of-way line of Webster Road, 210 feet, more or less, said point being E 107.70 feet from the southeasterly point of Lot #1, Block #2 Lynnwood Park, a duly recorded subdivision in Clackamas County;

93) THENCE West, 10.01 feet to a point;

94) THENCE, northerly along the westerly right-of-way line of said Webster Road, 346.00 feet, more or less, to the most northeasterly point of Lot 1, Block 1, Lynnwood Park;

95) THENCE, East, 10.00 feet to a point on the westerly right-of-way line of Webster Road;

96) THENCE, west on the north line of DLC #50, 1215.37 feet to the most northerly common point of intersection of Lots #40 and #41 Ridgegate, a duly recorded subdivision in Clackamas County;

97) THENCE, N 1°9'44" E, 907.13 feet to the most southerly southwest corner of Lot #4, Los Verdes Estates, a duly recorded subdivision in Clackamas County, said point also being on the centerline of 3rd Avenue as plotted in HYDE PARK, a duly recorded subdivision in Clackamas County, vacated by Ordinance No. 706, recorded in Book 688, Page 512, Clackamas County Deed Records;

98) THENCE, N 88°28'28" E along said centerline of 3rd Avenue, 774.79 feet, more or less, to a point on the easterly right-of-way of Webster Road;

99) THENCE, southerly along the easterly right-of-way line of said Webster Road, 1421.53 feet, more or less, to the most southwesterly point of Lot #6, Curwick Park, a duly recorded subdivision in Clackamas County, said point also located on the easterly right-of-way line of said Webster Road;

100) THENCE, continuing southerly along said easterly right-of-way line, 409.76 feet to a point;

101) THENCE, N 80°23'40" E, 392.96 feet to a point;

102) THENCE, N 3°6'40" E, 300.00 feet to a point, said point being on the southerly line of Lot #4, Curwick Park;

103) THENCE, S 89°55'50" E, 211.00 feet, more or less, to the most northwesterly point common to Lots #4 and #5, REPLAT OF RIDGEWOOD NO. 2, Plat No. 2002, a duly recorded subdivision in Clackamas County;

104) THENCE, S 3°44'00" W, 412.88 feet to the most southerly point of Lot #1, of said REPLAT OF RIDGEWOOD NO. 2, said point also being on the northerly right-of-way line of said Cason Road (County Road No. 417);

105) THENCE, northeasterly along the northerly right-of-way line of said Cason Road, 757.00 feet, more or less, to a point;

106) THENCE, northeasterly along the northerly right-of-way of said Cason Road, 430 feet, more or less, to the most easterly point of Lot 2, Block 2, of said REPLAT OF RIDGEWOOD NO. 2, which is also the most southerly point of Lot 1, Block 2, of said REPLAT OF RIDGEWOOD NO. 2;

107) THENCE, perpendicularly across said Cason Road, 60.00 feet to a point on the southerly line of said Cason Road:

108) THENCE, southwesterly along the southerly line of said Cason Road, 338 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM, the following described property which was not included as part of Gladstone Urban Renewal Agency Resolution UR 26 and was not included in property acquired by the City of Gladstone from Oakridge Development Co. recorded in Instrument No. 86-07115 on February 27, 1986 Clackamas County Deed Records, and was excluded from property acquired by the City of Gladstone in a Stipulated Judgment No. CCV 9904342 dated January 21, 2000: property at 18275 Webster Road, known as tax lot 1500 of Clackamas County Assessor Map 2-2E-17DC containing approximately 0.41 acres and further described as BEGINNING at the northeast corner of that tract of land conveyed to Valentina M. Oberson, recorded in Book 636, page 517, Clackamas County Deed Records, said point also being in the center of Webster Road and being South 561.64 feet and West 267.55 feet of the re-entrant corner of the North boundary line of Fendal C. Cason Donation Land Claim; thence along the North line of said Oberson Tract, South 78°20'13" West, 33.7 feet, more or less, to a point on the Westerly line of the relocated Webster Road as indicated on O.D.O.T. Map No 9B-19-17, dated July 1981 and filed at Clackamas County Surveyor's Office , said point also being 40.0 feet, when measured at right angles, from the center line of said relocated road; thence along the Westerly line of said relocated Webster Road, South 0°12'30" East, 112.00 feet to the true point of beginning of this description; thence South 61°44'16" West. 140.00 feet; thence South 13°40'00" West, 91.17 feet; thence South 70°02'09" East, 28.00 feet; thence North 9°33'54" East, 112.31 feet; thence North 86°52'21" East, 100.20 feet; thence North 0°12'30" East, 48.22 feet, more or less, along the Westerly line of said relocated Webster Road to the true point of beginning.

ALSO EXCEPTING THEREFROM, the following described property which is not included as part of the Gladstone Urban Renewal Agency Resolution UR 44 and was not included in property acquired by the City of Gladstone in a Stipulated Judgment, CCV 9904342 dated January 21, 2000: property at 18800 Oatfield Road, known as tax lot 1400 of Clackamas County Assessor Map 2-2E-17DC containing approximately 0.37 acres, and 18805, 18809, and 18815 Webster Road, known as tax lot 1202 of Clackamas County Assessor Map 2-2E-17DC containing approximately 0.40 acres and

further described as BEGINNING at the northerly intersection of Webster Road and Oatfield Road; thence northwesterly along the southwesterly right-of-way line of said Oatfield Road, 240 feet, more or less, to the most westerly corner of that tract of land conveyed to Shane T. Sears and Shannon E. Sears in Instrument No. 2005-005430, Clackamas County Deed Records; thence North 42°21'30" East along the northwesterly line of said Sears tract, 153.43 feet, more or less, to an iron pipe; thence South 43°38' East along the northeasterly line of said Sears tract, 114.92 feet to an iron pipe; thence South 57°07'33" East along the northeasterly boundary of a tract of land conveyed to Bok Jin Lee in Instrument No. 2016-014981, Clackamas County Deed Records, 122.38 feet to the northwesterly right-of-way of Webster Road; thence southwesterly along the northeasterly right-of-way line of said Webster Road, 135 feet, more or less, to the point of beginning.

RESOLUTION NO. UR-57

Exhibit B

Report Accompanying the Gladstone Urban Renewal Plan Amendment

Adopted by the Gladstone Urban Renewal Agency

August 30, 2016

Resolution No. UR-57

Gladstone Urban Renewal Area

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

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I. INTRODUCTION

The Report on the Gladstone Urban Renewal Plan Amendment (Report) contains background information and project details that pertain to the Gladstone Urban Renewal Plan Amendment (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and support the findings made by the Gladstone Council as part of the approval of the Plan. Since this is a minor amendment, only portions of the Report are relevant.

Figure 1 shows the urban renewal area prior to the Amendment. Figure 2 shows the proposed amendment properties including right of way. Figure 3 shows the amended urban renewal plan area.

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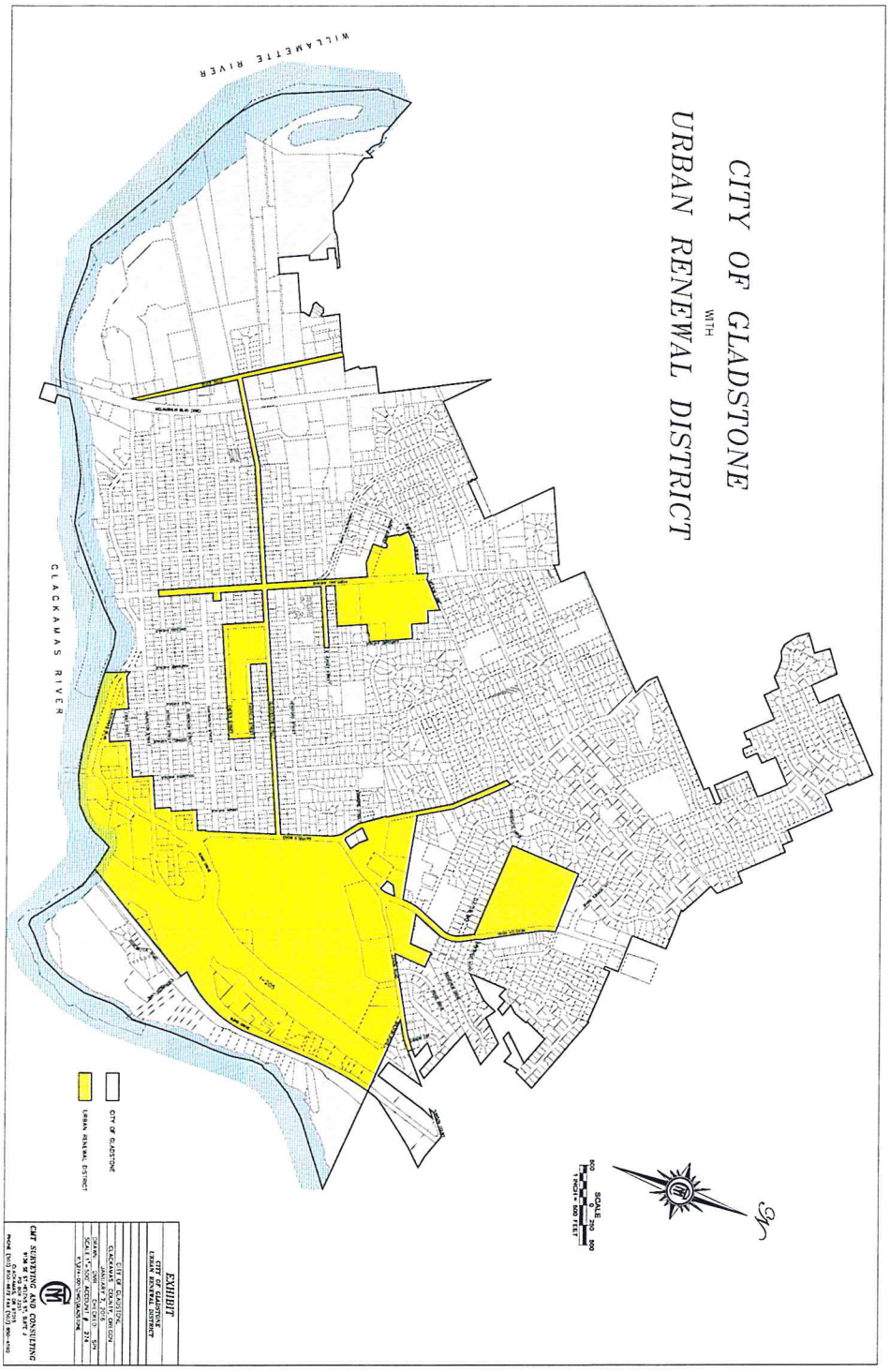
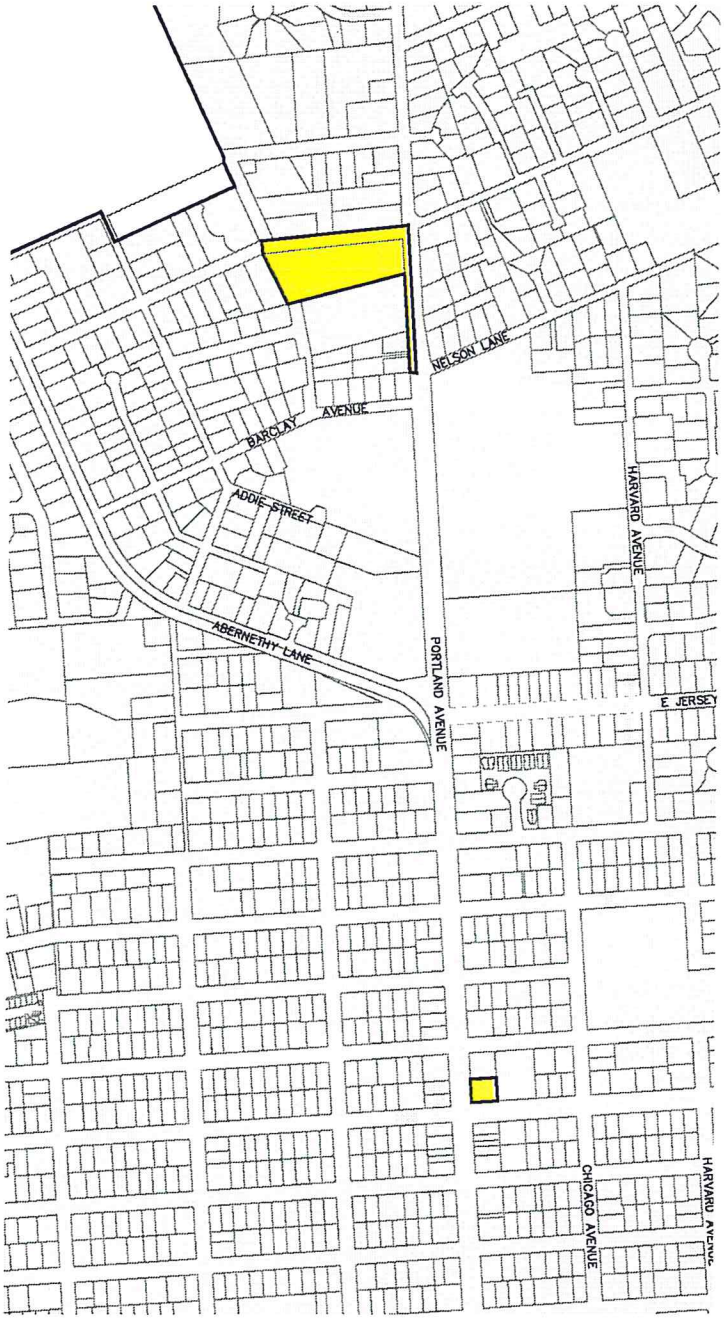
Figure 1 – Gladstone Urban Renewal Plan Area Existing Boundary



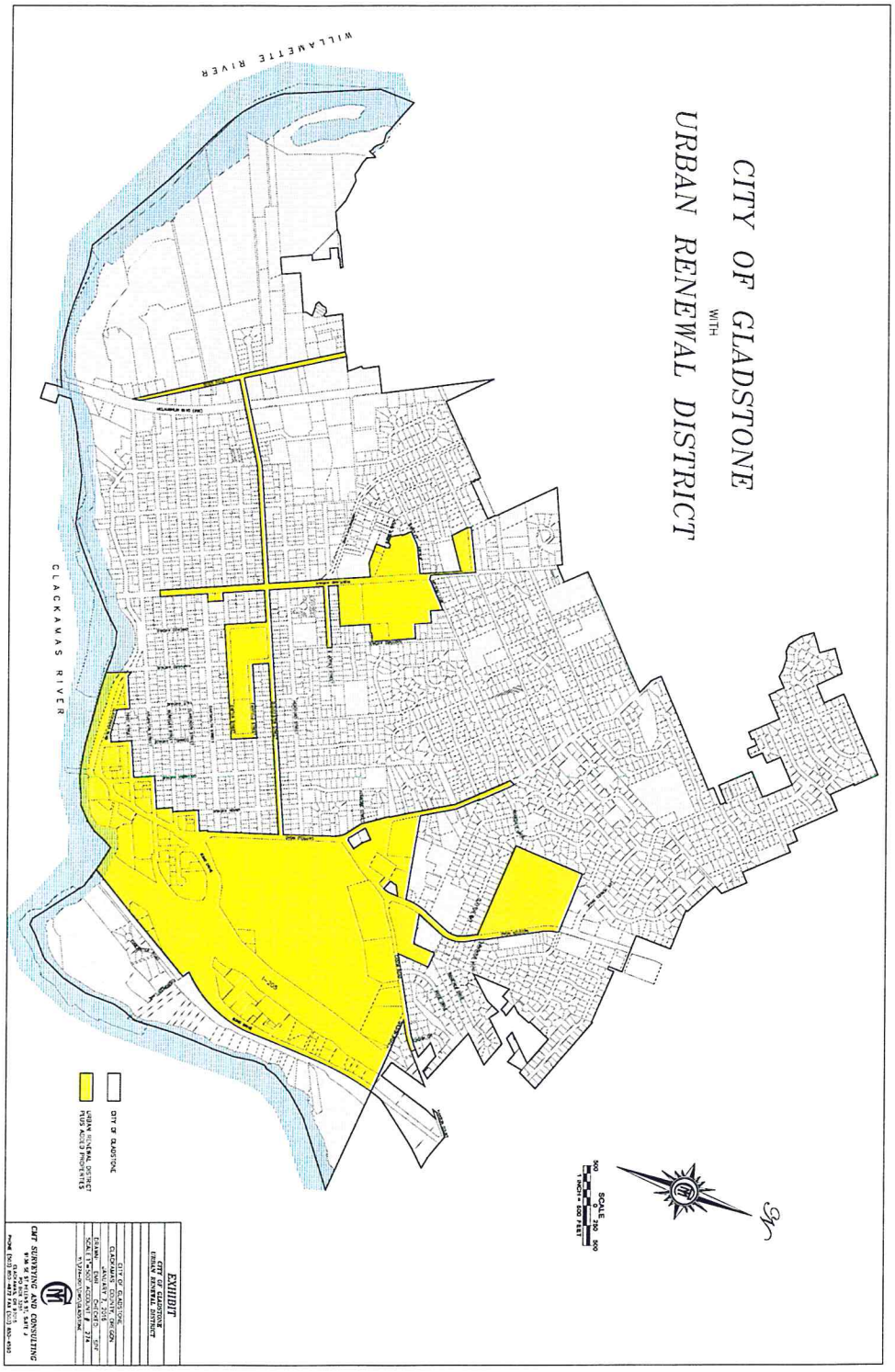
Source: Paul H Roeger, PC

Figure 2 – Gladstone Urban Renewal Plan Area Amendment Properties



Source: Paul H Roeger, PC

Figure 3 – Gladstone Urban Renewal Plan Area after Amendment



Source: Paul H Roeger, PC

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Gladstone Urban Renewal Area and documents the occurrence of "blighted areas," as defined by ORS 457.010(1).

A. Physical Conditions

The conditions of the two parcels to be added to the urban renewal area are described below.

Table 1 – Existing Land Use, Zoning, and Comprehensive Designations of the Parcels

Parcel Number	Parcel Address	Land Use	Zoning	Comp Plan	Acreage
1	525 Portland Avenue	Public/Exempt	Commercial 2	Commercial	0.21
2	18595 Portland Avenue	Industrial	Light Industrial	Industrial	1.95

Source: Clackamas County Assessor Data, City of Gladstone

III. EXISTING CONDITIONS OF PARCELS TO BE ADDED

Parcel 1: City Hall – The Mackenzie Group was hired to conduct a condition assessment of the existing Gladstone City Hall Police Department facility approximately 6 years ago. That condition assessment was aimed at identifying physical and operational condition of the facility and make recommendations on the future service life of the building to support the current uses over the next 20-30 years.

The condition assessment determined both a number of building and fire code related issues, as well as issues with existing hazardous building materials, building systems and spaces that indicate that the current building is severely deficient in meeting the needs of the Gladstone of Gladstone for this facility at the time of the study. It was recommended at that time that the Gladstone of Gladstone look to replace their existing Gladstone City Hall / Police Facility and separate the two functions through redevelopment.

Parcel 2: New Police Station - The Mackenzie Group has provided the following description of the parcel for the new police station: The new police station site totals 1.94 acres (84,271 SF) and is zone LI, Light Industrial. It is improved with three wood framed structures utilized for offices/retail. The largest of the three totals 1,632 SF and fronts on Portland Avenue. It is wood frame with partial brick façade and may have been converted from residential use. It has average curb appeal and is in average condition.

The two remaining buildings total 1,152 SF and 936 SF respectively, and are attached. The larger building fronts on Duniway Avenue. Both buildings have pitched roofs and are very low quality wood frame structures with poor curb appeal.

There is paved parking adjacent to all three office/retail buildings, though the balance of the site area is graveled, fenced and utilized for auto/RV sales and storage. Duniway Street abuts the property on the north and is an unimproved street.

The site in question is located in a small area zone Light Industrial by the City of Gladstone, which does not have an extensive amount of industrially zoned land. As such, while it is a rough site, it is valued with comparable sized industrial parcels in southeast Portland and outer areas.

B. Social Conditions

Not applicable to this Amendment.

C. Economic Conditions

Parcel 1 is presently occupied by the City of Gladstone, therefore the parcel is exempt from property taxes. Parcel 2 would become exempt after acquisition of the parcel by a public entity.

Table 2 - Assessed Value of Property in the Amendment Parcels

Parcel Number	Parcel Address	Assessed Value
1	525 Portland Avenue	$607,811
2	18505,18535,18575 Portland Avenue	$570,939

Source: Clackamas County Assessor data

Although Parcel 1 shows an assessed value on the Clackamas County records, it is a public building, and is therefore exempt. It will add no value to the frozen base when added to the urban renewal area.

Parcel 2 will add $570,939 of value to the urban renewal frozen base if added before October 1, 2016. If added after that date, it will add the assessed value at that time (the assessor will release a new tax roll in October, 2016 and it may have a new value at that time).

When the parcel is purchased by a public entity for public use, with no continuance of private uses, it will become exempt. This poses an issue for the urban renewal area as the frozen base is not adjusted downwards. The consequence is that the urban renewal area will lose some of the increment as a result of the property coming into public use after it is added to the urban renewal area. That is estimated at about $10,000 per year.

1. Building to Land Value Ratio

An Improvement to Land Value Ratio analysis shows the relationship of the improvements to the land value. In this area, a healthy property would be 2:1.

Parcel 1 is a public building, so does not have real market values.

Parcel 2 I:L is .7633, less than 1:0,which is very low.

D. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VII Impact of Tax Increment

Financing of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services. Combining the city hall and library will be more efficient for residents of Gladstone. Placing a new library downtown will support the downtown area and the neighboring businesses. Continuing to provide city services in the downtown also supports the safety and businesses in the Area by providing activity and easy access to services in the Area.

The police station will allow for a more efficient use of police resources, better serving the city and Area.

IV. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund improvements necessary to cure blight within the Area.

V. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area. Information provided by Mackenzie Group.

A. Infrastructure Improvements

1. Upgrade/provide infrastructure as necessary to allow for the development or redevelopment of parcels within and adjacent to the urban renewal area. The specific projects include:

- New Gladstone Hall/Library – The redevelopment of Gladstone Hall by replacement of the current facility on the existing site due to its ability to accommodate that program over a projected 30-year period, while also maintaining the presence of the function it offers the community in the primary downtown core, and is considering combining the new facility with another compatible public use, specifically a library, needed to serve the community.

  Existing conditions: The Mackenzie Group was hired to conduct a condition assessment of the existing Gladstone Hall / Police Department facility approximately 6 years ago. That condition assessment was aimed at identifying physical and operational condition of the facility and make recommendations on the future service life of the building to support the current uses over the next 20-30 years.

  The condition assessment determined both a number of building and fire code related issues, as well as issues with existing hazardous building materials, building systems and spaces that indicate that the current building is severely deficient in meeting the needs of the Gladstone of Gladstone for this facility at the time of the study. It was recommended at that time that the Gladstone of Gladstone look to replace their

existing Gladstone Hall / Police Facility and separate the two functions through redevelopment.

- New Police Station – The redevelopment of the proposed Police Department facility is currently targeted for property adjacent to the Gladstone's existing Public Works Department along Portland Avenue and Duniway Avenue. These properties would be redeveloped to accommodate a stand-alone police facility of approximately 15,000 - 17,000 sf, while reserving land for the future redevelopment of the Gladstone's Public Works facilities.

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VI. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

These funding sources were identified in Measure 3-471 which was approved by voters in November, 2015.

Table 3 – Projects to be Completed Using Urban Renewal Area Funds

Funding sources	
Existing Urban Renewal Funds	$4,800,000
Sale of City Properties	$3,000,000
State Revenue Sharing Funds	$890,000
Long Term Debt Urban Renewal	$3,000,000
Total	$11,690,000
Expenditures	
City Hall	$4,000,000
Police Station	$7,200,000
Total	$11,200,000

Source: City of Gladstone and Notice of Measure Election for Measure 3-471

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of these projects is approximately two to three years.

VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area. There is no change to this section due to this Amendment. There is no increase to the maximum indebtedness.

IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, personal, manufactured, and utility properties in the Area, is $9,219,980. The total assessed value of the Gladstone of $843,584,843, and **minus excess value** of the existing urban renewal areas, the total assessed value is $782,234,378. Excess value is the assessed value created above the frozen base in the urban renewal area. The total urban renewal assessed value is 1.17% of the total assessed value of the Gladstone, minus excess value, below the 25% statutory limitation.

The Gladstone Urban Renewal Area contains 313.9 acres, including right-of-way, and the city of Gladstone contains 1,592.05 acres. After accounting for the acreage in the other urban renewal areas, 19.71% of the Gladstone's acreage is in an urban renewal area, below the 25% statutory limitation.

Table 4 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

Urban Renewal Area	Acres	Frozen Base Assessed Value
Gladstone Urban Renewal Area	313.09	$9,219,980
City	1,592.5	$782,234,378*
Total Amount of City in Urban Renewal Area	*19.71%*	*1.17%*

Source: City of Gladstone *less excess value, the amount over frozen base

X. RELOCATION REPORT

There is no relocation report required for the Amendment.