

RESOLUTION NO. 2022- 03

A Resolution of the McMinnville Urban Renewal Board authorizing the McMinnville City Manager or designee to enter into and manage a Development Agreement with Kevin Kump and Sarita Springer for a grant of \$15,000 for the development of the Boutique Retreat at 910 NE Alpine Avenue and its associated public improvements.

RECITALS:

Whereas, some of the McMinnville Urban Renewal Agency's (Agency) goals are to encourage the economic growth of the McMinnville Urban Renewal Area (Area) as the commercial, cultural, civic and craft industry center for McMinnville; to encourage a unique district identify both in the downtown commercial core and the Northeast Gateway area; and pursue development and redevelopment opportunities that will add economic, civic, craft industry and cultural opportunities for the citizens of McMinnville, economically strengthen the Area and attract visitors to the Area; and

Whereas, in order to achieve these goals, the Agency developed a Property Assistance Program to encourage new construction and significant redevelopment projects in the Area per Resolution No. 2017-03; and

Whereas, as part of the Property Assistance Program, the McMinnville Urban Renewal Board authorized the development of a Development Loan and Grant program; and

Whereas, Kevin Kump and Sarita Spring of the Boutique Retreat originally applied for a \$10,000 grant as part of the NE Gateway District grant revitalization program on June 6, 2019. The \$10,000 grant was awarded on September 4, 2019. At that time the new construction project budget was approximately \$750,000; and

Whereas, since 2019, Kevin Kump and Sarita Springer have learned that not only were they responsible for the 9th Avenue Street improvements along the frontage of their project, but they were also responsible for the alleyway improvements between their property and the property at 915 NE Lafayette Avenue (Pebble Dentistry) and the on-street light fixture for 9th Avenue as they were the first project to undertake construction and thus was assigned the responsibility; and

Whereas, the additional public improvements added \$150,000 to their overall project costs and they approached the McMinnville Urban Renewal Advisory Committee on February 2, 2022 for some additional grant funds from the Development Loan and Grant program to offset those additional public improvement costs; and

Whereas, the McMinnville Urban Renewal Advisory Committee reviewed the request at their meeting on Wednesday, February 2, 2022, and voted unanimously to recommend that the McMinnville Urban Renewal Agency fund the project with an additional \$15,000 grant from the Development Loan and Grant program for a total of \$25,000 in grants, (approximately 3% of the overall project costs); and

Whereas, the McMinnville Urban Renewal Board feels that this project achieves the overall goals and objectives of both the McMinnville Comprehensive Plan and the McMinnville Urban Renewal Plan; and

Whereas, and the McMinnville Urban Renewal Agency feels that an investment of \$25,000 in this project is a valuable investment for the Agency and the community of McMinnville helping to leverage urban renewal funds for a new construction project on a prominent block in the NE Gateway District that will create new tax base, jobs and improve 9th Avenue which is currently an unimproved local connector road in the NE Gateway District; and

Whereas, the McMinnville Urban Renewal Agency has budgeted for this effort as part of the "Planning and Development Assistance Program" identified in the McMinnville Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MCMINNVILLE URBAN RENEWAL AGENCY as follows:

1. That a grant of \$15,000 is approved for the Boutique Retreat construction project to be added to the previous \$10,000 grant approved on September 4, 2019.
2. That the grant will be disbursed when the certificate of occupancy for the project is approved.
3. That the grant will need to be paid back to the Agency if the property is sold within ten years, and that the City will put a lien on the property with that stipulation.
4. The McMinnville City Manager or designee is authorized to execute a Development Agreement and such other documents as are necessary to carry out this decision.
5. This Resolution will take effect immediately upon passage.

Adopted by the Board of the McMinnville Urban Renewal Agency at a regular meeting held the 22nd day of February 2022 by the following votes:

Ayes: Drabkin, Garvin, Geary, Menke, Peralta, Chenoweth

Nays: _____

Approved this 22nd day of February 2022.



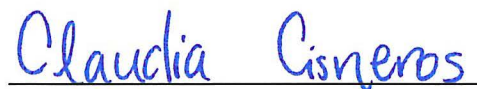
Chair Of The Urban Renewal Board

Approved as to form:



City Attorney

Attest:



City Recorder