

*Urban Renewal Agency
City of Winston, Oregon*

201 NW Douglas Blvd • Winston, OR 97496 •
541-679-6739 • Fax 541-679-0794

URA Board Meeting
November 20, 2025 5:30
City Hall Council Chambers
201 NW Douglas Blvd.
Winston, OR 97496
Info. 541-679-6739

Agenda

- I. Call to Order—Allen Hobson, Chair**
 - A. Pledge of Allegiance
 - B. Roll Call
 - C. Adjustments to the Agenda
- II. Consent Agenda**
 - A. Approval of Minutes for October 16, 2025
- III. Comments from the Audience**

Anyone wishing to discuss items not on this agenda is welcome to address the Urban Renewal Agency board as a whole. Please state your name and address for the record. Each speaker will be given a maximum of 3 (three) minutes. Speakers may not defame, intimidate, or use profanity or personal affronts. The board reserves the right to delay action until they have full information on the issue.
- IV. New Business**
 - A. Resolution No. 25-053 Grant Agreement with Winston Sc, LLC
 - 1. Read by Title Only—Cindy Sarti, City Recorder
 - 2. Staff Report—Thomas McIntosh, City Manager
 - 3. Comments from the Audience (3 minutes each speaker)
 - 4. Board Action
- V. Executive Session—Pursuant to ORS 192.660(2)**
- VI. Adjournment**

AMERICANS WITH DISABILITIES NOTICE

As part of public policy, the Urban Renewal Agency will attempt to provide public accessibility to services, programs, and activities. If accommodation is needed to participate in this meeting, please contact City Hall at 541-679-6739 at least 48 hours prior to the scheduled meeting time.

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Minutes

Call to Order—*Allen Hobson, Chair*

The meeting was called to order at 5:30 by board chairman, Allen Hobson. Members Dorie White, Dave Cunningham, Christie Knutson, and Nick Wiggins were present. Staff in attendance were Thomas McIntosh and Cindy Sarti. Add item IV (A), Executive Director's Report. Adjust the heading numbers appropriately following the director's report.

Consent Agenda Approval of Minutes for June 19, 2025
Motion to approve by Knutson; second by White. Unanimous.

New Business Winston Shopping Center Request for Funding
Paul Stipe and Bob Stipe recently purchased the Winston Shopping Center property and are seeking grant money for upgrades to the existing structures. The proposed improvements include exterior paint, replacement of old siding, clean and stripe parking areas, replace exterior lighting and add a rooftop mounted solar system.

A motion to approve grant funds of \$250,000 was made by Knutson; second by Wiggins. Unanimous.

The board will entertain another request for additional grant funding in fiscal year 2027.

Adjournment

There being no further business, the meeting was adjourned at 6:40. Respectfully submitted by Cindy Sarti, city recorder.

Allen Hobson, Chairman

Attest:

Cindy M. Sarti, City Recorder

RESOLUTION NO. 24-053

URA

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WINSTON, OREGON BOARD APPROVING A BUDGET OF \$250,000 FOR THE IMPROVEMENT OF THE WINSTON SHOPPING CENTER AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH WINSTON SC, LLC IN THE AMOUNT NOT TO EXCEED \$250,000.

WHEREAS the city of Winston operates an Urban Renewal Agency, URA; and,
WHEREAS one of the goals of the URA is to help support projects that will eliminate blight within the downtown business district; and,
WHEREAS the Winston Shopping Center plans extensive financial investments in their property which is consistent with this goal; and,
WHEREAS the City of Winston, URA Board acknowledges the need to attract new commercial business by first improving aesthetics.

NOW, THEREFORE BE IT RESOLVED THAT, THE URBAN RENEWAL AGENCY OF THE CITY OF WINSTON, OREGON BOARD:

SECTION 1. The URA Board hereby approves the grant request amount of \$250,000 for the improvements of the Winston Shopping Center and authorizes the Executive Director to enter into an agreement with Winston Sc, LLC.

SECTION 2. This resolution shall be in effect upon the date of its adoption.

ADOPTED BY THE URBAN RENEWAL AGENCY OF THE CITY OF WINSTON, OREGON BOARD ON THIS 19TH DAY OF NOVEMBER 2025.

APPROVED BY THE CHAIRMAN ON THIS 19TH DAY OF NOVEMBER 2025.

Allen Hobson, Chairman

Attest:

Cindy M. Sarti, City Recorder

The Urban Renewal Agency of the City of Winston, Oregon

Grant Agreement Between

The Urban Renewal Agency of the City of Winston Oregon and Winston Sc, LLC

THIS AGREEMENT is made and entered into this _____ day of _____, 2025, by and between CITY OF WINSTON URBAN RENEWAL AGENCY ("URA"), and the WINSTON Sc, LLC.

RECITALS:

Winston Sc, LLC has purchased real property within the boundary of the Urban Renewal District located at 0, 120, 122, 124, 126, and 150 SW Douglas Boulevard, and 0 SW Main Street, commonly known as the Winston Shopping Center. The project will be divided into two phases. Phase 1 is to be completed by early 2026. Completion of phase 2 will be in the fall/winter of 2026.

On October 16, 2025, URA board members approved Winston Sc, LLC's request and awarded a grant totaling \$250,000.

1. WINSTON SC, LLC'S OBLIGATION

- a. To complete the above-described project as presented to the URA board on October 16, 2025.
- b. To have the project completed or make significant progress by early 2026.
- c. To apply for the first \$250,000 of the funds allocated by the URA Board upon submittal of paid invoices for products and services necessary to fulfill project goals.
- d. Submit invoicing from the appropriate project associates carrying out the work for the city to consider in a reimbursement capacity until the approved monetary threshold of \$250,000 is satisfied.
- e. Prior to the concluding invoice, there must be placed, somewhere on the project site, a pre-approved Safari themed branding element. The branding element must be approved by the URA Advisory Board.

2. URA's OBLIGATION

- a. To provide \$250,000 approved by the URA Board for allocation to the Winston Sc, LLC, per URA Resolution 25-053, upon the submission of paid invoices by Winston Sc, LLC.
- b. To fulfill reimbursement requests when submitted and approved from contractors or workings carrying out the necessary work associated with the project.
- c. Prior to the submittal of the concluding invoice, review and approve a Safari themed branding element to be placed on the project site.

3. TERM

- a. The initial term of this agreement shall commence on ____ day of _____, 2025 and shall continue through the 30th day of June, 2026.
- b. The parties may extend the term of this agreement. An extension shall be affected by written memorandum signed by authorized representatives of both parties. Any extension shall be on the same conditions as this agreement.
- c. Unless the context clearly indicates otherwise, any references in this agreement to the term of the agreement shall be deemed to include the initial term and extensions.

4. COMPLIANCE with LAW

- a. This agreement will be governed by and construed in accordance with laws of the State of Oregon. All parties shall promptly observe and comply with all present and future laws, orders, regulations, rules and ordinances of federal, state and local governments with respect to the obligations covered by the agreement.

5. NOTICE

- a. Any notice required to be given under this agreement shall be in writing and shall be given by personal delivery, mail, or facsimile transmission. Any notice required to be given by law, shall be given in the manner specified by the applicable law.
- b. Notices to the City shall be mailed to Thomas McIntosh, URA Executive Director, 201 NW Douglas Blvd., Winston, Oregon 97496.
- c. Notices to Winston Sc, LLC shall be directed to Robert and Paul Stipe, owners, Winston Sc, LLC, 101 Deerbrook Drive Oregon City, Oregon 97045.

6. NO WAIVER

- a. No provision of this agreement shall be deemed waived unless such waiver is in writing and signed by the party waiving its rights. Any waiver of a breach by either party, whether express or implied, shall not constitute waiver of any other breach.

7. SEVERABILITY

- a. If any provision of this agreement is held by a court to be invalid, such invalidity shall not affect any other provision of this agreement. This agreement shall be construed as if such invalid provision had never been included.

8. ENTIRE AGREEMENT

- a. This agreement and the exhibits incorporated in this agreement constitute the entire and final agreement between the parties. This agreement may be changed only by written amendments or modifications that are signed by both parties.

CITY OF WINSTON

By_____

Title _____

Print Name_____

Date_____

ATTEST

By_____

Title _____

Print Name_____

Date_____

WINSTON SC, LLC

By_____

Title _____

Print Name_____

Date_____

By_____

Title _____

Print Name_____

Date_____

ATTEST

By_____

Title _____

Print Name_____

Date_____