

**REVISED**  
**MEDFORD URBAN  
RENEWAL AGENDA**



**MEDFORD**  
URBAN RENEWAL

October 28, 2021  
Immediately Following MURA Study Session  
Medford Police Department, Prescott Room  
219 S Ivy Street, Medford, Oregon

*Due to the extreme number of COVID-19 cases in Jackson County, the public may only view this meeting live through our website [HERE](#). Recordings of meetings are also available immediately upon conclusion.*

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**10. Roll Call**

**20. Approval or Correction of the Minutes – Meeting of September 23, 2021**

**30. Oral Requests and Communications from the Audience**

Due to the rapid increase in COVID-19 cases in Jackson County, no in-person public Comments will be heard during this meeting.

The Medford Urban Renewal Board encourages written comments. Submit comments by regular mail to MURA, 411 W. 8th Street or by email to [urbanrenewal@cityofmedford.org](mailto:urbanrenewal@cityofmedford.org). Comments must be received by noon of the date of the meeting to be noted in the record. Please include the date of the MURA meeting with your comments.

**40. Consent Calendar**

**50. Items Removed from Consent Calendar**

**60. Public Hearings**

**70. Resolutions**

**70.1 RESOLUTION 2021-028**

A resolution approving a grant in the amount of \$50,000.00 to CV The Jackson, LLC, for reimbursement of fire-safety sprinkler system installation expenses at 518 North Riverside Avenue, Medford, Oregon.

**80. Board Business**

**80.1 Appointment of Central Ave RFQ Scoring Committee**

**90. Director and Staff Reports**

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Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or [ada@cityofmedford.org](mailto:ada@cityofmedford.org) at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.

**100. Propositions and Remarks from the Board Members**

**110. Adjournment**



**AGENDA ITEM COMMENTARY**

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**DEPARTMENT:** MURA  
**PHONE:** (541) 774-2701  
**STAFF CONTACT:** Harry Weiss, Executive Director

**AGENDA SECTION:** Resolutions  
**MEETING DATE:** October 28, 2021

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**RESOLUTION 2021-028**

A resolution approving a grant in the amount of \$50,000.00 to CV The Jackson, LLC, for reimbursement of fire-safety sprinkler system installation expenses at 518 North Riverside Avenue, Medford, Oregon.

**SUMMARY AND BACKGROUND:**

The Board is requested to consider awarding a grant to CV The Jackson, LLC,. in the amount of \$50,000.00 for sprinkler system installation at 518 North Riverside Avenue, Medford, Oregon.

**PREVIOUS BOARD ACTIONS**

On April 16, 2020, by Resolution 2020-011 the MURA Board authorized a program of grant assistance for the installation of sprinkler systems in Downtown buildings undergoing rehabilitation.

On September 23, 2021, by Resolution 2021-027, the MURA Board approved a minor amendment to the City Center Revitalization Plan expanding the geographical area in which rehabilitation assistance is authorized.

**ANALYSIS**

The adaptive rehabilitation of older and historic buildings poses multiple challenges when addressing the contemporary mandates of life safety and building codes. A common code requirement for conversions to new uses is the installation of a sprinkler system. Sprinkler systems provide great life safety benefits and make properties more readily adaptable and economically resilient far into the future.

Fortify Holdings is a development company that has recently acquired four motel properties in Medford for conversion to multifamily dwellings. The first of their projects is the conversion of the former America's Best Value Inn (ABVI) at 518 North Riverside Avenue in the Liberty Park neighborhood. The property ownership entity is CV The Jackson, LLC. The installation of a fire sprinkler system was not a requirement of the building code, but the owner has chosen to include sprinklers as part of their long-term property investment and management objectives. The availability of MURA's sprinkler assistance grant helped incentivize the decision.

MURA's sprinkler grant program allows funding of up to one-half of the cost of sprinkler system installation with a maximum of a \$50,000 grant per property. The 518 N. Riverside avenue sprinkler system cost is approximately \$139,000, making this project eligible for the maximum grant amount.

The MURA Advisory Committee reviewed the grant application at its meeting on October 14, 2021, and unanimously recommends approval.



**COUNCIL GOALS**

Council Goal & Objective: City Center Revitalization

Strategy: Downtown: support re/development opportunities in core area

Deliverable: Provide matching funds for either engineering studies or actual improvements.

**FINANCIAL AND/OR RESOURCE CONSIDERATIONS**

The Board has allocated up to 10% of the additional tax increment revenues authorized with the 2018 Substantial Amendment of the City Center Revitalization Plan, or approximately \$2 million (gross), for assistance with seismic retrofit and sprinkler installation for Downtown buildings undergoing rehabilitation. To date, \$10,000 has been distributed for a seismic conditions assessment of the Elks Lodge, and \$128,063.23 for sprinkler systems in the Kid Time Children's Museum, the historic Hafer House located at 426 W. Sixth Street, and 107-113 S Grape Street. Grant funds are dispersed as reimbursement of documented costs incurred upon completion of the rehabilitation work as evidenced by receipt of a Certificate of Occupancy.

**TIMING ISSUES**

Completion of the rehabilitation of the building is anticipated at the end of November 2021.

**BOARD OPTIONS**

Approve the resolution.

Modify the resolution.

Deny the resolution and provide further direction to staff.

**STAFF RECOMMENDATION**

Staff recommends approval of the resolution.

**SUGGESTED MOTION**

I move to approve Resolution 2021-028 approving a grant in the amount of \$50,000.00 to CV The Jackson, LLC, for reimbursement of fire-safety sprinkler system installation expenses in the rehabilitation of 518 North Riverside Avenue, Medford, Oregon.

**EXHIBITS**

Resolution 2021-028

Sprinkler Grant Application for 518 N. Riverside Avenue, Medford Oregon

MEDFORD URBAN RENEWAL AGENCY  
RESOLUTION NO. 2021-028

A RESOLUTION approving a grant in the amount of \$50,000.00 to CV The Jackson, LLC, for reimbursement of fire-safety sprinkler system installation expenses at 518 North Riverside Avenue, Medford, Oregon.

WHEREAS, the adaptive rehabilitation of older and historic buildings poses multiple challenges when addressing the contemporary mandates of life safety and building codes. A common code requirement for conversions to new uses is the installation of a sprinkler system. Sprinkler systems provide great life safety benefits and make properties more readily adaptable in the future;

WHEREAS, on April 16, 2020, by Resolution 2020-011, the Medford Urban Renewal Agency (MURA) Board of Directors authorized a program of grant assistance for the installation of sprinkler systems in Downtown Medford buildings undergoing rehabilitation. MURA's sprinkler grant program allows funding of up to one-half of the cost of sprinkler system installation with a maximum of a \$50,000 grant per property and grant funds are dispersed as reimbursement of costs incurred upon completion of the rehabilitation work;

WHEREAS, on September 23, 2021, by Resolution 2021-027, the MURA Board of Directors approved a minor amendment to the City Center Revitalization Plan expanding the geographical area in which rehabilitation assistance is authorized. The expanded area includes 518 North Riverside Avenue, Medford, Oregon;

WHEREAS, CV The Jackson, LLC, is completing the installation of a fire-safety sprinkler system at 518 North Riverside Avenue, Medford, Oregon, as part of the conversion of the property from motel use to an apartment building comprising 84 studio units. The total expense of the fire sprinkler system installation exceeds \$100,000.00 making CV The Jackson, LLC, eligible for the maximum grant amount of \$ 50,000.00;

WHEREAS, on October 14, 2021, the MURA Advisory Committee reviewed the application for sprinkler grant assistance submitted by CV The Jackson, LLC, and unanimously recommended approval of the \$50,000.00 grant award by the MURA Board; now, therefore,

BE IT RESOLVED by the Medford Urban Renewal Agency, City of Medford, Oregon, by and through its Board of Directors (Board):

Section 1. The Board hereby approves a grant in the amount of \$50,000.00 to CV The Jackson, LLC, for reimbursement of fire-safety sprinkler system installation expenses at 518 North Riverside Avenue, Oregon. The grant is subject to the standard terms and conditions of the MURA grant assistance program.

Section 2. This Resolution shall become effective immediately upon its passage by the Board of Directors and approval by the Chair.

PASSED by the Medford Urban Renewal Agency Board of Directors in open session and signed by me in authentication of its passage this 28th day of October, 2021.

ATTEST: \_\_\_\_\_  
City Recorder

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Chair, Medford Urban Renewal Agency

**Medford Urban Renewal Agency**  
**Application for Sprinkler System Grant Assistance**

1. Property Address 518 North Riverside Avenue, Medford, OR 97501
2. Owner CV The Jackson, LLC
3. Project Contact Mike King  
Email [Mike@fortifyholdings.com](mailto:Mike@fortifyholdings.com)  
telephone (503) 572-0380

4. Describe the Future Use of Property and General Scope of Building Rehabilitation

The Jackson rehabilitation project entails the conversion of the former OYO/America's Best Value Inn (ABVI) from a motel to an apartment building. This constitutes a change of occupancy classification under the Oregon Structural Specialty Code from R-1 transient housing to R2 permanent housing. The existing motel rooms have been gutted and are being rehabbed for 84 studio apartments with new bathrooms, kitchens and interior finishes. Total renovation cost is approximately \$1,800,000.

The installation of a fire sprinkler system was not a requirement of the building code, but the owner has chosen to include sprinklers as part of their long-term property investment and management objectives. The availability of MURA's sprinkler assistance grant helped incentivize the decision.

The ABVI was a significant nuisance property in the Liberty Park neighborhood when it was in operation, and the target of repeated calls for service by the Medford Police Department. The Medford Urban Renewal Agency considered buying the property to control the continuing issues at the site and to steer the property to either a Project Turnkey conversion or to future adaptive rehabilitation for apartments.

Fortify Holdings entered the Medford market with a development objective to acquire older motel properties for conversion to market-rate studio apartments. The ABVI was targeted for acquisition and conversion along with three other motel properties. The Jackson is the first of Fortify's conversion projects and one of two properties located in the MURA urban renewal plan area.

## 5. General Description of Sprinkler System and Estimate of Cost

The sprinkler system being installed is a modified NFPA-13R system typical of apartment complexes. The only modification is the exemption of sprinklers on the balconies. A new dedicated water line from Riverside Avenue was required to bring sufficient service to the complex for the addition of the system. The estimate of total cost of the installation is \$139,000.

## 6. Estimated Date of Completion

Delivery of the first units for occupation is November 30, 2021, with completion of the entire project by the end of December 2021.

## **Medford Urban Renewal Agency**

### **Grant Assistance for Sprinkler System Installation**

MURA provides financial grants, subject to availability of funds, for the installation of sprinkler systems in existing buildings in the City Center undergoing rehabilitation, pursuant to the following criteria:

1. Existing buildings located within the City Center Boundary and undergoing rehabilitation for legally permitted uses shall be eligible for financial assistance. New construction is not eligible. Existing buildings undergoing rehabilitation and enlargement by addition shall be considered on the basis of pro rata cost allocation between the existing building and the new construction.
2. The maximum amount of grant funds for any project shall not exceed \$50,000. The actual amount of grant funds awarded for any project shall be the lesser of 50% of the lowest estimate of sprinkler system installation as provided in the projects application, or 50% of the actual invoiced costs for qualifying expenses of the sprinkler system.
3. Applications shall be reviewed by MURA staff and the MURA Advisory Committee which shall forward a recommendation of grant award to the MURA Board of Directors for approval.
4. Approved grants shall be remitted upon submission of copies of final invoiced amounts for sprinkler system installation with proof of payment, and the issuance of a Certificate of Occupancy from the Building Safety Department of the City of Medford.