

## CITY OF WILSONVILLE

### URBAN RENEWAL BUDGET COMMITTEE MEETING MINUTES

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A meeting of the Wilsonville Urban Renewal Budget Committee was held at Wilsonville City Hall following the Wilsonville Budget Committee meeting on Wednesday, May 20, 2021. Chair Karr called the meeting to order at 8:11 p.m., followed by roll call.

Budget Committee members present:

Julie Fitzgerald, Mayor

Kristin Akervall, Council President

Charlotte Lehan, Councilor

Joann Linville, Councilor

Ben West, Councilor

Andrew Karr, Member

Paul Bunn, Member

Katie Hamm, Member

Daphnee Legarza, Member

Shawn O'Neil, Member

Staff present included:

Cathy Rodocker, Finance Director

Keith Katko, Assistant Finance Director

Andy Stone, IT Director

Jeanna Troha, Assistant City Manager

Chris Neamtzu, Community Development Director

Bryan Cosgrove, City Manager

Beth Wolf, Senior Systems Analyst

Kimberly Veliz, City Recorder

Zach Weigel, Capital Projects Eng. Mngr.

Chair Karr explained there would be a change in the agenda, noting that the Public Hearing would be opened for citizen input prior to the Budget Message and Budget Presentation.

### APPROVE URBAN RENEWAL BUDGET COMMITTEE MINUTES

#### A. Minutes of May 21, 2020 Urban Renewal

**Motion:** Chair Karr moved to approve the minutes of May 21, 2020. Councilor Linville seconded the motion.

**Vote:** Motion carried 9-0-1

#### SUMMARY OF VOTES

Mayor Fitzgerald Yes

Council President Akervall Yes

Councilor Lehan Yes

Councilor West Yes

Councilor Linville Yes

Member Karr Yes

Member Bunn Yes

Member Hamm Yes

Member Legarza Yes

Member O'Neil Abstain

### PUBLIC HEARING/CITIZEN INPUT

Chair Karr read the conduct of hearing format into the record and opened the public hearing at 8:12 p.m.

There were no public comments.

### FY 2021-22 OPERATING BUDGET

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A. Department Presentations

**URBAN RENEWAL BUDGET MESSAGE**

**URBAN RENEWAL BUDGET PRESENTATION**

Keith Katko, Assistant Finance Director explained that the Urban Renewal Budget Message and Presentation were combined. He described the function and structure of the Urban Renewal Agency (URA) and its three plans along with the total requirements and Ending Fund balances via Power Point.

Chair Karr stated the City's URA had been wildly successful. The West Side and Year 2000 provided tremendous investment and expansion to the city that he did not believe the City could have found funding for otherwise. He was encouraged to see what would happen with the Coffee Creek Plan given the success of the other two urban renewal funds.

City Manager Cosgrove shared that at the City Council goal setting retreat, one goal discussed was an update to the Strategic Plan for the Urban Renewal Program, which would include the WIN Program, Coffee Creek, the East Side Plan, West Side Plan, Year 2000 Plan, as well as Basalt Creek, and possibly Town Center to consider how urban renewal might play a part in planning for the infrastructure and creating the community everyone desired. The return on investment for the Year 2000 and West Side Plan had been incredible and Council discussed celebrating with overlapping taxing districts to show the significant growth and value that had been created over the many years of the programs. The update would allow for a more strategic look at the urban renewal program going forward.

Mayor Fitzgerald asked the City Manager to highlight two of the paragraphs in his URA letter that was included in the budget proposal.

City Manager Cosgrove highlighted the following excerpts from his letter as follows:

The Year 2000 Plan District was formed in 1992 with a frozen tax base assessed value of \$44 million. In tax year 2020-21, the total assessed valuation of the area is estimated at approximately \$528 million, an increase of over 12 times the original amount. The Westside Plan District was formed in 2003 with a frozen tax base assessed value of \$16.5 million. In tax year 2020-21, the total assessed valuation of the area is estimated to be approximately \$715 million, nearly 43 times the frozen amount."

- He noted that arguments were often made about whether urban renewal was a good tool, but urban renewal was the only tool Wilsonville had available to create the community citizens desired. Some cities in Oregon have Enterprise Zones and other options based on their demographics. Urban renewal had been a very successful tool for the City, but it needed to be used responsibly, and Wilsonville had a great story to tell.

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Councilor West stated he had been critical of urban renewal, but in his two years on the Council, he had also come to see urban renewal as a useful tool. Urban renewal had a reputation for a reason but applying that reputation on all municipalities was not fair. He was impressed with how surgically and responsibly the City had used the program. He was glad the program was available and looked forward to voting to approve the proposed budget.

Chair Karr confirmed there were no other questions or comments and closed the public hearing at 8:30 p.m.

**URBAN RENEWAL COMMITTEE DELIBERATIONS**

A. Motion to approve the FY 2021-22 Urban Renewal Proposed Budget

**Motion:** Member O’Neil moved for approval of the 2021-22 Proposed Budget for the Urban Renewal Agency in the amount of \$62,266,300 and set the Increment Assessed Value in the West Side Plan District to approximately \$401,210,000 which will generate an estimated levy of \$5,000,000 and set the Increment Assessed Value in the Year 2000 Plan District to approximately \$322,000,000 which will generate an estimated levy of \$4,200,000; and levy the full amount of the “divide-the-taxes” amount for the Coffee Creek District. Member Bunn moved seconded the motion.

Councilor Lehan commented that years ago when she was testifying in Salem about potentially serious limitations being put on urban renewal, Former TVF&R Chief, Jeff Johnson, had testified that if every city handled urban renewal the way Wilsonville did, there would never be a problem with urban renewal, and TVF&R was one of Wilsonville’s overlapping taxing entities.

Chair Karr restated the motion.

**Vote:** Motion carried 10-0.

**SUMMARY OF VOTES**

Mayor Fitzgerald	Yes	Member Karr	Yes
Council President Akervall	Yes	Member Bunn	Yes
Councilor Lehan	Yes	Member Hamm	Yes
Councilor West	Yes	Member Legarza	Yes
Councilor Linville	Yes	Member O’Neil	Yes

Councilor Akervall expressed her appreciation to the Budget Committee for carefully digesting all the budget information and to Staff for creating the documents, noting the excellence in each City department.

Councilor Lehan added there were excellent photos throughout the budget binder.

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Councilor Linville echoed the comments of Councilor Akervall, adding she appreciated Chair Karr for doing an excellent job in guiding the Committee through the budget approval process over the years.

Mayor Fitzgerald acknowledged Chair Karr for his long service on the Budget Committee and for being an involved citizen, which she appreciated. She appreciated each citizen member of the Committee for being part of the budget process. She thanked Ms. Rodocker for her leadership at the City, and thanked the Council, Mr. Cosgrove, Mr. Katko, and Staff as well.

Chair Karr said he appreciated the comments, noting that after four years as chair, this was his last year as chair.

Mr. Cosgrove thanked Chair Karr and the citizen members of the Budget Committee, adding he appreciated all their time and the questions that were submitted.

**ADJOURNMENT OR RECESS MEETING UNTIL MAY 25, 2021**

The meeting was adjourned at 8:41 p.m.

Respectfully submitted,

DocuSigned by:  
*Kimberly Veliz*  
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Paula Pinyerd, ABC Transcription Services, LLC.  
for Kimberly Veliz, City Recorder