



## Urban Renewal Task Force

Meeting 2

04.07.2022

### **Kristin Akervall**

Chair, City Council

### **Stu Peterson**

Macadam Forbes

### **Susie Myers**

Capital Realty

### **Lauren Jones**

Capstone Partners

### **John Wynton**

ROIC

### **Alissa Mahar**

CCC

### **Cassandra Ulven**

TVF&R

### **Matt Craigie**

Washington County

### **Son Le Hughes**

WLWV School District

### **Andrew Karr**

Resident

### **Al Steiger**

Resident

### **Dick Spence**

Resident

### **Nancy Faubel**

Resident

### **Christine Reynolds**

Orrick - Public Finance /  
Resident

### **Kevin Ferrasci O'Malley**

Wilsonville Chamber

**Task Force attendees:** Kristin Akervall, Stu Peterson, Susie Myers, Lauren Jones, Matt Craigie, Andrew Kerr, Al Steiger, Dick Spence, Christine Reynolds, Alissa Mahar

**Staff:** Chris Neamtzu, Matt Lorenzen, Nancy Kraushaar, Zach Weigel

**Consulting Team:** Nick Popenuk, Ali Danko, Elaine Howard

Councilor Akervall welcomed the Task Force

The following information was presented:

- Status Update on Existing/Ongoing URAs
  - Coffee Creek – Nancy Kraushaar presented detailed information on the projects in the Coffee Creek Plan.
  - WIN Zones –Chris Neamtzu and Nick Popenuk presented information on the Twist Bioscience WIN Zone and some potential adjustments to the program.

### **Comments from Task Force members:**

#### **Coffee Creek**

Councilor Akervall: Are intersection improvements included in Garden Acres Road cost?

Nick: In original UR plan as one project cost. But over time, that project has been divided into sub phases.

Lauren Jones: Can someone give overview of what type of uses and scale of buildings that are allowed in this area? Would it make sense to prioritize aggregating some of the parcels so we have some more functional parcels?

Stu Peterson: Railroad underpass is a definite issue that needs to be addressed.



Stu: parcels are too small, narrow from north to south. Questions whether all the road connections in the Coffee Creek Plan are necessary in an industrial area.

Lauren: Pricing has gone up dramatically, 12% and more in just one year.

### **Potential new projects:**

- Add Ridder Road project – (also need to understand transit provider input)
- Add land acquisition as a project category to enable Agency response to acquire key opportunity sites. This is completed through a minor amendment. Once a property is identified for acquisition, the Plan will need to be amended again to identify the property being acquired.

### **WIN Zones**

#### Vetting Process

Chris Neamtzu reviewed the vetting process and the history from the Twist project.

Andrew Karr: Things to make sure we vet earlier in the process: Impact to Infrastructure, utilities, surrounding environment, surrounding community, economic benefit to city.

Matt Lorenzen: Do we want to institute something more formal? Or do vetting in informal work session with City Council. Still is fairly formal.

Councilor Akervall: In this case, it was successful to have an open dialogue. Want to make sure doing it in a way that provides for a meaningful dialogue.

Andrew Karr: Could utilize subset of community. Special invite to people who are on committees because they've shown a vested interested in city. Sooner in process that the vetting questions are addressed, the easier the process may go.

Matt Lorenzen: The objectivity of any incentive program is part of what makes it valuable. The certainty a user or developer can have informs decision making when evaluating a site. Political processes and subjectivity, the more uncertainty that we make our process, the value of the program may be compromised slightly. Not saying that we don't vet companies early on, just want to make sure that we understand the implications.

Andrew Karr: Companies would welcome a discussion early in the process than a save face at the end.



### Scoring System

The scoring system was reviewed with a question to the Task Force about the scoring allocated for an existing Wilsonville business. The question was whether the scoring allocates enough importance to supporting existing businesses.

Andrew Karr: Agree with comment about local business tenure. Don't know that a maximum score amount is necessary. You would still only be talking 10 points if a business has been in Wilsonville 20 years. Remove the max. Won't be too many businesses that have 100 years of business operations.

### **To do for follow up:**

Elaine to provide information on Affordable Housing URAs at a future meeting.

### **Coffee Creek**

- Consider Task Force recommendation for staff to update the project costs (We think not for the Strategic Plan but as an item for staff to do in the future and specially if new projects are added)
- consider Task Force recommendation on a minor amendment adding a new project: Ridder Road
- consider Task Force recommendation on a minor amendment to add strategic land acquisition as an eligible project in the Plan

### **WIN**

- Consider Task Force recommendation – to allow for a higher score for an established local Wilsonville business or no cap on scoring in this category.
- consider Task Force recommendation - to add a step in the process for more thorough vetting and public input i.e. public open house or review by other standing city committees
  - No formal amendments are required from these recommendations for the WIN program.