

Voter Approval of Urban Renewal Plans

(The following amendment shall be added as a section of Chapter VI of the Wilsonville City Charter.)

A. Reservation of Urban Renewal Agency Authority

The authority to activate a city urban renewal agency, to elect a method for exercising powers or to authorize it to exercise additional powers is reserved solely to the electors of Wilsonville and shall require the approval of city voters at a general election.

B. Definitions

As used in this Chapter:

1. SUBSTANTIAL CHANGE means any change proposed to be made to an existing urban renewal plan that:
 - a. Expands the boundary, duration, borrowing or spending authority of any plan; or,
 - b. Alters the basic purpose, engineering or financing principles of a voter-approved plan.
2. URBAN RENEWAL INDEBTEDNESS (URI) means debt incurred pursuant to an urban renewal plan where any portion of repayment is pledged from ad valorem taxes assessed within the city.
3. URBAN RENEWAL PLAN (PLAN) has the meaning given those terms in ORS Chapter 457 as it now exists or may hereafter be amended, or a similar plan adopted under any other provision of law.

C. Reservation of Urban Renewal Plan Authority

The city's authority to enact a new urban renewal plan, or make a substantial change to an existing plan, is reserved solely to the electors of the city. Any such proposal must be referred as a proposed ordinance for the approval of city voters at a primary or general election.

D. Financial Disclosures

Whenever an election required by this section authorizes new Urban Renewal Indebtedness, the city shall determine the information required to complete the public notice statements in subsections 1-5 of this section. Public Notice Statements shall be posted on the city website at least 45 days in advance of the election and mailed to city electors no more than ten days in advance of the distribution of ballots.

1. "ATTENTION VOTER: IMPORTANT INFORMATION ABOUT [insert local measure number]."
2. "If approved, this measure will authorize new Urban Renewal Indebtedness to fund development detailed in the Urban Renewal Plan. Repayment of such debt will come from projected increases in future property tax revenues that may occur within the plan area. These debt repayments may significantly reduce the amount of property tax revenues that would be otherwise available for police, fire and other public services within the City of Wilsonville for [insert maximum duration of URI, listed in years and months]."
3. "The maximum amount of new Urban Renewal Indebtedness permitted by this measure is [insert maximum new URI permitted by proposed plan or amendment]."
4. "The estimated amount of interest payable for this debt is [insert amount of estimated interest payments for the maximum amount of proposed new URI over lifespan of debt]."

5. If the maximum amount of the Urban Renewal Indebtedness is based upon a feasibility study associated with the Urban Renewal Plan, the notice shall inform the voters as follows: "The maximum amount of the Urban Renewal Indebtedness was set based on the assumption that [insert the number of new housing units utilized in the feasibility study to set the maximum amount of the Urban Renewal Indebtedness] additional housing units, [insert the number of new square footage of commercial space utilized in the feasibility study to set the maximum amount of the Urban Renewal Indebtedness] additional square feet of commercial space, and [insert the number of new square footage of industrial space utilized in the feasibility study to set the maximum amount of the Urban Renewal Indebtedness] square feet of industrial space would be built under the Urban Renewal Plan."

Public Notice Statements do not need to be mailed to city electors if included within the beginning of the explanatory statement of the proposed measure within the Voter's Pamphlet.

E. Non-substantial Changes to Plans

Changes that are not Substantial Changes to any plan may be approved by non-emergency ordinance of the city council. Such ordinances shall not go into effect for 90 days during which time the electors may invoke a referendum upon filing signatures of 5% of Wilsonville electors.

F. Retirement of Urban Renewal Debts

After the retirement of all Urban Renewal Indebtedness in existing plans, the City Council may either terminate the Urban Renewal Agency or allow it to remain active. If the agency remains active, the city council may entertain proposals for new plans under this section for up to four years. If no plans are approved by voters during this period, the City Council shall refer the following advisory question to the voters at the next regularly scheduled election: "Should Wilsonville retain an active, authorized urban renewal agency?" If a majority of voters support retaining the agency, the city may entertain proposals for plans for an additional four-year period at which point, if no plans have been approved the question shall be resubmitted to city voters. If the voters do not support retaining the urban renewal agency, the City Council shall terminate it in the manner required by law.

G. Miscellaneous provisions

This Chapter shall become immediately effective upon passage. If any provision of this Chapter is barred from operation by superior law, the other provisions shall remain unaffected. No measure referred to the electors pursuant to subsections A-E may be framed as an advisory measure, and no measure referred to electors pursuant to any part of this section shall be proposed in a manner that avoids the standards for neutral ballot titles under ORS 250.035 and the opportunity to seek judicial review for compliance.