

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on February 1, 2016 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 8:31 p.m.

Board Members present: Tim Knapp, Chair, and Board Members Fitzgerald, Stevens and Lehan. Board Member Starr was excused.

Staff included: Bryan Cosgrove, Executive Director; Barbara Jacobson City Attorney; Jeanna Troha, Assistant City Manager; Sandra King, City Recorder; Nancy Kraushaar, Community Development Director; Jon Gail, Community Relations Coordinator.

CALL TO ORDER

Chair Knapp called the URA meeting to order at 8:31 p.m. followed by roll call.

CITIZEN INPUT - There was none.

NEW BUSINESS

Ms. Jacobson read the title of URA Resolution No. 262 into the record.

A. **URA Resolution No. 262**

A Resolution To Amend The Year 2000 Urban Renewal Plan To Add Property, Remove Property And Add A Project, The Tenth Amendment. (Staff – Kraushaar)

Nancy Kraushaar prepared and presented the staff report.

On November 7, 2014, the City Council of the City of Wilsonville adopted the October 27, 2014 Urban Renewal Strategic Plan (the “Strategic Plan”) which recommends:

- Removing acreage from existing urban renewal areas in order to be able to create a new urban renewal area in the Coffee Creek Industrial Area;
- Moving the “Old Town Escape” Project from the West Side Urban Renewal Plan to the Year 2000 Urban Renewal Plan to enable project implementation; and
- Reallocating funding for “livability projects” to Town Center planning.

This type of amendment is considered a minor council approved amendment pursuant to Section 1200 of the Plan. URA Resolution No. 262, attached hereto, adopts the proposed minor amendment to the Year 2000 URA and directs the amendment be forwarded to the City Council for adoption. The resolution includes Exhibit A that provides the text for the 10th Amendment and Exhibit B, the Report on the 10th Amendment.

Upon adoption, the boundary of the Year 2000 Urban Renewal Area will be modified to remove and add property (as indicated in Exhibit B to the resolution which includes maps of the tax lots to be added and removed from the boundary). Additionally, upon adoption of this resolution the “Old Town Escape” project, which has been removed from the West Side Urban Renewal Plan, will be added to the Year 2000 Plan. These actions will free up acreage to allow the creation of an urban renewal area in the Coffee Creek Industrial Area and provide \$7 million for the “Old Town Escape” project implementation between Boones Ferry Road and Kinsman Road.

This amendment will not be effective until the Substantial Amendment to the West Side Plan has been recorded with Clackamas County around March 2, 2016. Termination of this Plan is anticipated for fiscal year 2020-21.

Mayor Knapp declared he owned commercial/industrial property adjacent to one of the potential Old Town escape routes and he would abstain from the vote in an abundance of caution for that reason.

Ms. Fitzgerald asked how the increase in assessed valuation compares to results in other cities urban renewal areas.

Ms. Howard explained the Year 2000 Plan, created in May 1992, experienced impressive growth in the area that far exceeds growth in other urban renewal areas. The City could have received more revenues over the years; however, the City declined to receive those revenues by limiting the amount of revenues to \$4 million per year which has allowed the different taxing jurisdictions to gain from the increased value in the area since the under levying began. Because of the success of the urban renewal area and the ability to under levy the amount of money coming from urban renewal other taxing districts benefited (TVF&R, School District, Education School District, Port of Portland, Metro, Clackamas County and the City, OSU Extension Service and Vector Control).

Motion: Board Member Fitzgerald moved to adopt URA Resolution No. 262. Board Member Stevens seconded the motion.

Vote: Motion carried 3-0-1 Abstain Mr. Knapp.

CONSENT AGENDA

A. Minutes of the December 7, 2015 URA Meeting. (staff – King)

Motion: Board Member Stevens moved to adopt the Consent Agenda. Board Member Lehan seconded the motion.

Vote: Motion carried 4-0.

ADJOURN

The URA meeting adjourned at 8:47 p.m.

Respectfully submitted,

Sandra C. King, City Recorder

ATTEST:

Tim Knapp, Chair