

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on December 7, 2015 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 8:53 p.m. Board Members present: Tim Knapp, Chair, Board Members Starr, and Stevens. Board Members Fitzgerald and Lehan were excused.

Staff included: Bryan Cosgrove, Executive Director; Barbara Jacobson, City Attorney; Jeanna Troha, Assistant City Manager; Sandra King, City Recorder; Kristin Retherford, Urban Renewal Manager; and Jon Gail, Community Relations Coordinator.

CITIZEN INPUT - There was none.

NEW BUSINESS

A. URA Resolution No. 261

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Staff To Take Necessary Steps To Create A Coffee Creek Urban Renewal District.

Ms. Jacobson read the title of the Resolution into the record.

Ms. Retherford provided the staff report. The City's Urban Renewal Strategic Plan recommends creating an urban renewal district for the Coffee Creek Industrial Area. The City's Urban Renewal Task Force convened on June 30, 2015, affirmed that the proposed project list for a Coffee Creek urban renewal district is consistent with their expectations and the Urban Renewal Strategic Plan, and supported placing a ballot measure for an advisory vote on the November 2015 ballot.

Upon receiving this recommendation, Wilsonville City Council approved Resolution No. 2549 at their August 3, 2015 meeting. The resolution referred the Ballot Title "Vote on forming a Coffee Creek Urban Renewal District" to the citizens of Wilsonville for an advisory vote. On November 3, 2015, the citizens of Wilsonville voted in support of the Ballot Title.

By approving URA Resolution No. 261, the Urban Renewal Agency will provide staff with needed authority to begin creating a Coffee Creek Urban Renewal District in accordance with the terms set forth in the explanatory statement to Ballot Measure 3-468.

These terms include a maximum indebtedness of \$67 million to fund proposed public infrastructure projects including:

- ♦ Kinsman Road extension, including water, sewer and storm pipelines
- ♦ Day Road and sewer line improvements
- ♦ Ridder and Clutter Roads improvements and sewer pipeline
- ♦ Garden Acres Road improvements
- ♦ East-West connection (Java Road)
- ♦ Grahams Ferry Road improvements, including water, sewer, and storm pipelines
- ♦ Fiber Conduit
- ♦ Grahams Ferry Road Rail Undercrossing

The anticipated urban renewal district boundary measures approximately 264 acres and generally includes the area south of Day Road, east of Grahams Ferry Road, north of the Clackamas County/Washington County boundary, and west of 95th Avenue. This boundary may be modified slightly if and when an urban renewal plan is created. Any modifications would be taken through a full public process for input and revision during the creation of the new district.

Upon authorization of this resolution, next steps would include finalizing the boundaries of the Coffee Creek Urban Renewal District, establishing the final project list, preparing an urban renewal plan and report, public outreach and input, outreach to affected taxing districts, a Planning Commission hearing and a public hearing before the City Council. The goal is to have the plan in place by August 2016.

The public infrastructure projects to be funded by the district are projected to result in private investment that will increase the assessed value of the proposed urban renewal district from approximately \$62 million to approximately \$790 million, and increase property tax revenue for Wilsonville and other taxing agencies within the district after the debt is paid off and the district is retired.

Mr. Starr commented it was important for the public to know the sunset date, dollar amounts and the projects to be accomplished by the district.

Ms. Retherford added the Task Force thoroughly vetted the proposed district and provided strong guidelines and recommendations regarding the creation of the new urban renewal district, and what the funding could be used for.

Chair Knapp stated the evolving discussion on the Basalt Creek area suggests that the Kinsman Road may not be built north of Day Road; did this influence what is being done south of Day Road in the Coffee Creek district?

Ms. Retherford responded staff has been looking closely at the Kinsman alignment in the Coffee Creek area and determined the southern portion of that alignment is not feasible because of where it lies geographically next to the BPA property and Republic Services operations. Staff was investigating whether or not an exit on the north side from Kinsman is necessary, and additional engineering work is looking at Garden Acres and the intersection of Grahams Ferry Road, and Garden Acres and Day Road, and whether improvements might be constructed that could make that the north-south conduit through the area as opposed to Kinsman Road.

Chair Knapp asked if the listing of a Kinsman Road extension raised unrealistic expectations for the private sector, and are the infrastructure improvements adequately covered if the Garden Acres alternative is used.

Ms. Retherford responded the infrastructure improvements and costs are adequately covered. The sewer line planned for Kinsman Road would continue to be needed. Engineering analysis would continue as the plan is developed. The road could potentially be removed from the urban renewal plan; however, it is appropriate to keep it on this list at this time, because we don't have all of those answers. An amendment to the Transportation System Plan would be needed if the Kinsman Road alignment was removed and if the alignment of Garden Acres was changed at

that intersection. There are multiple steps that need to happen between now and adoption of the plan.

Motion: Ms. Stevens moved to adopt URA Resolution No. 261. Mr. Starr seconded the motion.

Ms. Stevens said she was looking forward to the development of the area and to the jobs that will be brought to the City.

Chair Knapp agreed, he was excited with the possibility and moving this area towards productive use.

Vote: Motion carried 3-0.

CONSENT AGENDA

The Consent Agenda items were read into the record by Ms. Jacobson.

A. Minutes of the November 2, 2015 URA Meeting.

Motion: Ms. Stevens moved to approve the Consent Agenda. Mr. Starr seconded the motion.

Vote: Motion carried 3-0.

ADJOURN

The URA meeting adjourned at 9:05 p.m.

Respectfully submitted,

Sandra C. King, City Recorder

ATTEST:

Tim Knapp, Chair