

**CITY OF WILSONVILLE  
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on November 2, 2015 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 8:13 p.m. Board Members present: Tim Knapp, Chair, Board Members Fitzgerald and Lehan. Board Members excused included Ms. Stevens and Mr. Starr.

Staff included: Bryan Cosgrove, Executive Director; Mike Kohlhoff, City Attorney; Jeanna Troha, Assistant City Manager; Sandra King, City Recorder, Cathy Rodocker; and Assistant Finance Director.

**CITIZEN INPUT**

There was none.

**PUBLIC HEARING**

A. **URA Resolution No. 260**

A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2015-16

Chair Knapp opened the public hearing at 8:14 p.m. and read the hearing protocol.

Cathy Rodocker, Assistant Finance Director, presented the staff report. Oregon's Local Budget Law allows the URA Board to amend the adopted budget for an occurrence or condition that was not known at the time the budget was adopted. The Fiscal Year 2015-16 Budget was adopted by the Agency on June 1, 2015. The following supplemental budget adjustment amends the current budget to appropriate unused budgeted capital project funds from Fiscal Year 2014-15.

The Eastside Urban Renewal district will recognize the remaining funds from Fiscal Year 2014-15 for the Murase Mound Re-grade project (\$161,700). This project is anticipated to be completed this fiscal year. The Westside Urban Renewal district will recognize the remaining funds from Fiscal Year 2014-15 for the recently completed Barber Street to Kinsman project (\$107,000) and the remaining funds of the Villebois Park Improvements-Montague (\$45,494).

Chair Knapp invited public testimony, hearing nothing he closed the public hearing at 8:20 p.m.

**Motion:** Board Member Lehan moved to adopt URA Resolution No 260. Ms. Fitzgerald seconded the motion.

**Vote:** Motion carried 3-0.

**NEW BUSINESS**

A. Sale of surplus Tooze Road Property

Mr. Kohlhoff provided the staff report. At the last Council meeting the Council made the recommendation to the Urban Renewal Agency and Board to approve the sale of the surplus Tooze Road property for the sale price of \$5,150,000 to Polygon WLH LLC, subject to the form and review by the City Attorney's office of the purchase and sale contract. Staff has negotiated some different terms since the initial purchase and sale contract came to the Council, the earnest money amount has increased from the initial \$257,000 to \$325,000. Mr. Kohlhoff recommended if the Agency Board approves the purchase and sale contract, that it be approved subject to the City Attorney's office approving the form and finalizing the negotiations.

**Motion:** Ms. Fitzgerald moved to accept the bid submitted by Polygon William Lyon Homes LLC in the amount of \$5,150,000 subject to the final form of the purchase and sale agreement as described by the City Attorney. Ms. Lehan seconded the motion.

Chair Knapp explained this property was secured by the Agency for a future grade school in the Villebois area and it turned out that during the economic downturn the school could not be built in that location and the school site was relocated to its present location (Lowrie Primary School), making the Tooze Road property surplus. The Agency hoped to return the property to the private sector on a basis that was a profit for the Agency and public. The bid received was \$1 million more than what the Agency paid for the parcel. It is anticipated the use of the property will be for residential development.

Ms. Fitzgerald asked for clarification on the distribution of bids and the results.

Mr. Kohlhoff stated the bids were broadly distributed, to the Homebuilders and the developers in the area, with seven companies expressing interest; however they backed off due to the minimum bid price of \$4.15 million.

Ms. Lehan provided a historical point of reference noting the property had been the Ed Bishoff property.

**Vote:** Motion carried 3-0.

## **CONSENT AGENDA**

A. Minutes of the July 20, 2015 URA Meeting.

**Motion:** Ms. Lehan moved to adopt the Consent Agenda. Ms. Fitzgerald seconded the motion.

**Vote:** Motion carried 3-0.

**ADJOURN**

Chair Knapp adjourned the URA meeting at 8:29 p.m.

Respectfully submitted,

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Sandra C. King, City Recorder

ATTEST:

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Tim Knapp, Chair