

**CITY OF WILSONVILLE  
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on February 19, 2015 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 8:56 p.m. Board Members present: Tim Knapp, Chair, Board Members Starr, Fitzgerald, and Lehan. Ms. Stevens was excused.

Staff included: Bryan Cosgrove, Executive Director; Barbara Jacobson, Assistant City Attorney; Jeanna Troha, Assistant City Manager; Sandra King, City Recorder; and Kristin Retherford, Economic Development Coordinator.

**CITIZEN INPUT** – There was none.

**NEW BUSINESS**

**A. URA Resolution No. 253**

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Staff To Initiate A Substantial Amendment To The West Side Urban Renewal Plan To Increase Maximum Indebtedness And To Begin A Feasibility Study For A New Urban Renewal Area In The Coffee Creek Industrial Area. (Staff – Retherford)

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

Chair Knapp stated he did not have a conflict of interest, either potential or actual, but to avoid any perception that the strategy being considered put into motion plans that could eventually result in an action for a future Old Town escape road project, which could be perceived to affect his business interests, he recused himself and passed the gavel to Mr. Starr to chair the meeting and moved to the audience.

Ms. Retherford presented the staff report. The Wilsonville West Side Urban Renewal Plan (the “Plan”) was adopted in November 2003 with a \$40 million maximum indebtedness level. Based on recommendations made in the City’s adopted Urban Renewal Strategic Plan, the West Side Urban Renewal Area’s (URA) maximum indebtedness should be increased from \$40 million to at least \$49.4 million to fund contractually obligated projects. This increase in maximum indebtedness is needed due to low initial cost estimates at the time the urban renewal area was created and due to projects, such as the Boeckman Road extension, which cost much more than originally estimated due to construction occurring at the peak of the real estate and construction boom.

Staff is seeking authorization at this time to begin the process of substantially amending the West Side Urban Renewal Plan in accordance with the recommendations made in the Urban Renewal Strategic Plan adopted in 2014. Upon authorization, staff will first solicit consulting services for this work effort with the goal of completing the substantial amendment in the fall of 2015.

The West Side Plan projects recommended for completion in the Urban Strategic Plan that would be included in this substantial amendment are:

- Barber Street Extension (under construction)
- Tooze Road improvements
- Brown Road improvements
- Villebois Parks
- Water SDC reimbursements for residential sprinkler systems

Staff also seeks authorization to undertake a feasibility study for establishing an urban renewal area in the Coffee Creek Industrial Area and recommends combining this effort with the substantial amendment work into one consulting contract.

Once a consultant is on board, Staff will move forward with preparing minor amendments to move the Old Town Escape project from the West Side URA project list and add it to the Year 2000 project list and boundary and to also remove unneeded acreage from each urban renewal district to free up acreage for a new urban renewal area.

Approval of URA Resolution No. 253 will authorize staff to begin work to substantially amend the West Side URA Plan and develop a feasibility study for a URA in the Coffee Creek Industrial Area.

These efforts are expected to be complete the fall of 2015.

The Urban Renewal budget includes \$60,000 for professional services. The adopted 2014/15 CIP budget has allocated \$105,000 under project number 3002 for Coffee Creek Area Planning, including an urban renewal feasibility study among other planning activities. Between these two funding sources there is sufficient appropriated budget to begin work on these efforts.

Approval of resolution will allow staff to move forward with the process of increasing the maximum indebtedness for the West Side Urban Renewal Plan.

Ms. Fitzgerald asked if the feasibility study was a several month process.

Ms. Retherford explained it was. There was a good deal of financial analysis that will occur, the consultant will need to look at each of the existing tax lots within the Coffee Creek area to learn what their current assessed value is, what kind of development might occur or be likely, what the timing would be for the development, what the growth in assessed value would be over the life of the district, the kinds of project would be funded, and how much money would be needed to fund those projects.

Mr. Starr asked how the Urban Renewal Strategy would affect the closure of the east side plan (Year 2000 Plan) from a time perspective if we did or did not do it.

Ms. Retherford clarified the substantial amendment is for the West Side Plan. The closure of this district is anticipated for around 2025 with increase the in maximum indebtedness. There will not be a significant delay in closure of this district; rather the increased indebtedness will allow the completion of the projects included in that plan

Mr. Starr asked for an explanation on how the creation of a Coffee Creek urban renewal district would occur.

Ms. Retherford said the first urban renewal plan that will be closed is the Year 2000 Plan on the east side of town, that Plan is anticipated to close around 2020-2021. It may be possible to create a new urban renewal district for the Coffee Creek area without having to completely close the Year 2000 Plan by removing acreage from the existing urban renewal districts that is nonproductive or in public ownership, and then annexing acreage in Coffee Creek to balance the acreages contained in urban renewal districts. Closing the current districts is not crucial to creating a new district for Coffee Creek. The West Side District would be stabilized for the next ten years; with the Year 2000 Plan ramping down over the next five years; and the creation of a new Coffee Creek district sometime in the next five years.

**Motion:** Ms. Lehan moved to approve URA Resolution No. 253. Ms. Fitzgerald seconded the motion.

Ms. Fitzgerald thought this was the best way to get to the vitality of the future development.

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

### **CONSENT AGENDA**

A. Minutes of the January 5, 2015 and January 22, 2015 URA Meetings.

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

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

### **ADJOURN**

The URA meeting adjourned at 9:06 p.m.

Respectfully submitted,

---

Sandra C. King, City Recorder

ATTEST:

---

Scott Starr, Vice Chair