

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on January 22, 2015 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 8:44 p.m. Board Members present: Tim Knapp, Chair, Board Members Starr, Fitzgerald, Stevens, and Lehan.

Staff included: Bryan Cosgrove, Executive Director; Mike Kohlhoff, City Attorney; Jeanna Troha, Assistant City Manager; Sandra King, City Recorder; and Kristen Retherford, Economic Development Manager.

CALL TO ORDER

Chair Knapp called the URA meeting to order at 8:44 p.m. followed by roll call.

CITIZEN INPUT - There was none.

NEW BUSINESS

A. URA Resolution No. 252

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The Executive Director To Accept Title To The Property Located At 11650 SW Tooze Road. (staff – Retherford)

Mr. Kohlhoff read the title of URA Resolution No. 252 into the record, and noted the presentation to the City Council may be brought forward for the URA meeting record.

Ms. Retherford presented the staff report. In 2006 the City, through its Urban Renewal Agency, acquired property located at 11650 SW Tooze Road (tax lot 3S1W15 01100) for a new west-side primary school in Villebois. This acquisition is identified as a project in the West Side Urban Renewal Plan, and is part of an agreement between the West Linn-Wilsonville School District to exchange 10 acres of City-owned land in the Villebois area for 10 acres of District-owned land east of the City at Advance Road so that the District can construct a primary school and the City can construct sports fields.

Subsequent to this purchase, the proposed school site was relocated to the east side of the Villebois neighborhood and the Urban Renewal Agency acquired an alternate school site in 2011. This change in location was due to the slow-down in the economy which affected the pace of development in the Villebois and the installation of necessary infrastructure. Meeting the District's schedule for opening the school at the original location would have required several million dollars of public investment to expedite the installation of critical infrastructure. Relocating the school to an area that was already served with much of the needed infrastructure became a more cost-effective and expeditious option.

While this property was purchased by the Urban Renewal Agency using urban renewal funds, the authorizing resolution, URA Resolution No. 144, allowed title of the acquired property to be

vested with the City of Wilsonville. At the time of this acquisition, it was anticipated that the City would be exchanging this property for property owned by the West Linn-Wilsonville School District, and it made sense that title be taken in by the City as party to this anticipated future exchange.

Given that circumstances have changed over the years, and this property is no longer the subject of an exchange agreement, it is appropriate to transfer title of this property to the Urban Renewal Agency. The original acquisition funds were from the West Side Urban Renewal Area and future sale proceeds should revert to this urban renewal area as program income. Conveying title to the Urban Renewal Agency will streamline accounting efforts related to a future sale and capture of program income, as well as annexation processes, land use activities, and property disposition efforts.

This property was annexed into the City of Wilsonville in December 2014, which is expected to add value to the property and expedite disposition of the property at the time the Urban Renewal Agency Board chooses offer the property for sale.

During the City Council meeting, Mayor Knapp commented the title transfer did not change the percentages of property included in either urban renewal area district.

Motion: Ms. Fitzgerald moved to approve URA Resolution No. 252. Ms. Stevens Seconded the motion.

Vote: Motion carried 5-0.

ADJOURN

The URA meeting adjourned at 8:46 p.m.

Respectfully submitted,

Sandra C. King, City Recorder

ATTEST:

Tim Knapp, Chair