

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY
NOVEMBER 3, 2014**

The Urban Renewal Agency held a regular meeting on Monday, November 4, 2014 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 10:25 p.m. Board Members present:

Mr. Knapp, Chair
Mr. Starr
Mr. Goddard - excused
Ms. Fitzgerald
Ms. Stevens

Chair Knapp recused himself from the discussion and moved from the dais to the audience.

Staff included: Bryan Cosgrove, Executive Director; Mike Kohlhoff, City Attorney; Jeanna Troha, Assistant City Manager; Kristin Retherford, Economic Development Manager; and Sandra King, City Recorder, Nancy Kraushaar, Community Development Director, and Jon Gail, Community Information Coordinator.

CALL TO ORDER

Mr. Starr called the URA meeting to order at 10:25 p.m. followed by roll call.

CITIZEN INPUT -

Tim Knapp indicated he originally spoke against the URA Strategic Plan; however he thought the two modifications made to the Strategy by the Task Force to include the Old Town Escape, and the Redevelopment of Town Center were appropriate. He felt he could support the strategy and he encouraged the Agency to adopt the resolution.

NEW BUSINESS

A. URA Resolution No. 250

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Recommending That The City Council Adopt The Urban Renewal Strategic Plan As Recommended By The Urban Renewal Task Force (staff – Retherford)

Mr. Kohlhoff read the title of URA Resolution No. 250 into the record.

Kristin Retherford presented the staff report. Following the City Council's August 4, 2014 discussion of the draft Urban Renewal Strategic Plan ("Plan"), staff reconvened the Urban Renewal Task Force ("Task Force") on September 23, 2014 to revisit two of the recommendations outlined in the Plan. It should be noted that a number of Task Force members

were unable to attend this meeting and that the two revisions recommended on September 23 were not made by the full body of the Task Force.

The first issue revisited by the Task Force was whether or not urban renewal should be used to fund any portion of the project known as the **Old Town Escape**. The original Task Force recommendation was to remove this project from the list of projects to be funded with Urban Renewal. At the September 23, 2014 meeting, the Task Force discussed growing traffic issues in and around Old Town and how this area of the City would benefit from construction of this project sooner, rather than later. Additionally, the Task Force discussed the improving economic climate, growing developer interest in industrial land, and that this area may be ready for development much sooner than anticipated during earlier Task Force meetings.

After discussing these additional considerations, the Task Force revised their initial recommendation. The new Task Force recommendation is to move the Old Town Escape project from the West Side Plan to the Year 2000 Plan through a minor amendment so that up to \$7 million of project costs could be funded using urban renewal. The Task Force also recommended reducing the planned urban renewal funding by \$2 million for the project called “Old Town Streets and Streetscapes” that is identified in the Year 2000 Plan.

The Task Force expressed particular interest in funding preliminary engineering for the Old Town Escape while stating that urban renewal should not fund the entire cost of the project. Urban renewal should be used in conjunction with other funding sources and the developer or land owner should be responsible for an equitable portion of the project cost. The Task Force did not identify an exact amount of urban renewal funding for this project. Rather, they recommended a “not to exceed” amount of \$7 million so that no increase in maximum indebtedness is needed for the Year 2000 Plan, with the final urban renewal contribution to this project to be established by City Council through a development agreement.

The second issue revisited by the Task Force was the use of urban renewal to fund concept planning for **Town Center redevelopment**. The Task Force revised their previous recommendation by taking \$275,600 in funding previously allocated under “Livability Projects” in the Year 2000 Plan, and re-allocating this amount for Town Center concept planning.

Prior Task Force recommendations remain unchanged. Their recommendations are as follows:

West Side Plan:

- Amend plan to increase maximum indebtedness from \$40 million to \$49.4 million, to allow funding of the critical infrastructure projects that the city is contractually obligated to fund.
- Formal concurrence of overlapping taxing districts is not required for this amendment, and should not be sought.
- Following precedent from previous plan amendment processes, do not seek an advisory vote of the public.
- Do not add any new projects to the project list; doing so would increase the life of the district and require a larger increase in maximum indebtedness.
- Do not fund the Old Town Escape project with West Side Plan TIF dollars.

Year 2000 Plan:

- Close down the area in a phased approach that limits negative compression impacts on the West Linn – Wilsonville School District
- *As revised on September 23, 2014, move the Old Town Escape project from the West Side Plan to the Year 2000 Plan and fund up to \$7 million of this project using Year 2000 Plan urban renewal, with the exact amount of funding to be determined by a development agreement.*
- *As revised on September 23, 2014, reduce the amount of funding allocated to Old Town Streets and Streetscapes by \$2 million.*
- *As revised on September 23, 2014, re-allocate \$275,600 for Livability Projects to Town Center Concept Planning. Use Urban Renewal Program Income as a funding source to contribute to Town Center redevelopment activities.*

Coffee Creek Industrial Area:

- Pursue feasibility analysis and planning for a new urban renewal area to fund critical infrastructure in Coffee Creek.
- Remove land from the Year 2000 and/or West Side plans as necessary to free up sufficient acreage for the proposed Coffee Creek urban renewal area.
- Following precedent, as this is a new urban renewal area formation process, pursue citywide advisory vote during plan adoption.
- Pursue formal concurrence of overlapping taxing districts during plan adoption.
- The use of TIF should be limited to development-supportive infrastructure projects

Frog Pond Area:

- Do not pursue feasibility analysis and planning for a new urban renewal area for Frog Pond at this time. Re-evaluate after the master planning effort is completed.

The revisions noted above have been incorporated into the Plan which is included with the URA Resolution No. 250.

Upon the Agency Board's approval of URA Resolution No. 250, Staff will present the Plan to the City Council with the Agency Board's recommendation that City Council adopt the Plan.

This process included four Task Force meetings, one public open house, and stakeholder interviews, including interviews with affected taxing districts.

Adoption of the Urban Renewal Strategic Plan will provide staff with guidance in managing future urban renewal activities in the City. It will expedite completion of projects in the West Side URA by increasing maximum indebtedness and will chart a course for closure of the Year 2000 URA Plan. It will also set the framework for staff to pursue developing a new URA in the Coffee Creek Industrial Area to spur economic development.

Motion: Ms. Fitzgerald moved to adopt URA Resolution No. 250 with an amendment to Section 2 to read "Agency Board recommends that the Wilsonville City Council adopt the *Urban Renewal Strategic Plan* attached hereto as Exhibit A *including revised appendices* and incorporated by reference as if fully set forth herein as the official Ms. Stevens seconded the motion.

Vote: Motion carried 3-0.

CONSENT AGENDA

Mr. Kohlhoff read the Consent Agenda item for the record.

- A. Minutes of the September 4, 2014 URA Meeting.

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

Vote: Motion carried 3-0.

ADJOURN

The URA meeting adjourned at 10:31 p.m.

Respectfully submitted,

Sandra C. King, City Recorder

ATTEST:

Tim Knapp, Chair