

**CITY OF WILSONVILLE**

**URBAN RENEWAL AGENCY**

**OCTOBER 7, 2013 7 P.M.**

**WILSONVILLE CITY HALL  
29799 SW TOWN CENTER LOOP EAST**

*Immediately Following the City Council Meeting*

*Tim Knapp, Chair*

*Board Member Julie Fitzgerald  
Board Member Richard Goddard*

*Board Member Susie Stevens  
Board Member Scott Starr*

**AGENDA**

**7:00 P.M. CALL TO ORDER**  
A. Roll call

**CITIZEN INPUT**

**NEW BUSINESS**

- A. **URA Resolution No. 235**  
A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Recommending That The City Council Amend The Year 2000 Plan Urban Renewal District Boundaries To Reduce Acreage. (staff – Kohlhoff)
- B. **URA Resolution No. 236**  
A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Recommending That The City Council Amend URA Resolution No. 234 To Include A Sixth Single-Property Urban Renewal District To Be Called The Building 83-26440 SW Parkway Avenue TIF Zone. (staff – Kohlhoff)

**CONSENT AGENDA**

- A. Minutes of the September 5, 2013 URA Meeting. (staff – King)

**ADJOURN**



**URBAN RENEWAL AGENCY MEETING  
STAFF REPORT**

<p><b>Meeting Date:</b> October 7, 2013</p>		<p><b>Subject: URA Resolution No. 235</b> A resolution of the Urban Renewal Agency of the City of Wilsonville recommending City Council amend the Year 2000 Plan to reduce district size and add the Canyon Creek Road South alignment</p> <p><b>Staff Member:</b> Kristin Retherford, Economic Development Manager</p> <p><b>Department:</b> Community Development</p>	
<p><b>Action Required</b></p> <p><input type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing Date:</p> <p><input type="checkbox"/> Ordinance 1<sup>st</sup> Reading Date:</p> <p><input type="checkbox"/> Ordinance 2<sup>nd</sup> Reading Date:</p> <p><input checked="" type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Information or Direction</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Council Direction</p> <p><input type="checkbox"/> Consent Agenda</p>		<p><b>Advisory Board/Commission Recommendation</b></p> <p><input checked="" type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input type="checkbox"/> Not Applicable</p> <p><b>Comments:</b> This Minor Amendment would remove one parcel from The Year 2000 Plan area that does not create tax increment revenue and add a missing segment of the Canyon Creek Road South alignment, which is described in The Year 2000 Plan.</p>	
<p><b>Staff Recommendation:</b> Staff recommends that the Urban Renewal Agency adopt URA Resolution No. 235.</p>			
<p><b>Recommended Language for Motion:</b> I move to approve URA Resolution No. 235.</p>			
<p><b>PROJECT / ISSUE RELATES TO:</b></p>			
<p><input checked="" type="checkbox"/> Council Goal: "D. Develop, Adopt and Begin Implementation of a Comprehensive Economic Development Strategy."</p>		<p><input type="checkbox"/></p>	

**ISSUE BEFORE THE URA BOARD:**

Should the urban renewal agency approve a resolution to to amend the boundary of The Year 2000 Plan to reduce the district size in order to free up acreage for the creation of five proposed TIF Zones while allowing the City to stay under the 25 percent urban renewal acreage limitation required by ORS 457? Additionally, this Minor Amendment will add a

segment of the Canyon Creek Road South alignment missing from the Plan boundary as a scrivener's error, but fully-described in the text of the Plan.

**EXECUTIVE SUMMARY:**

ORS 457 mandates that no more than 25 percent of a City's acreage can be included in urban renewal areas. With adoption of the proposed TIF Zones, the City will be close to the maximum acreage allowed by statute. By removing the Wilsonville High School parcel, which is publicly owned and produces no tax increment, the City can reduce sufficient acreage to allow the creation of the proposed TIF Zone urban renewal areas.

The proposed boundary reduction will remove tax lot 31W13 00100, which is 60.5 +/- acres and is the site of Wilsonville High School. The proposed boundary change will also add approximately 1.72 acres corresponding to the Canyon Creek Road South alignment. This project is described in Section 601(A)(2) as extending from Boeckman Road to Vlahos and the intersection with Town Center Loop, however the original legal description for the Plan boundary failed to include a small portion of the project area. This project is budgeted in the City's adopted 2013/2014 budget as Project 4184, and design will commence this fiscal year. The attached resolution seeks to remedy a scrivener's error to the original Plan legal description by adding this segment to the Plan boundary in order to allow Project 4184 to proceed as planned and budgeted.

**EXPECTED RESULTS:**

The Urban Renewal Agency Board's recommendation that the City Council amend The Year 2000 Plan district boundary by reducing and adding acreage as referenced above will facilitate the City's compliance with ORS 457 while allowing creation of five proposed TIF Zones and capital Project 4184 to move forward this fiscal year.

**TIMELINE:**

Upon Urban Renewal Agency Board approval of this resolution, staff will take the item to City Council for approval at their second meeting in October 2013.

**CURRENT YEAR BUDGET IMPACTS:**

None.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: JEO \_\_\_\_\_ Date: 9/23/13 \_\_\_\_\_

There is no financial impact.

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK \_\_\_\_\_ Date: 9/23/13 \_\_\_\_\_

Approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:** N/A.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

Approval of this resolution will allow the community to create five proposed TIF Zones while staying in compliance with ORS 457 and complete Project 4184.

**ALTERNATIVES:** N/A

**EXECUTIVE DIRECTOR COMMENT:**

**ATTACHMENTS**

Attachment: Resolution No. 235

**URA RESOLUTION NO. 235**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RECOMMENDING THAT THE CITY COUNCIL AMEND THE YEAR 2000 PLAN URBAN RENEWAL DISTRICT BOUNDARIES TO REDUCE ACREAGE.**

WHEREAS, The Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") Section 1200 "Procedures for Changes or Amendments in the Approved Urban Renewal Plan" states that,

"The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time; or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate."; and

WHEREAS, Sections 1201 and 1202 of the Plan provide that the Agency and the City Council can approve Minor Amendments to the Plan by resolution; and

WHEREAS, the removal of acreage from the Plan boundary that does not significantly alter the Goals and Objectives of the Plan is considered a Minor Amendment under Section 1202 of the Plan; and

WHEREAS, Section 1204 of the Plan considers additions of land "not more than one percent (1%) of the existing area of the Urban Renewal Area" to be a Minor Amendment rather than a Substantial Amendment; and

WHEREAS, ORS 457.220(3) states that "No land equal to more than 20 percent of the total land area of the original plan shall be added to the urban renewal areas of a plan by amendments"; and.

WHEREAS, there have been numerous changes in the residential, industrial and commercial development of the community and the Plan area since adoption of the Plan by Ordinance No. 373 in 1990; and

WHEREAS, Minor Amendments approved under URA Resolutions 32 and 59 have added a total of 11.22 acres to the Plan area, which equals 1.3% of the original Plan area; , and

WHEREAS, Minor Amendments approved under URA Resolutions 99, 102, 118 and 176 have removed acreage from the Plan area, resulting in current acreage of 629 acres; and

WHEREAS, the Agency finds it is in the best interest of the public to further reduce the size of the Plan area to reduce acreage to remain under the City-wide 25% urban renewal acreage cap required under ORS 457; and

WHEREAS, tax lot 31W13 00100 is 60.5 +/- acres and is the site of Wilsonville High School; and

WHEREAS, this tax lot is publicly owned and produces no tax increment; and

WHEREAS, Section 601(A)(2) of the Plan describes the Canyon Creek South road project from "Boeckman Road, south to Wilsonville Road. Includes intersection with Town Center Loop East, modifications to Vlahos Drive and storm drain; and

WHEREAS, this section was amended by URA Resolution No. 117 on August 30, 2004 to include "Necessary activities required to carry out the Plan may occur immediately outside of the Urban Renewal Area"; and

WHEREAS, the legal description for the Plan does not include that section of the road alignment between Canyon Creek Road South at its current southern terminus at the south end of the Renaissance Homes development to the east and Vlahos Drive (Exhibit A); and

WHEREAS, it has been established that this area was never included in the original legal description and map for the Plan; and

WHEREAS, due to the specific text reference in the Plan, the absence of this area from the Plan's original legal description and map ~~isare~~ determined to be a scrivener's error; and

WHEREAS, the Canyon Creek Road South project to Vlahos Drive and Town Center Loop will be designed in Fiscal Year 2013/14 and is included in the City of Wilsonville 2013/14 adopted budget as Project 4184; and

WHEREAS, the Agency finds it is in the best interest of the public to further amend the Plan area to correct this scrivener's error and include the area needed for the Canyon Creek South project as described in Section 601(A)(2) of the Plan; and

WHEREAS, this addition to the area contains 1.72 acres +/- which is .27% of the existing Plan area making the addition of this area to the Plan a Minor Amendment; and

WHEREAS, the addition of these 1.72 acres in conjunction with the 11.22 acres added to the Plan under URA Resolutions 32 and 59 total 12.94 acres or 1.5% of the original Plan area;

WHEREAS, these adjustments to the Plan area will reduce the district's acreage from 629 acres to 570 acres; and

WHEREAS, the proposed acreage reduction from Plan boundary will not adversely affect Agency debt service and will not impair the Agency's ability to carry out Plan projects.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The Year 2000 Urban Renewal Plan legal description (Exhibit 1 to The Year 2000 Urban Renewal Plan) as previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, 118 and 176 shall be amended as described in Exhibit A of this Resolution, attached hereto and incorporated herein by this reference and shall be titled "Exhibit 1" of The Year 2000 Plan and made part of The Year 2000 Plan. The Plan Area is reduced in accordance with Exhibit A.

2. The existing Year 2000 Urban Renewal Plan Exhibit 2, "Urban Renewal Boundary Map," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, 118, and 176 shall be amended and replaced by the map which is Exhibit B of this Resolution entitled "East Side Urban Renewal Boundary Revised per URA Resolution Nos. 32, 59, 99, 102, 115, 118, and 176. Exhibit B is attached hereto and incorporated herein by this reference and is made a part of The Year 2000 Plan. The map boundaries conform to the legal description in Exhibit A.

3. The existing Plan area includes a total land area of 629 acres. The area removed and added by this proposed Minor Amendment to the Plan area leaves a total of 570 acres in Plan Area. The Agency finds and determines that this reduction and addition of land to the Plan area by a Minor Amendment to the Plan is not a substantial amendment to the Plan as the term "substantial amendment" is defined in ORS 457.085 (2) (1) and recommends this finding and determination be adopted and approved by City Council.

4. The effective date of this Resolution is October 7, 2013.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 7th day of October 2013, and filed with the Wilsonville City Recorder this date.

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TIM KNAPP, BOARD CHAIR

ATTEST:

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Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Chair Knapp

Member Goddard

Member Starr

Member Fitzgerald

Member Stevens

Attachments:

Exhibit A - Amended Legal Description of the Wilsonville Year 2000 Plan Urban Renewal Area

Exhibit B - Amended Year 2000 Plan Urban Renewal Area Boundary Map

EXHIBIT 1

**LEGAL DESCRIPTION  
WILSONVILLE URBAN RENEWAL AREA  
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115,  
and No. 118 And City of Wilsonville Resolution No. 1847, No. 1903, No.  
2055, No. 2072, No. 2154 & Ordinance No. 639**

09/17/13

Lots and maps are taken from Assessor's tax maps from July, 2013 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

**Commencing** at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North  $\frac{1}{4}$  corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 1,255 feet, more or less, to the North right of way line of Wiedemann Road, Assessor's Plat 3 1W 12BD;
3. Thence West along said North right of way line 835 feet, more or less, to the point of intersection of said North right of way line with the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said East right of way line 1,150 feet, more or less, to the point of intersection of said East right of way line and the North line of Tax Lot 100, also being a point on the South right of way line of Roanoke Drive (South), of said Plat No. 3 1W 12BD;
5. Thence Easterly along said South right of way line 490 feet, more or less, to the southerly extension of the East right of way line of McLeod Street;
6. Thence North along the Southerly extension of said East right of way line and said East right of way line 430 feet, more or less, to the Northwest Corner of Tax Lot 6400;
7. Thence Northeasterly and Southeasterly along the North lines of said Tax Lot 6400 and Tax Lot 8000 to the point of intersection of said north line and the Southwesterly projection of the Southeasterly right of way line of Colvin Lane;

8. Thence Northeasterly along said Southwesterly projection of said Colvin Lane and the Southeasterly right of way line of Colvin Lane to the Northeast corner of Tax Lot 2800;
9. Thence along the East lines of Tax Lot 2800, Tax Lot 2700, Tax Lot 2600 and the East and South lines of Tax Lot 2500 a distance of 215 feet, more or less, to the point of intersection of the South line of Tax Lot 2500 and the Easterly right of way line of Roanoke Drive (North), of said Plat No. 3 1W 12BD;
10. Thence Southeasterly along said Easterly right of way line 15 feet to the Northwest corner of Tax Lot 2400;
11. Thence along the North and East lines of Tax Lot 2400 and the East lines of Tax Lot 2300, Tax Lot 2200 and Tax Lot 2100 to said North-South centerline of said Section 12;
12. Thence South along said north-south centerline to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 2 1W 12CA;
13. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
14. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
15. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
16. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;
17. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65<sup>th</sup> Avenue (Market Road No. 12 or Stafford Road);
18. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
19. Thence South along the East line of the Northeast  $\frac{1}{4}$  of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
20. Thence West across said Plat No. 3246 to the West line thereof;
21. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
22. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
23. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;
24. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;
25. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;

26. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
27. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
28. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
29. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
30. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
31. Thence Westerly across said Interstate five (I-5) to the point of intersection of the West right of way line of said Interstate five with the Eastern terminus of the South right of way line of 5<sup>th</sup> Street, Assessor's Plat 3 1W 23AC;
32. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
33. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
34. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
35. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
36. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of 5<sup>th</sup> Street, Assessor's Plat 3 1W 23 BD;
37. Thence West along said South right of way line to the point of intersection of said South right of way line with the West right of way line of the Oregon Electric Railroad;
38. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of said 5<sup>th</sup> Street;
39. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
40. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
41. Thence East along the easterly projection of said South right of way line to the point of intersection of said easterly projection and the East right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
42. Thence Southerly along said East right of way line to the North line of the Plat of Wilsonville, Assessor's Plat 3 1W 23AC;
43. Thence East along said North line and the easterly projection thereof, 824 feet, more or less, to the West line of Tax Lot 101, also being a point on the East line of the Thomas Bailey D.L.C.;

44. Thence South along the West line of said Tax Lot 101 and the West line of Tax Lot 100 to the Southwest Corner of said Tax Lot 100, also being an angle point in the West right of way line of Interstate five (I-5) at the Eastern Terminus of 5<sup>th</sup> Street, Plat of Wilsonville;
45. Thence East along the South line of said Tax Lot 100, 272 feet, more or less, to the Southeast corner thereof, also being an angle point in said West right of way line;
46. Thence Easterly across said Interstate five to the point of intersection of the Westerly projection of the North right of way line of Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of said Interstate five, Assessor's Plat No. 3 1W 24CB;
47. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
48. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
49. Thence Northwesterly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Road No. 6), also being the Northeast corner of Tax Lot No. 101 (recording No. 98-030367);
50. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Boones Ferry Road (Market Road No. 27), also being the Northwest corner of Tax Lot No. 700 (recording No. 2006-011467);
51. Thence South along said East right of way line to the point of intersection of said East right of way line with the Easterly projection of the North right of way line of Bailey Street;
52. Thence West along said Easterly projection to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road;
53. Thence North along said West right of way line to the point of intersection of said West right of way line with the South right of way line of said Wilsonville Road (Market Road No. 6);
54. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;
55. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;
56. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
57. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
58. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
59. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
60. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;

61. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
62. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
63. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
64. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
65. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;
66. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
67. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
68. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
69. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
70. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
71. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;
72. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
73. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
74. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
75. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;
76. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;
77. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
78. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
79. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
80. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;

81. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
82. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
83. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
84. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;
85. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
86. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast  $\frac{1}{4}$  of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
87. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
88. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
89. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;
90. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
91. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
92. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
93. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
94. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a point on the South right of way line of Wiedmann County Road and 1,689 feet, more or less, East of the point of intersection of said South right of way line with the West line of the Northwest  $\frac{1}{4}$  of Section 12, T3S, R1W, WM;
95. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
96. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
97. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
98. Thence Southwesterly along said North line to a Northwest corner thereof;

99. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
100. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
101. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
102. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;
103. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
104. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
105. Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
106. Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the **Point of Commencement**.

Excepting:

**Commencing** at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. Thence South and West along said current West right of way line to the point of intersection of said right of way line with the centerline of Boeckman Creek;
5. Thence Northeasterly along the centerline of Boeckman Creek to the Northeast corner of Tax Lot 2600, Assessor's Plat 3 1W 13CD;
6. Thence West along the north line of said Tax Lot 2600 to the Northwest corner thereof;
7. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700 to the Northeast corner of Tax Lot 2707;
8. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000 to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
9. Thence Northwesterly along the South line of said Lot 2 144 feet, more or less to the East right of way line of Town Center Loop East;
10. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13CB;

11. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
12. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
13. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
14. Thence West along said North right of way, 167 feet, more or less, to the East right of way line of Canyon Creek Road South Extension;
15. Thence North along said East right of way line to the Northwest Corner of Lot 21, Sundial Subdivision, Plat No. 2910, Assessor's Plat 3 1W 13BD;
16. Thence East along the North line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
17. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

**Commencing** at a point of intersection of the East right of way line of Parkway Avenue (Market Road No. 27) with the North right of way line of said Town Center Loop East, Assessor's Plat No. 3 1W 13CB, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
2. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
3. Thence clockwise around said Tax Lot 2601 to the Northwest Corner of Lot 21, Sundial Subdivision, Plat No. 2910, Assessor's Plat 3 1W 13BD, said point being the Northeast corner of Canyon Creek Road South Extension;
4. Thence N 88° W, 73 feet, more or less, along the North line of said Canyon Creek Road South Extension
5. Thence S 02° W, 256 feet, more or less, along the West right of way line of said Canyon Creek Road South Extension to the point of curvature with a 609 foot radius curve;
6. Thence along said curve to the right, an arc length of 478 feet, more or less, to a point of tangency;
7. Thence S 55° W, 17 feet, more or less, to the point of intersection of said West right of way line with the North right of way line of Vlahos Drive;
8. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
9. Thence Westerly along said Northerly right of way line to the **Point of Commencement**.

Excepting:

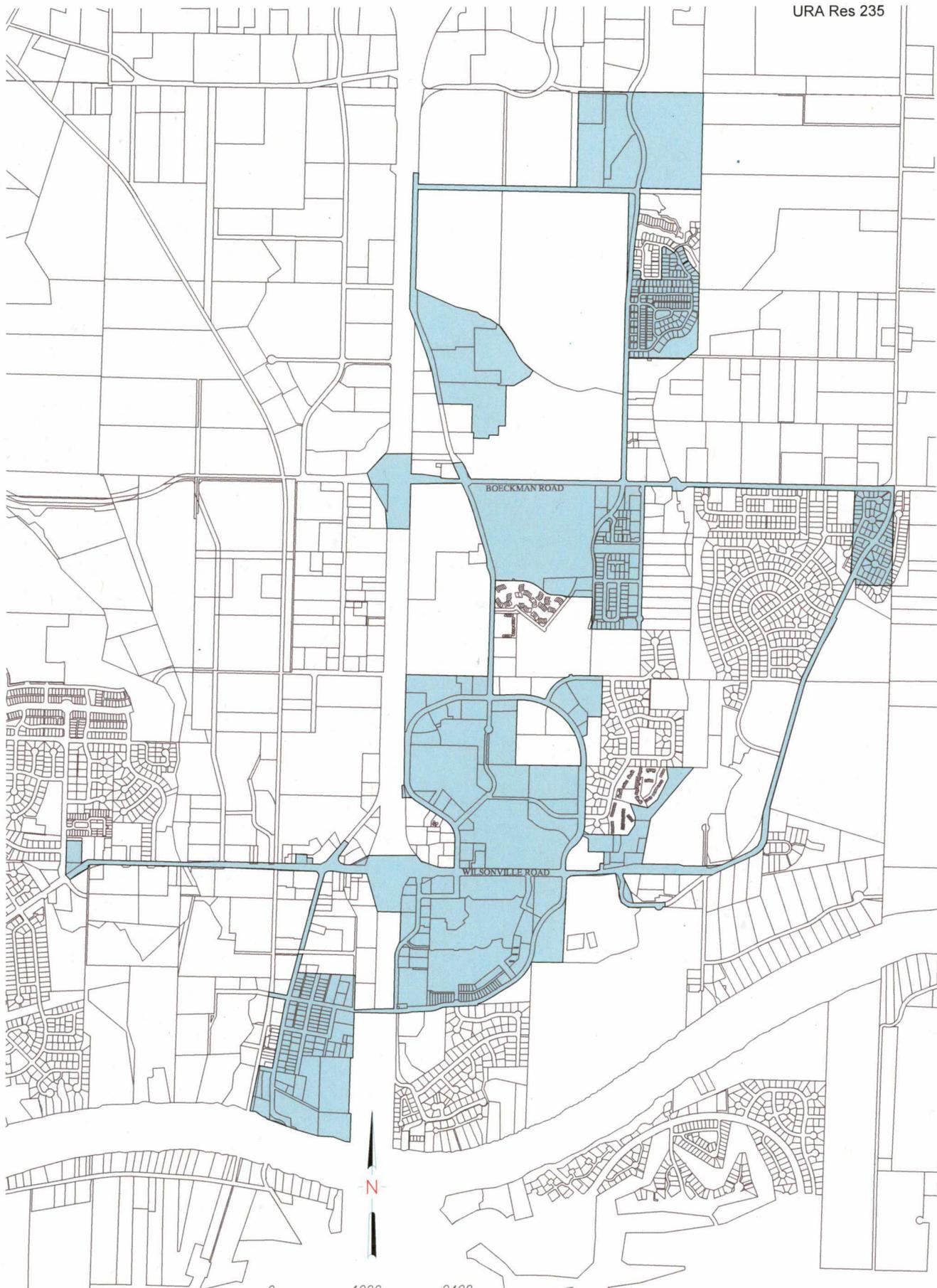
**Commencing** at a point of intersection of the West right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

Excepting:

Tax Lot 2702 per Assessor's Plat 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **five-hundred seventy (570)** acres, more or less.



Urban Renewal Area  
Urban Renewal Boundary



SCALE: 1" = 1200'

## East Side Urban Renewal Boundary

Revised Per: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115 & No. 118 And City of Wilsonville Resolution No. 1847, No. 1903, No. 2055, No. 2072, No. 2154 and Ordinance No. 639.



**URBAN RENEWAL AGENCY MEETING  
STAFF REPORT**

<p><b>Meeting Date:</b>  October 7, 2013</p>	<p><b>Subject: URA Resolution No. 236</b> Amendment to Urban Renewal Agency Resolution No. 234 changing the recommendation to City Council that they adopt an ordinance creating five single-property urban renewal districts or TIF Zones to six TIF Zones.</p> <p><b>Staff Member:</b> Kristin Retherford, Economic Development Manager <b>Department:</b> Community Development</p>
<p><b>Action Required</b></p> <p><input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1<sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2<sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda</p>	<p><b>Advisory Board/Commission Recommendation</b></p> <p><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable</p> <p><b>Comments:</b> On March 12, 2013 the citizens of Wilsonville voted in support of creating up to six Tax Increment Finance Zones.</p>
<p><b>Staff Recommendation:</b> Staff recommends the URA adopt Resolution No. 236</p>	
<p><b>Recommended Language for Motion:</b> Move to approve URA Resolution No. 236</p>	
<p><b>PROJECT / ISSUE RELATES TO:</b></p>	
<p><input checked="" type="checkbox"/> Council Goal: "D. Develop, Adopt and Begin Implementation of a Comprehensive Economic Development Strategy."</p>	<p><input type="checkbox"/></p>

**ISSUE BEFORE THE URA BOARD:**

Should the Wilsonville URA amend URA Resolution No. 234 recommending to City Council that they adopt an ordinance to create five single-property urban renewal districts to be called Tax Increment Financing Zones (TIF Zones) to include a recommendation for a sixth TIF Zone?

**EXECUTIVE SUMMARY:**

On September 5, 2013, the Wilsonville Urban Renewal Agency (“Board”) approved URA Resolution No. 234 (Exhibit A). This resolution recommended that City Council (“Council”) adopt an ordinance to create five single-property urban renewal districts to be called Tax Increment Finance (“TIF”) Zones. Subsequent to this Board meeting, staff was contacted by representatives of Xerox Corporation with a request to add their property known as Building 83 located at 26440 SW Parkway Avenue to the TIF Zone program. This possibility had been mentioned in the staff report presented to the Board at their work session on August 5, 2013.

City of Wilsonville staff and the consultant team of Elaine Howard Consulting, LLC and ECONorthwest have prepared a draft urban renewal plan and report (the “Plan and Report”) for the Xerox Building 83 (26440 SW Parkway Avenue TIF Zone “Exhibit B”). The draft Plan was completed in time to be included in a Public Hearing before the Planning Commission on September 11, 2013 where they determined that all six proposed TIF Zones conform to the City’s comprehensive plan and recommended the Plans for adoption by City Council.

The Xerox Building 83 (26440 SW Parkway Avenue TIF Zone) meets the qualifications for TIF Zones as set forth in the ballot measure approved by voters in March 2013, which approved the creation of up to six TIF Zones. Additionally, the procedures, statutory requirements, and findings set forth URA Resolution No. 234, as amended, also apply to the Xerox Building 83 (26440 SW Parkway Avenue TIF Zone), which will become Exhibit G to URA Resolution No. 234 as amended by the proposed URA Resolution No. 236 (Exhibit C).

**EXPECTED RESULTS:**

The Plan and Report for the Xerox Building 83 (26440 SW Parkway Avenue TIF Zone) will be forwarded to the governing body of each affected taxing entity and included in the ordinance to go before City Council for public hearing and adoption on October 21, 2013.

**TIMELINE:**

Upon recordation in December of 2013, the TIF Zones would be ready for activation and investment in 2014.

**CURRENT YEAR BUDGET IMPACTS:**

A consulting contract was entered into after adoption of URA Resolution No. 230 to prepare up to six urban renewal plans and reports. Budget impacts resulting from a qualifying investment that activates one of the TIF zones cannot be determined until the TIF zones details are defined.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: \_\_\_\_\_JEO\_\_\_\_\_ Date: \_\_\_\_\_9/23/13\_\_\_\_\_

There is no financial impact in the current year due to this ordinance. If a qualifying investment is made in one of the TIF zones described in this ordinance the increase in property tax revenues due from the improvements will pay for the costs of financially managing the TIF zone.

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK Date: 9/19/13

The development and approval of an Urban Renewal Plan and Report is subject to the requirements of ORS Chapter 451. As outlined in the report, these requirements are being followed. The Resolution is approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:**

This matter has been discussed by the Economic Development Task Force at multiple meetings and approved by the citizens of Wilsonville in the March 12, 2013 election. During the remaining process of creating the TIF Zones, there will be further opportunity for community involvement and input at each stage.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

Adoption of an ordinance creating these TIF Zones will provide the City with a mechanism for funding economic development incentives to better compete with the Enterprise Zones in place in other communities. If successful, this program could lead to long-term benefits to the community in the form of increased property tax and payroll tax revenues, as well as the creation of family-wage jobs.

**ALTERNATIVES:**

The alternatives are to not create the TIF Zones, or to create a fewer TIF Zones.

**EXECUTIVE DIRECTOR COMMENT:**

**ATTACHMENTS**

- Exhibit A URA Resolution No. 234
- Exhibit B Building 83 – 26440 SW Parkway Avenue Plan and Report
- Exhibit C URA Resolution No. 236

**URA RESOLUTION NO. 234**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CREATE FIVE SINGLE-PROPERTY URBAN RENEWAL DISTRICTS TO BE CALLED THE 26755 SW 95<sup>TH</sup> AVENUE TIF ZONE, THE 9805 SW BOECKMAN ROAD TIF ZONE, THE 25600 SW PARKWAY CENTER DRIVE TIF ZONE, THE 27255 SW 95<sup>TH</sup> AVENUE TIF ZONE, AND THE 29899 SW BOONES FERRY ROAD TIF ZONE.**

WHEREAS, the Wilsonville City Council (Council) and its Urban Renewal Agency (URA) recognize the importance of implementing economic development objectives that result in large capital investments in the community, contribute to the city's tax base, and generate a substantial number of family-wage jobs; and

WHEREAS, urban renewal can be a useful tool for realizing these objectives; and

WHEREAS, ORS 457 requires that creating a new urban renewal district and preparing a new urban renewal plan must include the opportunity for citizen involvement; and

WHEREAS, on April 15, 2013, after more than a year of public process including input from an Economic Development Advisory Committee, the creation of an Economic Development Strategy, input from an Economic Development Incentive Task Force, and a March 2013 vote by the citizens of Wilsonville approving the creation of single-property urban renewal districts to incentivize business investment and job creation, the Wilsonville Urban Renewal Agency passed URA Resolution No. 230, attached hereto and incorporated herein as Exhibit A, recommending the creation of multiple single-property urban renewal districts to be called Tax Increment Finance Zones (TIF Zones) and authorizing staff to begin work necessary to create these TIF Zones; and

WHEREAS, City of Wilsonville staff and the consultant team of Elaine Howard Consulting, LLC and ECONorthwest have prepared draft urban renewal plans and reports (the

“Plans and Reports”) for the 26755 SW 95<sup>th</sup> Avenue TIF Zone attached hereto and incorporated herein as Exhibit B, the 9805 SW Boeckman Road TIF Zone attached hereto and incorporated herein as Exhibit C, the 25600 SW Parkway Center Drive TIF Zone attached hereto and incorporated herein as Exhibit D, the 27255 SW 95<sup>th</sup> Avenue TIF Zone attached hereto and incorporated herein as Exhibit E, and the 29899 SW Boones Ferry Road TIF Zone attached hereto and incorporated herein as Exhibit F; and

WHEREAS, additional opportunities for public input will be allowed at a public hearing before the Planning Commission scheduled for September 11, 2013, at an open house scheduled for October 17, 2013, and at a public hearing before the City Council scheduled for October 21, 2013; and

WHEREAS, in creating a new urban renewal district, ORS 457 requires plan review and recommendation by the Planning Commission; and

WHEREAS, staff conducted a work session with the Wilsonville Planning Commission on August 14, 2013 to discuss the conformance of the proposed Plans and Reports with the Wilsonville Comprehensive Plan and will hold a public hearing before the Wilsonville Planning Commission on September 11, 2013 to obtain the Planning Commission’s recommendation that these plans and reports are in conformance with the Wilsonville Comprehensive Plan; and

WHEREAS, in creating a new urban renewal district, ORS 457 requires notice to all citizens of Wilsonville of a hearing before the City Council, and notice will be provided by mailing to all mailing addresses within the 97070 ZIP code and all postal patrons within the municipality in October of 2013; and

WHEREAS, in creating a new urban renewal district, ORS 457 requires that a copy of any proposed Plans and the Reports be provided to the governing body of each taxing district,

and these Plans and Reports will be sent to the taxing districts with an accompanying letter in September of 2013; and

WHEREAS, in creating a new urban renewal district, ORS 457 requires the Urban Renewal Agency review any proposed Plans and accompanying Reports and provide a recommendation to the City Council for adoption; and

WHEREAS, in creating a new urban renewal district, ORS 457 requires a public hearing by the City Council and adoption of any proposed Plans and accompanying Reports by a non-emergency ordinance, and a hearing by the City Council is scheduled for October 21, 2013, the date set for a City Council vote on the ordinance is November 4, 2013, and the ordinance will be a non-emergency ordinance not taking effect until 30 days after its approval during which period of time the Plans and Reports may be referred to Wilsonville voters if a sufficient number of signatures are obtained on a referral petition; and

WHEREAS, the length of each of the proposed urban renewal districts described in Exhibits B through F is expected to be a maximum of fifteen years and the maximum indebtedness for each district is \$12,000,000.

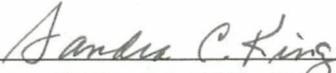
NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The five single-property urban renewal districts described in Exhibits B through F shall be forwarded to the Wilsonville City Council with the recommendation that the City Council approve the Plans and adopt an ordinance creating the 26755 SW 95<sup>th</sup> Avenue TIF Zone, the 9805 SW Boeckman Road TIF Zone, the 25600 SW Parkway Center Drive TIF Zone, the 27255 SW 95<sup>th</sup> Avenue TIF Zone, and the 29899 SW Boones Ferry Road TIF Zone.
2. This resolution is effective upon adoption.

ADOPTED by the City of Wilsonville Urban Renewal Agency at a special meeting thereof this 5th day of September, 2013, and filed with the Wilsonville City Recorder this date.

  
TIM KNAPP, BOARD CHAIR

ATTEST:

  
Sandra C. King, MMC, City Recorder

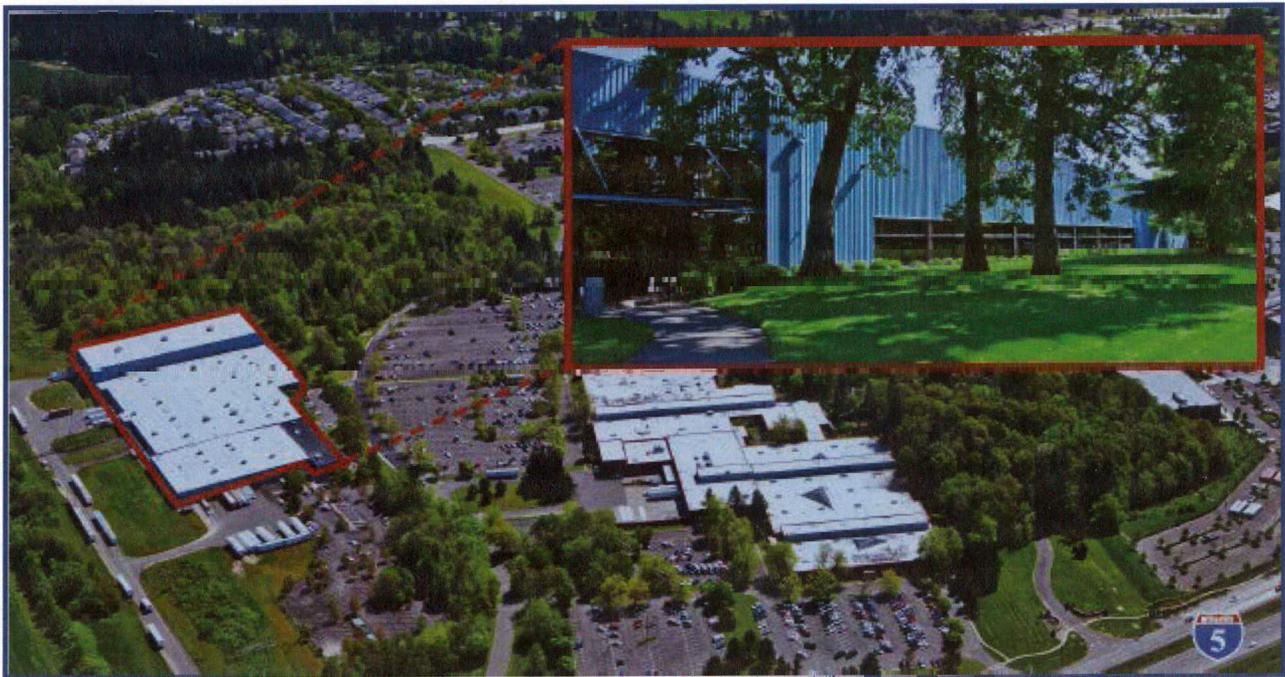
SUMMARY OF VOTES:

Chair Knapp	Yes
Member Goddard	Yes
Member Starr	Yes
Member Fitzgerald	Yes
Member Stevens	Yes

Attachments:

Exhibit A	Council Resolution No. 2390
Exhibit B	26755 SW 95 <sup>th</sup> Avenue TIF Zone Plan and Report
Exhibit C	9805 SW Boeckman Road TIF Zone Plan and Report
Exhibit D	25600 SW Parkway Center Drive TIF Zone Plan and Report
Exhibit E	27255 SW 95 <sup>th</sup> Avenue TIF Zone Plan and Report
Exhibit F	29899 SW Boones Ferry Road TIF Zone Plan and Report

# Building 83 - 26440 SW Parkway Avenue Urban Renewal Plan



Prepared for the City of Wilsonville  
September 11, 2013

## City of Wilsonville

List of Participants

Urban Renewal Board Chair: Tim Knapp

Urban Renewal Board Members: Julie Fitzgerald  
Richard Goddard  
Scott Starr  
Susie Stevens

(Urban Renewal Board is also Wilsonville City Council)

Planning Commission: Ben Altman, Chair  
Eric Postma, Vice Chair  
Al Levit  
Marta McGuire  
Peter Hurley  
Phyllis Millan  
Ray Phelps

## Economic Development Strategy Task Force:

Ron Adams, Chair, Board of Education, Clackamas Community College

Vince Alexander, Wilsonville Resident (resigned December 2012)

Mychelle Ashlock, Operations Manager, Northwest Rugs – Wilsonville

Lita Colligan, Associate Vice President for Strategic Partnerships and  
Government Relations, Oregon Tech (OIT) Wilsonville

Catherine Comer, Business & Economic Development Manager,  
Clackamas County Economic Development (resigned March 2013)

Danielle Cowan, Executive Director, Clackamas County Tourism & Cultural  
Affairs

Brenner Daniels, Investment Advisor, Holland Partner Group

Mike Duyck, Fire Chief, Tualatin Valley Fire & Rescue District (TVFRD)

Lonnie Gieber, Committee Member, City of Wilsonville Budget Committee

Gale Lasko, General Manager/Partner, Lamb's Market at Wilsonville

Ray Lister, Membership Development Coordinator, International Brotherhood of  
Electrical Workers (IBEW), Local 48

Susan Myers, General Manager, Capital Realty Corp.

Craig Olson, Sr. Director/Site Manager, Rockwell Collins Head-Up Guidance Systems

Ray Phelps, Past President, Wilsonville Chamber of Commerce

Dr. William Rhoades, Superintendent, West Linn-Wilsonville School District

Fred Robinson, General Manager, Kinetics Climax, Inc.

Dick Spence, Wilsonville Resident

Alan Steiger, CPA, Committee Member, City of Wilsonville Budget Committee

Sandra Suran, CPA, Principal, The Suran Group, LLC

Doris Wehler, Past President, Wilsonville Chamber of Commerce

Boyd Westover, Plant Manager, Eaton Corporation, Portland Power Center

Carol White, Wilsonville Resident

City Manager:	Bryan Cosgrove
Community Development Director:	Nancy Kraushaar
Finance Director:	Joanne Ossanna
Urban Renewal Manager:	Kristin Retherford
Planning Director:	Chris Neamtzu

Consultant Team:	Elaine Howard Consulting LLC, Elaine Howard, James Vanden Bos ECONorthwest, Lorelei Juntunen, Nick Popenuk, Tessa Krebs Jeannette Launer, Legal Counsel Leslie Vanden Bos, Editor
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## I. DEFINITIONS

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“Area” means the properties and rights of way located within this 26440 SW Parkway Avenue Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means 26440 SW Parkway Avenue, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

## II. INTRODUCTION

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In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the Building 83 - 26440 SW Parkway Avenue Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the sixth of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the Building 83 - 26440 SW Parkway Avenue Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 27 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

### III. GOALS AND OBJECTIVES

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The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

#### **Goal 1: PUBLIC INVOLVEMENT**

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

##### Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

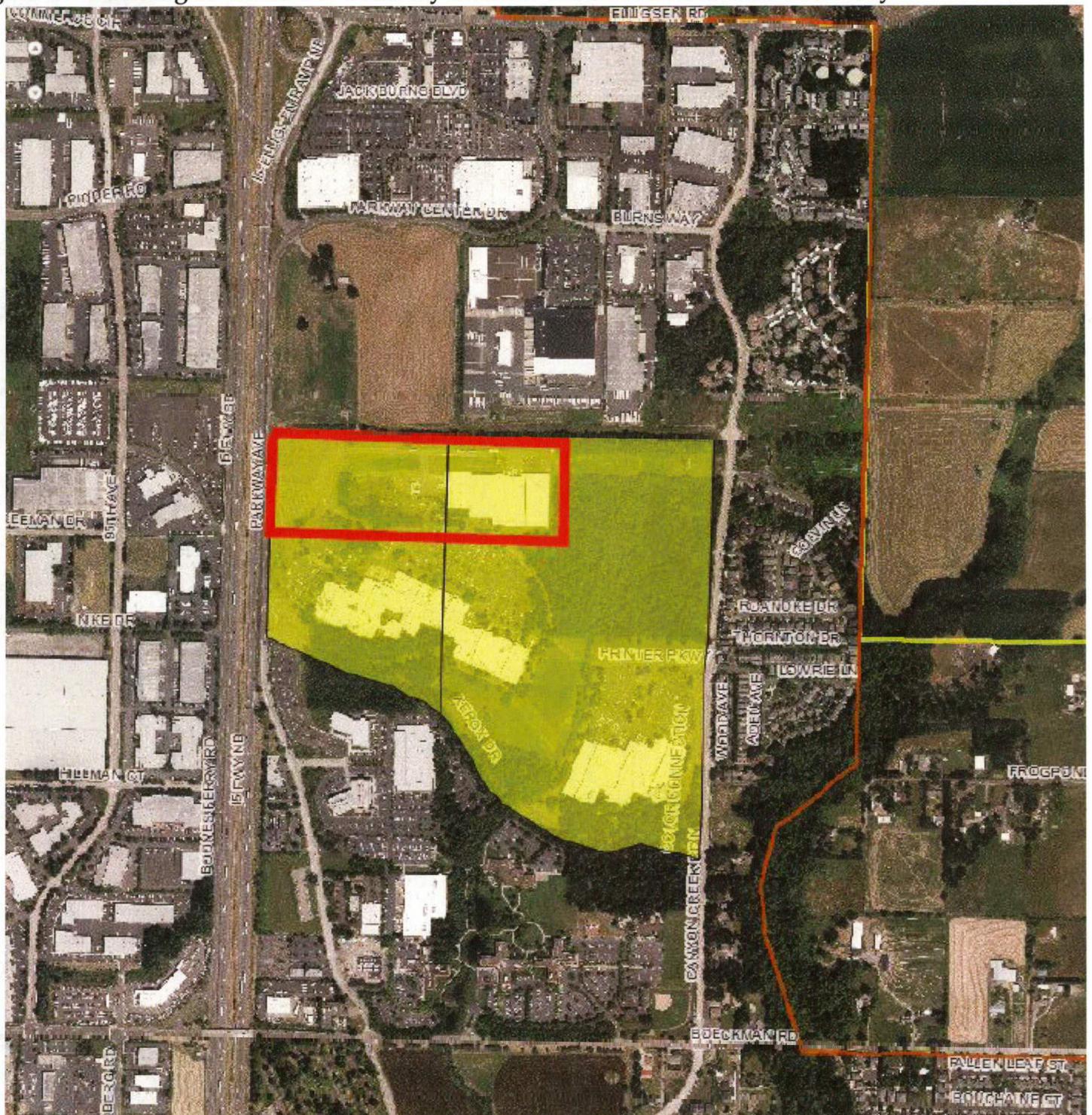
#### **Goal 2: ECONOMY**

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

##### Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 – Building 83- 26440 SW Parkway Avenue Urban Renewal Area Boundary



Source: City of Wilsonville

#### IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

#### V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

##### A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

##### Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above

minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

#### **B. Debt repayment and project administration**

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

### **VI. PROPERTY ACQUISITION AND DISPOSITION**

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The Plan does not authorize the acquisition and disposition of property.

### **VII. RELOCATION METHODS**

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No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

## VIII. LAND USES

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The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

## IX. TAX INCREMENT FINANCING OF PLAN

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Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

### C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

## X. FUTURE AMENDMENTS TO PLAN

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The Plan may be amended as described in this section.

### A. Substantial Amendments

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

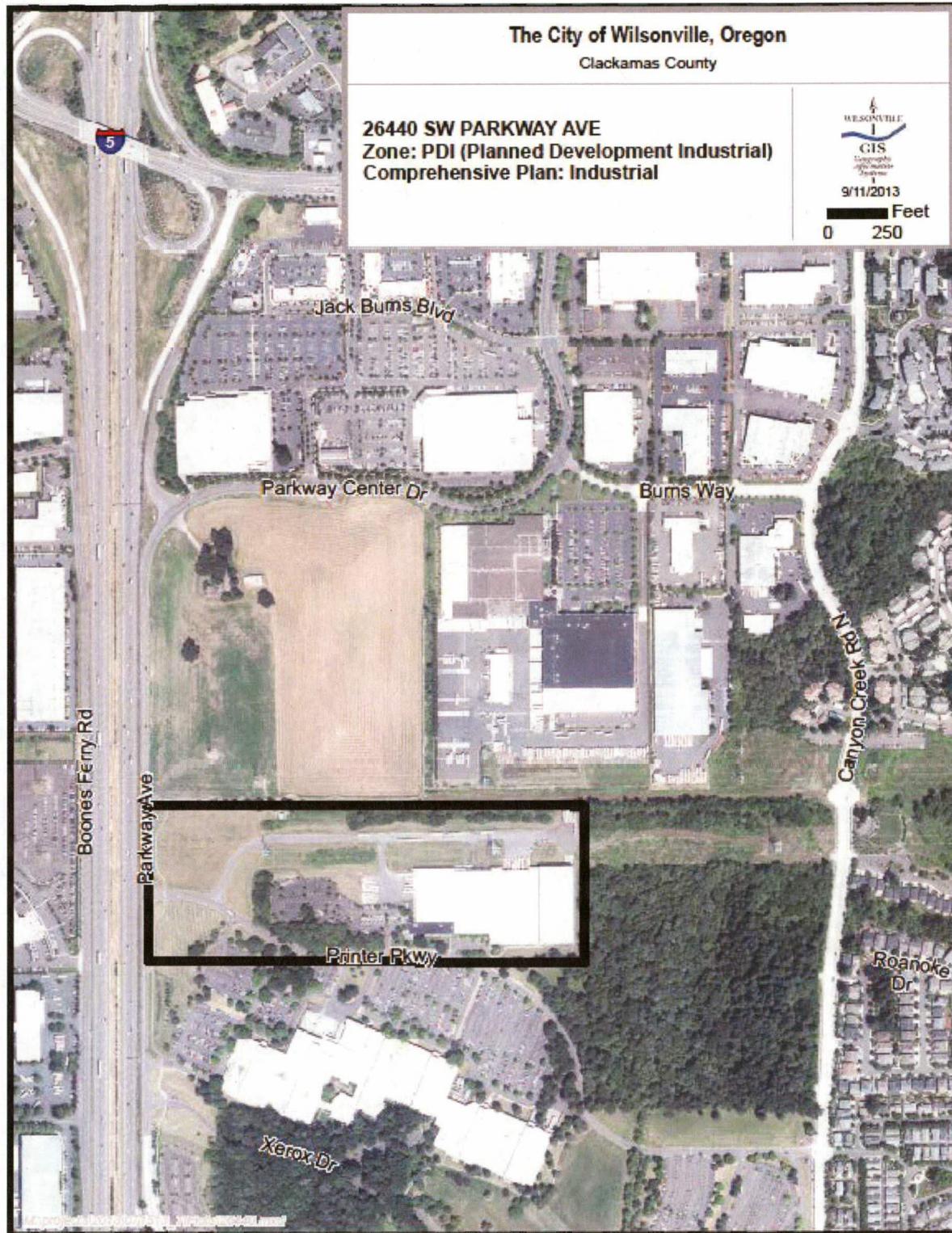
### B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

### C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

### A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

#### Section A: Citizen Involvement

**Goal 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

**Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.**

*The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine*

*that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.*

**Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.**

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

**Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.**

*The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.*

**Section C: Urban Growth Management**

**Goal 2.1 To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.**

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City's policies for urbanization and maintain needed public services and facilities.

**Policy 2.1.1** The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

*The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.*

#### **Section D: Land Use and Development**

**Goal 4.1** To have an attractive, functional, economically vital community with a balance of different types of land.

**Policy 4.1.1** The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

*The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.*

**Policy 4.1.3** City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

*The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.*

## **B. Wilsonville Economic Development Strategy**

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

*The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.*

## **C. Wilsonville Development Code**

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

#### **D. City of Wilsonville Transportation Systems Plan**

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

Parkway Avenue is designated as a minor arterial, a freight route and a bicycle route.<sup>1</sup> The TSP Executive Summary identifies one Parkway Avenue projects as being a high priority, an urban upgrade and a Parkway Center Trail Connector is also designated as a high priority.<sup>2</sup> Parkway Avenue is also identified as having a cross section deficiency near the Area.<sup>3</sup> Public bus lines do run along Parkway Avenue, and there are multiple bus stops near the Area.

*The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW Parkway Center Drive will be used as designated in the TSP. Parkway Center Drive is classified as a minor arterial, anticipating freight travel.*

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<sup>1</sup> City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

<sup>2</sup> City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

<sup>3</sup> City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

**APPENDIX A: LEGAL DESCRIPTION**

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**26440 SW Parkway Avenue URBAN RENEWAL DISTRICT  
WILSONVILLE, OREGON**

DRAFT

**URA RESOLUTION NO. 236**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RECOMMENDING THAT THE CITY COUNCIL AMEND URA RESOLUTION NO. 234 TO INCLUDE A SIXTH SINGLE-PROPERTY URBAN RENEWAL DISTRICT TO BE CALLED THE BUILDING 83 – 26440 SW PARKWAY AVENUE TIF ZONE.**

WHEREAS, on September 5, 2013, the Board of the Wilsonville Urban Renewal Agency (“Board”) approved URA Resolution No. 234, attached hereto as Exhibit A and incorporated herein by reference, recommending that City Council (“Council”) adopt an ordinance to create five single-property urban renewal districts to be called Tax Increment Finance (“TIF”) Zones; and

WHEREAS, subsequent to this Board meeting staff was contacted by representatives of Xerox Corporation with a request to add their property known as Building 83 located at 26440 SW Parkway Avenue to the TIF Zone program; and

WHEREAS, the ballot measure approved by voters in March 2013 included the creation of up to six TIF Zones; and

WHEREAS, City of Wilsonville staff and the consultant team of Elaine Howard Consulting, LLC and ECONorthwest have prepared a draft urban renewal plan and report (the “Plan and Report”) for the Building 83 – 26440 SW Parkway Avenue TIF Zone, attached hereto and incorporated herein as Exhibit B; and

WHEREAS, Exhibit B meets the qualifications for TIF Zones as set forth in the ballot measure approved by voters in March 2013; and

WHEREAS, the procedures, statutory requirements, and findings set forth in Exhibit A also apply to the Building 83 - 26440 SW Parkway Avenue TIF Zone.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. URA Resolution 234 is amended to include and incorporate the Building 83 - 26440 SW Parkway Avenue Plan and Report as Exhibit G, which is identified and attached hereto as Exhibit B, as sixth single-property urban renewal district.
2. URA Resolution 234 is amended to include the recommendation that the City Council approve the Plan and adopt an ordinance creating the Building 83 – 26440 SW Parkway Avenue TIF Zone.
3. This resolution is effective upon adoption.

ADOPTED by the City of Wilsonville Urban Renewal Agency at a regular meeting thereof this 7th day of October, 2013, and filed with the Wilsonville City Recorder this date.

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TIM KNAPP, BOARD CHAIR

ATTEST:

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Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Chair Knapp  
Member Goddard  
Member Starr  
Member Fitzgerald  
Member Stevens

Attachments:

Exhibit A     URA Resolution 234  
Exhibit B     Building 83 – 26440 SW Parkway Avenue Plan and Report

# DRAFT

PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 11, 2013  
6:00 P.M.

Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon

## Minutes Excerpt

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### I. CALL TO ORDER - ROLL CALL

Chair Altman called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Ben Altman, Eric Postma, Ray Phelps, Peter Hurley, and Phyllis Millan. Marta McGuire and Al Levit arrived after Roll Call. City Councilor Julie Fitzgerald was absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Kerry Rappold, Katie Mangle, Daniel Pauly, and Mike Ward

### VII. PUBLIC HEARING

#### B. UR13-0001 - Creation of a 5-Parcel Tax Increment Finance (TIF) Zone (Retherford) *The Planning Commission action is in the form of a recommendation to the City Council.*

Chair Altman called the public hearing to order for UR13-0001 at 8:30 pm.

Kirstin Retherford, Economic Development Manager, confirmed that the draft plan regarding the addition of a sixth property had been distributed to the Commission. Xerox agreed to include a portion of its property just yesterday. The report with all the financial analysis for the Xerox property was not yet available, but the draft plan was what was subject to the Commission's review. She noted the additional materials distributed to the Commission, entering Exhibit 6 into the record as noted:

- Exhibit 6: Building 83-26440 SW Parkway Avenue Urban Renewal Plan dated September 11, 2013 related to the sixth property added to the TIF Zone.
- Revised Staff report dated September 11, 2013 with changes noted in blue, reflecting that six (6) parcels were included in the TIF Zone that replaced the Staff report in the meeting packet.
- New Draft Resolution No. UR13-0001 reflecting that six (6) parcels were included in the TIF Zone.

Commissioner Phelps:

- Confirmed the resolution applied to six properties and asked if Stream Global was one of the six properties.
  - Ms. Retherford answered no, the Stream Global property was removed from consideration early in the summer when Stream took over that facility because it was unlikely to be converted to a manufacturing facility within the five-year window.
  - She clarified that at the time the Stream property was removed, Staff learned that Building 83 on the Xerox property was vacant and approached Xerox to see if they were interested in participating in the program, and Xerox had just responded yesterday with a yes.
- Asked if the ballot specifically identified the six properties.
  - Ms. Retherford replied no, the ballot was generic, stating "up to six properties" but not naming specific properties; the public had no expectation of site specifics, only criteria regarding properties in the program.

Ms. Retherford presented the revised Staff report regarding the City of Wilsonville's proposed Tax Increment Finance (TIF) Zones via PowerPoint with the following key additional comments and responses to clarifying questions as noted:

- She corrected the revised Staff report, noting the Subject line should state "that five six proposed Tax Increment Finance Zone (TIF Zone)."
- The proposal for TIF Zones was vetted through the public process having been taken to the voters in March of 2013 when the ballot measure was approved by 79 percent of the voters.
- She reviewed the potential benefits of the TIF zones and described the features, criteria and urban renewal statutory requirements of the TIF Zone Program. Pictures of the six subject sites were displayed as part of the presentation.
  - She confirmed that a key objective, in addition to the conversion of underutilized warehouse space, was to utilize existing infrastructure. The community had already made the investment in infrastructure, including roads, water, sewer, etc., and the subject facilities could carry a larger capacity of economic growth, so the City was trying to take advantage of what the community had already invested.
  - She explained that 150 percent of the average Clackamas County Wage was about \$62,000 per year.
  - The 25% Assessed Value Limit of 4.94 percent was calculated on the first five properties; she estimated the total assessed value after adding the sixth district would be approximately 5.1 percent, still clearly well below the 25 percent limit.
- An Urban Renewal Strategic Planning Task Force would convene later in September to consider whether some districts would be available for closure along with a number of other issues. The Task Force would look at the East Side District overall, and the time span for closing down that Year 2000 Plan District, as well as the West Side District. The TIF Zone program would be studied to see if the City might want to pursue this model again. Over the next few months, the Task Force would also discuss creating an urban renewal district in Coffee Creek Industrial area or Frog Pond. If districts were created anywhere else, the City would have to remove a significant amount of acreage, probably from the East Side District, and quite a bit of acreage would have to be annexed to make the ratios work out.
- She would be circling back with the Urban Renewal Agency to get formal action on formally adding the sixth property, most likely in October.
- She also reviewed the upcoming steps regarding notices, an open house and public hearing, noting the goal was to have these Plans recorded with Clackamas County and Washington County in December, so that the districts were ready to go after the new year.
- Regarding the issues before the Commission tonight, she noted that each TIF Zone was designated Industrial in the Comprehensive Plan and also had a PDI Zone Designation, so no conflicts exist for the proposed uses with either the Comprehensive Plan or Land Use Code.

Elaine Howard, Urban Renewal Consultant, stated that the proposed TIF Zones were reviewed for compliance with the Comprehensive Plan and noted the Comprehensive Plan sections relating to the urban renewal plans were identified in each urban renewal plan. Because each plan was doing the same thing, the findings were exactly the same for each of the six urban renewal plans. She reviewed the applicable Comprehensive Plan sections and policies presented in the revised Staff report via PowerPoint, with these key additional comments:

- The City of Wilsonville had done a thorough job meeting the requirements for citizen involvement (Section A).
- Wilsonville had complied with Policy 1.3 through the process used to establish the Economic Development Strategy and also through the required notice to the taxing jurisdictions about the urban renewal plans.
- The City also sent notice to and contacted each of the other taxing agencies and asked if they wanted a personal meeting in addition to the required notice.
  - Ms. Retherford added that the Task Force membership included representatives from Tualatin Valley Fire and Rescue, the West Linn Wilsonville School District, as well as from Clackamas

County, Clackamas County Economic Development Commission, Clackamas Community College, and Oregon Institute of Technology.

- Presentations about the TIF Zones would also be made to both the Washington and Clackamas County Commissions.

Ms. Retherford noted that Action 2.1, found on Page 9 of 10 of the revised Staff report, spoke directly to Commissioner Phelps' comments about promoting the reuse of vacant buildings or infill development and redevelopment.

Commissioner Phelps:

- Explained that manufacturing was identified as the reuse component in relation to wages and because it was an export-type product. He stated a great deal of his information came from City Councilor Goddard, who was very helpful in helping him to grasp the benefit of the TIF Zone Program.
- Commented that the City had 200 acres of Coffee Creek that everyone was anxious to develop, and yet they were sitting on 2 million sq ft of empty buildings. The idea was to quickly revitalize those vacancies and make these TIF Zones a different kind of development, but consistent with industrial. [1036 3:45]
  - Ms. Retherford added a couple of changes had been seen in the overall market. A lot of these buildings were originally designed for warehousing and distribution, and a lot of that business had been lost as it moved to the central United States. Warehousing and distribution has also changed, instead of stockpiling large quantities of material, a lot more just-in-time delivery was being used, so there was not as big of a demand for enormous buildings just for warehousing as there had been 20 or 30 years ago. The City was looking at how such buildings could be repurposed to fill them and bring in high-quality, high-wage jobs and get some fairly intensive capital investment occurring in the properties, and converting to manufacturing was the best way to achieve that.
  - In terms of general economic development, Staff did not see many inquiries for warehousing from the State and the region, but there are many inquiries for manufacturing. Because converting a warehousing facility to a manufacturing facility is expensive, one question that is always asked is, "what sort of incentives does the City offer." In the past, Wilsonville had to say "none", whereas Hillsboro, Beaverton and Gresham, Wilsonville's competition in the region, had been able to offer Enterprise Zones or other forms of tax-abatement programs to help in that conversion to manufacturing.

Commissioner Postma:

- Understood that the 75 percent rebate was somewhat tailored with the mindset of wanting to ensure that the tax was still available for things such as schools and emergency services.
  - Ms. Retherford stated that was correct. She clarified that the 75 percent split was of the tax increment growth. When the frozen base was established, 100 percent of those property taxes would continue to be distributed; only the growth from this investment would be split with 25 percent going to the other taxing districts for schools, fire and safety, etc.
- Confirmed there would be an increase increased potential risk and need for emergency services depending on the type of manufacturing that went into the buildings, so the City had ensured the tax was covered for emergency services and schools, which was built into the plan.

Commissioner Levit:

- Stated the City would not care if it was manufacturing or something else, such as a research lab, as long as the salaries and investment were high.
  - Ms. Retherford replied, to meet the qualifications, that was correct. In terms of the capital investment, it was very unlikely that a company would reach the threshold unless some pretty expensive equipment went into the research and development facility.
- Asked if Xerox could repopulate the Xerox building with an investment and get the credit.
  - Ms. Retherford answered they could, if Xerox met the job threshold.

Chair Altman confirmed the Xerox building was currently empty. Tektronix had used it, but once they stopped using it, it was not reused much afterwards. The building had been underutilized for a very long time.

Commissioner Millan:

- Understood there was no restriction on the type of manufacturing business that went into the buildings, as long as it met the criteria.
  - Ms. Retherford confirmed that was correct; however, another process that would begin shortly was the application process. Any company that applied for the TIF Program, would have to go through an application that must be approved by City Council, so there would be some discretion. The Task Force discussed issues like the potential of a high-polluting, smoke-stack kind of business coming in, which was where the issue of attributes came into the discussion because the City wanted to offer incentives for businesses, but wanted to retain control as well. The City wanted businesses with certain attributes that benefited the community and were a good fit for the community.
- Noted certain types of businesses certainly have a higher risk factor, in terms of potential of fires, explosions, etc. Many of the properties were close to populated areas and housing developments, so she was concerned about the scrutiny involved when choosing which businesses go in.
  - Ms. Retherford replied the Task Force chose not to address that specifically in the plans, but to leave it to the application process.

Commissioner Phelps noted that a lot of manufacturing went on in the city, which was surprising because it did not have the stereotypical smoke-stacks, etc. That process is entirely managed through the City's application approval process and this program would not change that one iota; the same standards with the same oversights would still apply.

Chair Altman added the Industrial Zone had performance criteria built into it, beyond what might be filtered in terms of the application, in terms of the basic land use, vibration, pollution, etc.

- He confirmed the Planning Commission was not acting on the addition of the Xerox building or the financials, but on compliance of the TIF Program with the Comprehensive Plan and the Code.
  - Ms. Retherford added the only thing that would be different from the ones that they had was the establishment of the frozen base, which was the assessed value. Staff attempted to figure the assessed value out today, but it was very complicated because all of Xerox was assessed together and Staff was unable to separate Building 86 and make those calculations in time for the hearing. Everything else, including the maximum indebtedness and project, would look very similar to every other report.

Chair Altman noted that no one was in the audience for public testimony.

Commissioner McGuire commented that she had participated in the Advisory Committee in the beginning, so it was exciting to see the program come to fruition. This would be an amazing tool for Wilsonville to have for future investment, and she commended Ms. Retherford for her wonderful work.

Commissioner Levit asked what would happen if a company in the TIF Program went out of business.

- Ms. Howard replied a clawback provision was included. The companies would not receive the rebate until after the taxes were paid. Each year of the rebate period would be monitored to ensure the company still performed and still had the number of jobs in place. If the company deviated from those requirements, a certain percentage clawback would occur within the second year, and that percentage would change in the third year. The company would be pursued for any rebate given to pay the City back. In a bankruptcy situation, the City of Wilsonville would be in line with the other creditors.
- Ms. Howard added that unlike a typical urban renewal area, the City or Urban Renewal Agency really had no exposure because nothing was given to the developer until their property taxes were paid. Once the company paid its property taxes, the assessor allocated the property taxes to the City,

and then the City gave them back to the developer. The City would not be putting infrastructure in ahead of a development that might not come in, so the program was structured very well.

- Ms. Retherford agreed, stating there was no upfront payment to the company, who had to perform each year in order to receive the rebate the following year. If the company did not perform, the City would go backward to try to get it back.

Commissioner Phelps added the investment required to be made was part of the new property tax. Therefore, even if the company went bankrupt, the property owner would be paying a higher property tax on the facility. Right now, the buildings were empty and the property tax was diminishing. One advantage was that the initial investment would result in an increased value for the purposes of property tax. He understood that value depreciated quickly according to the tables, but right now, nothing was happening except the City was losing money.

Chair Altman closed the public hearing at 9:05 p.m.

**Commissioner Phelps moved to adopt Resolution No. UR13-0001, recommending that City Council adopt an ordinance to create six new urban renewal areas (TIF Zones) as outlined in the revised Staff Report and new Exhibit 6. The motion was seconded by Commissioner Millan and passed unanimously.**

**CITY OF WILSONVILLE  
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on September 5, 2013 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 8:35 p.m. Board Members present: Tim Knapp, Chair, Board Members Starr, Goddard, Fitzgerald and Stevens.

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.

**CITIZEN INPUT**

There was none.

**NEW BUSINESS**

**A. URA Resolution No. 234**

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Recommending That The City Council Adopt An Ordinance To Create Five Single-Property Urban Renewal Districts To Be Called The 26755 SW 95<sup>th</sup> Avenue TIF Zone, The 9805 SW Boeckman Road TIF Zone, The 25600 SW Parkway Center Drive TIF Zone, The 27255 SW 95<sup>th</sup> Avenue TIF Pone And The 29899 SW Boones Ferry Road TIF Zone. (Staff – Retherford)

The title of URA Resolution No. 234 was read into the record by Mr. Kohlhoff.

Kristin Retherford presented the staff report.

The URA will decide whether to recommend to City Council that they adopt an ordinance to create five single-property urban renewal districts to be called Tax Increment Financing Zones (TIF Zones).

On March 12, 2013 the citizens of Wilsonville voted in favor of creating TIF Zones to incentivize capital investment and job creation by manufacturers. This election was the result of nearly a year of public process that began with the creation of an Economic Development Advisory Committee in the spring of 2012, the City Council adoption of an Economic Development Strategy in August of 2012, and the convening of an Economic Development Task Force in November 2012 to further examine the issues of business incentives and attributes. The Task Force concluded their work on March 20, 2012 with a report containing their recommendations to City Council.

On April 15, 2013, the URA passed URA Resolution No. 230 (see Exhibit B) recommending the creation of multiple single-property urban renewal districts to be called TIF Zones and authorizing staff to begin work necessary to create the TIF Zones

The purpose of the TIF Zones is to provide economic development incentives via property-tax rebates to incentivize private-sector investment in vacant or underutilized industrial buildings. The TIF Zone program would provide manufacturing businesses with a financial incentive to

URA Meeting Minutes September 5, 2013

make the substantial capital investment needed to upgrade large industrial properties into higher value manufacturing facilities that provide a larger number of higher-wage jobs and increased assessed valuation. The program would place the City of Wilsonville in a more competitive position in the greater Portland region, State of Oregon and global economy to 'win' a greater share of private-sector business investment.

Following a qualifying investment, which must be made within the first five years of the life of a given Zone, the Zone could have up to a ten-year term or lifespan at which point the Zone would be closed. If no qualifying investment is made within the first five years, the Zone would automatically be closed. Each Zone would share 25% of increased tax increment with other taxing districts such as schools and the fire district and rebate the balance of incrementally paid-taxes back to the company. That is, the company is rewarded for making the capital investment in Wilsonville by receiving back a portion of the increase in property taxes paid that result from the company's investment. The greater the investment, the greater the rebate reward. Thus, the rebate is based on the company's performance and proportional to the level of capital investment and job creation.

The proposed Zones would rebate up to 75% of increased property tax increment for three years for each minimum qualifying investment and job creation for companies that invest at least \$25 million in capital improvements and/or qualified equipment and create 75 or more new full-time jobs paying at least 125% of the average Clackamas County wage, with two additional years (5 total) available if the new jobs pay 150% of average wage paid in Clackamas County. Each Zone would terminate ten years after the first qualifying rebate. Non-performance during the term of the Zone would require repayment of rebates. If no qualifying investment occurs within five years of creating the Zone, the Zone would terminate.

A new three or five-year rebate period could begin with any additional round of new qualifying capital investment and job creation meeting the above minimum criteria, providing a maximum of 10 years of rebates period. Again, however, qualified investment needs to be made within 5 years of program adoption. This limits the potential life of the program to 15 years.

To create the TIF Zones, staff must follow the process outlined in statute for creating urban renewal districts. This process includes creation of a Plan and a Report for each proposed urban renewal area or TIF Zone.

Five draft urban renewal plans and reports ("Plans" and "Reports") to create the TIF Zone urban renewal areas ("Areas") have been prepared and are attached to Urban Renewal Resolution No. 234 as Exhibits C through G:

- Exhibit C 26755 SW 95<sup>th</sup> Avenue TIF Zone Plan and Report
- Exhibit D 9805 SW Boeckman Road TIF Zone Plan and Report
- Exhibit E 25600 SW Parkway Center Drive TIF Zone Plan and Report
- Exhibit F 27255 SW 95<sup>th</sup> Avenue TIF Zone Plan and Report
- Exhibit G 29899 SW Boones Ferry Road TIF Zone Plan and Report

The Plans address goals and objectives, identify the Plan's activities and projects (in this case the rebate program), address property acquisition, disposition and relocation, tax increment financing of the Plan and the proposed maximum indebtedness, protocol for amending the Plan,

and findings related to blight and conformance with the City's comprehensive plan. The Plans also include a legal description of the proposed urban renewal area. The required Report on the Plan includes much of the same information, but is more technical in nature. The Reports examine the physical, social and economic conditions of the proposed urban renewal area and impact on municipal services. They also contain a financial analysis that examines the cost of the program and financing, completion dates, estimated amounts of tax increment revenues to be used to reach the maximum indebtedness, and impacts to other taxing districts. The Reports also document compliance with statutory limits on assessed value and acreage included in the City's urban renewal areas.

Upon adoption of these Plans and Reports by ordinance, the City of Wilsonville will still meet the parameters of the ORS 457 restriction that no more than 25% of the City's assessed value and 25% of the City's acreage be included in urban renewal areas. However, the City will be removing acreage from its Year 2000 Plan Urban Renewal Area to stay comfortably under the acreage limitation.

The maximum indebtedness for each plan is \$12,000,000 and the maximum life span for each plan is 15 years.

If the Urban Renewal Agency recommends that City Council adopt the five new urban renewal TIF zones, staff shall forward the Plans and Reports to the Planning Commission for their recommendations. The staff shall consult and confer about the Plans and Reports with the governing body of each affected taxing entity. It is possible the ordinance would be adopted in November of 2013 and the five TIF zones could be recorded with Clackamas County and Washington County in December of 2013.

Upon recordation in December of 2013, the TIF Zones would be ready for activation and investment in 2014.

A consulting contract was entered into after adoption of URA Resolution No. 230 to prepare the five urban renewal plans and reports. Budget impacts resulting from a qualifying investment that activates one of the TIF zones cannot be determined until the TIF zones details are defined.

There is no financial impact in the current year due to this ordinance. If a qualifying investment is made in one of the TIF zones described in this ordinance the increase in property tax revenues due from the improvements should easily pay for the costs of financially managing the TIF zone.

The development and approval of an Urban Renewal Plan and Report is subject to the requirements of ORS Chapter 451. As outlined in the report, these requirements are being followed. The Resolution is approved as to form.

This matter has been discussed by the Economic Development Task Force at multiple meetings and approved by the citizens of Wilsonville in the March 12, 2013 election. During the remaining process of creating the TIF Zones, there will be further opportunity for community involvement and input at each stage.

Adoption of an ordinance creating these TIF Zones will provide the City with a mechanism for funding economic development incentives to better compete with the Enterprise Zones in place

in other communities. If successful, this program could lead to long-term benefits to the community in the form of increased property tax and payroll tax revenues, as well as the creation of numerous jobs.

The alternatives would be to not create the TIF Zones, or to create a different number of TIF Zones.

**Motion:** Mr. Goddard moved to adopt URA Resolution No. 234. Ms. Fitzgerald seconded the motion.

Mr. Goddard related he had raised the concept of creating a single property URA when the City was addressing the Solar Power matter, and he was pleased to have the opportunity to formally support the concept.

**Vote:** Motion carried 5-0.

### **CONSENT AGENDA**

A. Minutes of the August 5, 2013 URA Meeting.

**Motion:** Mr. Goddard moved to adopt the consent agenda. Mr. Starr seconded the motion.

**Vote:** Motion carried 5-0.

### **ADJOURN**

**Motion:** Mr. Starr moved to adjourn. Ms. Stevens seconded the motion.

**Vote:** Motion carried 5-0.

The URA meeting adjourned at 8:51 p.m.

Respectfully submitted,

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Sandra C. King, City Recorder

ATTEST:

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Tim Knapp, Chair

# Wilsonville Urban Renewal Strategic Plan



**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

 **ELAINE HOWARD**  
CONSULTING, LLC

## Issues



- Completion of existing projects in existing urban renewal areas
- Maximum indebtedness limits
- Addressing needs in existing urban renewal areas not yet identified as projects
  - Properties in close proximity to existing areas but not in the area
- Potential new urban renewal areas
- Acreage limitations
- Closing portions of districts or full districts
- All in context of City Policies

## Process



- **Data Accumulation**
  - Identify Projects remaining in each district
  - Identify costs/timing of projects
  - Complete Financial Projections on each district:
    - Revenue and Potential Expenditures
    - Debt Service and Projects
  - Analyze capacity, potential adjustments to free up acreage
  
- **GAIN INPUT**

## Existing Urban Renewal Areas



### **Year 2000 Plan**

- 4 Million cap on annual increment
- Reduction vs. Closure
- Acreage needed to create new urban renewal areas

### **West Side Plan**

- Project listing exceeds remaining maximum indebtedness (MI)
- Projects are obligated by legally binding agreements
- Tap other funding sources or increase MI of West Side UR Area
- Timing on MI/Acreage/Projects issues

## Potential Urban Renewal Areas

### TIF Zones

- Creating 6 TIF Zones
- TIF Zones add 113.56 acres
- Financial considerations based on actual TIF revenues

### Coffee Creek (Basalt Creek)

- Master Plan Completed 2007
- Infrastructure Report Completed 2011
- Time Frame for desired improvements
  - Initial infrastructure in ground in 3-5 years
- Phase 1 (Years 1-4) Infrastructure Cost Estimate:
  - \$8,743,964
- Phase 2 (Years 5-20) Infrastructure Cost Estimate:
  - \$26,977,918

## Potential Urban Renewal Areas

### Frog Pond (Advance Road)

- Awarded Metro Community Planning and Development Grant
- 2-3 years for Master Planning
- Initial Project Cost Estimates: \$35,166,650
  - 3-5 years sewer
  - 5-7 years roads
  - 8-10 years parks
- Detailed Infrastructure Analysis & Cost Estimates to occur after Master Planning

## Statutory Requirements

- 25% Acreage Limit/Assessed Value Limit
  - Assessed Value = approximately 4.94%
  - Acreage = approximately 24.12%

<b>City of Wilsonville Acreage</b>	<b>4,712</b>
25%	1,178
Existing + Potential TIF Zones	1,136.56
Remaining	41.44
Potential New Areas	
Coffee Creek	216
Frog Pond	181
Total Potential new areas	397
Total Existing + Potential	1,533.56
Excess	355.56

## Task Force Review and Recommendation

- Year 2000:
  - ✦ Completion of existing projects
  - ✦ Whether to add new projects
  - ✦ Time frame for existence of UR
  - ✦ What areas to remove, if any
  - ✦ When to sunset
- West Side:
  - ✦ Completion of existing projects
  - ✦ Whether to add new projects
  - ✦ Time frame for existence of UR
  - ✦ Increase MI?
  - ✦ What areas to remove, if any
  - ✦ When to sunset

## Task Force Review and Recommendation

- Coffee Creek

- Projects
- Timing

- Frog Pond

- Projects
- Timing

Annexations?

## Schedule

	JULY	AUG	SEPT	OCT	NOV	DEC
<b>1. Project Management</b>	Kickoff Meeting	PMT #1	PMT #2	Check in calls, as needed		
<b>2. Assessment and Analysis</b>						
<b>3. Summary of Analysis</b>			◇			
<b>4. Public and Stakeholder Engagement</b>			TF Mtg #1	TF Mtg #2 & Open House	TF Mtg #3	
<b>5. Draft Strategic Plan</b>					◇	
<b>6. Final Strategic Plan</b>						△ ◇
△ Present on to Board Planning* Commission and Council*						
◇ Deliverable*						

**King, Sandy**

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**From:** Straessle, Linda  
**Sent:** Friday, September 13, 2013 5:09 PM  
**To:** King, Sandy  
**Subject:** Interested people for the TIF zone

I only have one person on my interested people list for the TIF zones and that is the Consultant for the project:

Elaine Howard  
Elaine Howard Consulting  
[elaine@elainehowardconsulting.com](mailto:elaine@elainehowardconsulting.com)

I did not send out a public hearing notice for this one as there was no legal requirement to do so.

*Linda Straessle*  
Administrative Assistant  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville OR 97070  
(503) 570-1571  
[straessle@ci.wilsonville.or.us](mailto:straessle@ci.wilsonville.or.us)

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