

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

RESOLUTION NO. 85

A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET FOR FISCAL YEAR 2002-03 AND APPROPRIATING FUNDS.

WHEREAS on June 3, 2002, the Wilsonville Urban Renewal Agency Board approved Urban Renewal Resolution 81 and 83 adopting a budget and appropriating funds for fiscal year 2002-03; and,

WHEREAS on June 3, 2002, the Agency Board approved Urban Renewal Resolution 84 amending the Urban Renewal Plan to include construction of a public building for City offices and public meeting spaces as an Urban Renewal project and activity and,

WHEREAS a Supplemental Budget amendment is required to increase the appropriation from tax increment proceeds in order to fully fund Capital Project No. 847 City Hall offices in the amount of \$6,886,000 (\$420,000 was expended in FY 2001-02 for design), and

WHEREAS, ORS 294.480 provides that an Agency may amend the current year adopted budget through the supplemental budget process, and

WHEREAS, publication requirements have been met as outlined by ORS 294.480 for the supplemental budget that include transfers from the contingency by more than 15 percent of the adopted operating budget, and

WHEREAS, a public hearing has been held before the Wilsonville Urban Renewal Agency to obtain public input on the supplemental budget, and

WHEREAS, the Agency Board makes the findings as set forth in Exhibit A, attached hereto and incorporated herein as if fully set forth.

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

1. Based on the above recitals and findings, the Urban Renewal Agency amends the budget for the fiscal year beginning July 1, 2002 and ending June 30, 2003 to increase capital appropriations and decrease contingency by \$4,000,000 each.

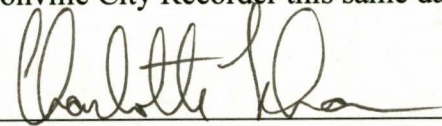
	Adopted Appropriations	Change in Appropriations	Amended Appropriations
Capital Projects Fund			
Capital outlay	\$ 7,216,000	\$ 4,000,000	\$ 11,216,000
Contingency	\$ 5,238,082	\$ (4,000,000)	\$ 1,238,082
		\$ -	

2. Within the Capital Projects Fund the adjustment affects the following project:

	FY 02/03 Adopted	Supplemental Adjustment	FY 02/03 Revised
Urban Renewal Capital Projects Fund			
Requirements			
Capital Projects			
Proj #847/City Hall	\$ 2,466,000	\$ 4,000,000	\$ 6,466,000
Contingency	\$ 5,238,082	\$ (4,000,000)	\$ 1,238,082

3. The increased appropriations are necessary to provide adequate spending authority for construction activity during the year.

ADOPTED by the Wilsonville Urban Renewal Agency at a regularly scheduled meeting thereof this 1st day of July 2002, and filed with Wilsonville City Recorder this same date.


 CHARLOTTE LEHAN, CHAIR

ATTEST:


 Starla J. Schur, Deputy City Recorder

SUMMARY OF VOTES:

Chair Lehan	Yes
Board Member Helser	Yes
Board Member Barton	Yes
Board Member Kirk	No
Board Member Holt	No

Findings

The Civic Center Project is an urban renewal project. By infilling the underdeveloped Boozier property, the Civic Center Project brings together a vision of park, open spaces, recreation facilities, community meeting spaces, and centralized city offices. These facilities are connected by a series of pedestrian walkways, trails, and bicycle ways to residential neighborhoods to the east and north, the commercial centers of Town Center and Village at Main Street to the west, and Memorial Park to the south.

At this time, there are many compelling reasons for the Civic Center to be fully funded by Urban Renewal resources:

(1) Wilsonville's urban renewal area is made of several sub areas. The sub area of the commercial downtown area east of I-5 initially was an area of underdeveloped property whose development was being held back by a lack of roadway capacity. Urban renewal funds were used to widen Wilsonville Road underneath Interstate-5 and for the building of Memorial Drive, as well as the first phase of the Village at Main Street, a commercial/residential development with a conservative, assessed market value of \$33 million. In addition, when the Chamber of Commerce building was relocated due to the road construction, it was also redeveloped as a Tourist Information Center to form a cornerstone of Town Center Park and the Korean War Veterans Memorial. The Chamber building, Tourist Information Center and Town Center Park provide an attraction to the Town Center commercial area. The Town Center is located directly across Wilsonville Road from the Village at Main Street. All of these lie just off Interstate 5 with directional signs to the Tourist Information Center and Korean War Veterans' Memorial. This in turn draws more visitors to the area. The summer farmers' markets and the Wilsonville Celebration Days are more recent features of the Town Center Park and are further attracting people to the Town Center. The Town Center and Wilsonville's commercial core have benefited from these improvements.

(2) The Urban Renewal east commercial sub area is bordered to the east and to the north by multiple housing types, the current city hall and the community center. This area also used to contain underdeveloped school property. By providing community use space for a potential high school, the Urban Renewal Agency created a funding bridge to construct a needed high school. Through the use of Urban Renewal dollars, the public spaces of the new Wilsonville High School were constructed. The high school has become a source of pride for the community. Its development has benefited the district and the community.

(3) In the last few years there has been a pause in successful new development in this urban renewal sub area. The Town Center development, also conservatively valued at \$32 million, has not completed its build out. Likewise, the Village at Main Street has not been able to build out phases II and III, estimated to be a value of \$15 million. While initial build out enjoyed success, the remainder was hampered by a lack of water. Now a new water treatment plant is on line and water is not an issue. However, because of the current depressed economic climate, private investment has fallen off. In times of economic slowdowns, investment by the public sector helps stimulate the economy by providing jobs, contracting for services and purchasing materials. The public also benefits because civic projects can be built at far lower costs in a down-turned economy, thereby saving taxpayer dollars. Going forward with the \$11 million combined Civic Center Project will provide a necessary economic shot in the arm for Wilsonville's commercial areas, particularly the urban renewal area, and the overall community.

(4) The Civic Center/City Hall will have a positive impact on the local economy. It will draw people to downtown Wilsonville for public events, City services and for the use of the park amenities. These in turn will spawn other businesses to cater to and feed off the concentration of people, such as restaurants, specialty shops, bars, and even hotels, resulting in an economic multiplier effect. Every dollar spent on the city's investment in the Civic Center will yield some additional dollars in private investment plus the creation of private sector jobs. This will enlarge the property tax base at a minimum, and the state will benefit through additional personal income tax revenues. The anticipated multiplier

effect of the public infusion of \$11 million in increment tax dollars from the urban renewal area will serve the urban renewal downtown area and community well at an important time, without increasing taxes to individuals or businesses.

(5) Building the Civic Center/City Hall project will bring together scattered city offices allowing visitors, residents, and businesses to have easy access and one-stop shopping for government services and improve efficiencies for city staff. It will compliment the park facilities and provide a synergistic effect by creating a “sense of place” or a heart of Wilsonville, which the city now lacks. Economic research and new urban planning principles point to the importance of a strong civic core that serves a community by being a catalyst for private investment and by providing a community identity that enhances civic pride and improves livability. Overall, it is a marketing asset for the adjoining commercial areas and for the community as a whole.

(6) The Civic Center project will not only provide a positive amenity for trade in the business centers, but will be an extremely supportive use for the phase II and III multi-family and town home residential build out for Village at Main Street. This build out furthers the city's goals of providing multiple housing types at affordable pricing.

(7) The use of urban renewal financing to fully finance the Civic Center project will allow the saving set aside in the general fund for the construction of a new city hall to instead be used to support police and library services, which are experiencing significant shortfalls now and into the future. These savings, in addition to cuts in the 2002-03 budget and by not carrying a debt load to repay construction bonds from traditional sources to build a civic center, the city will be able to delay a police and library services levy for two years. That means that an additional tax burden will not be placed on property owners this fall, which would be necessary without using urban renewal funds for the Civic Center.

(8) The Finance Director has forecasted that urban renewal revenues are sufficient, and are projected to remain sufficient into the future, to pay for financing the

project as well as other near-term projects in the plan and at no additional costs to taxpayers or businesses.

(9) The Civic Center Project advances the goals of the City's Comprehensive Plan and the Urban Renewal Plan to enhance livability and to improve underdeveloped land, including parks, open space and public lands.

(10) The project will allow City staff now located in leased office space at the City Hall Annex at the northern part of Wilsonville on Elligsen Road to move when the lease expires. The building owners, Tualatin Valley Fire & Rescue, need the building back for their own use.

(11) The project allows the current City Hall across the street from the proposed City Hall to be used for police and transit services. An important goal in the current plan is to relocate police services to the middle of their busiest quadrant – east of I-5 and south of Boeckman Road. A more visible, accessible location for the sheriff's office will benefit public safety. Co-locating transit will free up the SMART building for eventual sale, which will benefit the city's budget. In addition, it will free up the former SMART building for commercial redevelopment in the Old Town area. The location of the transit center is located adjacent to Wilsonville Road, which has benefited recently by the streetscape provided by the Wilsonville Road urban renewal project making it more commercially marketable.

(12) The Emergency Operations Center will also move closer to the population center into the current City Hall after the new Civic Center is complete. More than 95 percent of city residences, all public schools in Wilsonville, and most commercial activities are south of Boeckman Road. Yet, the current and inadequate EOC is located two miles north at the Annex, which must be vacated.

(13) As noted above, urban renewal greatly supported the Wilsonville Road widening under I-5 and the redevelopment of the Wilsonville Road streetscape from Kinsman to Town Center Loop West. This, in turn, has been an aid in going forward this

summer with the Lowrie commercial area redevelopment, the redevelopment of remainder site of the condemned Texaco station with a small office building, and the Trammel Crow development to be built on the underdeveloped portion of the Thrifty Payless site. Like the existing Transit Center, these sites are located west of I-5, but adjacent to Wilsonville Road, and very close to the interchange. Their development, along with the Civic Center development, will provide a synergistic effort giving the city a very solid downtown core along the Wilsonville Road corridor and an appealing place to shop, work, live and play. A sense of community place is essential to the economic vitality of the area is fostered by the Civic Center Project.