

**CITY OF WILSONVILLE  
URBAN RENEWAL AGENCY  
DECEMBER 4, 2017**

The Urban Renewal Agency held a regular meeting on December 4, 2017 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 7:35 p.m.

The following Board Members were present:

Chair Knapp  
Member Starr  
Member Stevens  
Member Lehan  
Member Akervall

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Barbara Jacobson, City Attorney  
Kimberly Veliz, City Recorder  
Nancy Kraushaar, Community Development Director  
Susan Cole, Finance Director  
Mark Ottenad, Public/Government Affairs Director  
Angela Handran, Assistant to the City Manager  
Jordan Vance, Economic Development Manager  
Zach Weigel, Civil Engineer  
Miranda Bateschell, Long-Range Planning Manager

### **CALL TO ORDER**

Chair Knapp called the URA meeting to order at 7:35 p.m. followed by roll call.

### **CITIZEN INPUT**

There was none.

### **CONSENT AGENDA**

A. Minutes of the September 18, 2017 URA Meeting.

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

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

## SUMMARY OF VOTES:

Board Chair Knapp      Yes  
Board Member Starr      Yes  
Board Member Lehan      Yes  
Board Member Akervall      Yes  
Board Member Stevens      Yes

## NEW BUSINESS

Ms. Jacobson read the title of URA Resolution No. 278 into the record.

### A. URA Resolution No. 278

Year 2000 Urban Renewal Plan 11th Amendment – Approval To Forward The Year 2000 Urban Renewal Plan 11th Amendment Through The Public Review And Approval Process. (Kraushaar/Cole/Vance)

Nancy Kraushaar, Community Development Director, Jordan Vance, Economic Development Manager and Elaine Howard of Elaine Howard Consulting, LLC presented a PowerPoint to Council.

Bulletin points from the presentation included:

#### Purpose

- Send plan amendment out for public review by the Wilsonville Planning Commission, taxing districts, Open House, and Wilsonville City Council

#### Background: Project Discussions

- City Council briefed on Boeckman Dip Project March 20, 2017
- \$14 million dollars
- Substantial amendment
- Wilsonville Urban Renewal Task Force unanimously supported Plan Amendment at April 27, 2017 meeting

#### Project

- Boeckman Road currently has a major “dip” that is unsafe for all driving modes
- Proposed project is a bridge to address the “dip” and bring road up to current safety standards

#### Financial Implications

- Increasing Maximum Indebtedness (MI) by \$14,509,101 to \$107,196,524
- Collection of additional MI extends duration through 2023

#### Approval Process

- Concurrence of Taxing Districts (approval of 75% of the permanent rate levy)
- Clackamas County approval of amendment in entirety

Increase in Maximum Indebtedness (MI)

- MI is being increased by more than 20% of original MI indexed for inflation
- Increases above 20% require concurrence

Alternative Revenue Sharing Program

- Current revenue sharing program caps Year 2000 TIF collections to \$4 million
- Because it is not the statutory revenue sharing program, concurrence is required

Clackamas County Approval

- Year 2000 Plan Area contains unincorporated properties in Clackamas County
- Because there are Clackamas County properties in the boundary, Clackamas County approval of the Plan Amendment in its entirety is required. (not just approval of concurrence issues)

Impacts to Taxing Districts

- Process of 1) increasing MI and 2) confirming alternative revenue sharing program complicates the presentation of impacts
- Individualized Taxing District letters (consult and confer letters)
- Include the following tables:
  - Alternative revenue sharing program impacts vs. statutory
  - Impact of amendment
  - Impact without amendment

Action

- Consider resolution

**Motion:** Ms. Stevens moved to adopt URA Resolution No. 278. Mr. Starr seconded the motion.

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


SUMMARY OF VOTES:

Board Chair Knapp	Yes
Board Member Starr	Yes
Board Member Lehan	Yes
Board Member Akervall	Yes
Board Member Stevens	Yes

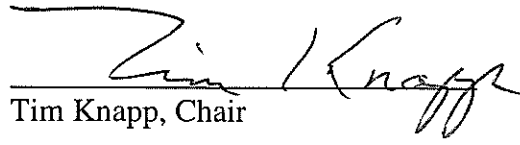
**ADJOURN**

The URA meeting adjourned at 7:59 p.m.

Respectfully submitted,

  
Kimberly Velz, City Recorder

ATTEST:

  
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Tim Knapp, Chair