

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on June 19, 2017 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting.

Chair Knapp called the meeting to order at 10:32 p.m. Board Members present: Tim Knapp, Chair, Board Members Stevens, Lehan, and Akervall. Board Member Starr was excused.

Staff included: Bryan Cosgrove, Executive Director; Barbara Jacobson City Attorney; Jeanna Troha, Assistant City Manager; Sandra King, City Recorder; Susan Cole, Finance Director; and Cathy Rodocker, Assistant Finance Director.

CALL TO ORDER

Chair Knapp called the URA meeting to order at 10:32 p.m. followed by roll call.

CITIZEN INPUT – There was none.

PUBLIC HEARING

Ms. Jacobson read the title of URA Resolution No. 275 for the record.

A. **URA Resolution No. 275**

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Adopting The Budget, Making Appropriations, And Declaring The Intent To Collect Tax Increment For Fiscal Year 2017-18. (staff – Cole)

Chair Knapp opened the public hearing at 10:33 p.m. and provided the hearing format.

The Staff Report was presented by Susan Cole, Finance Director. Following the Budget Committee vote to approve the budget the Urban Renewal Board must hold a public hearing and receive comments on the budget prior to adoption. The Board must adopt a budget not later than June 30th.

By law, the Board may make changes in the approved budget within certain limitations: (1) taxes may not be increased over the amount approved by the budget committee, and (2) estimated expenditures in a fund cannot be increased by more than \$5,000 or 10 percent, whichever is greater. The Board can reduce the budget from that approved by the Budget Committee.

Chair Knapp called for public input, hearing none he closed the public hearing at 10:37 p.m.

Motion: Ms. Lehan moved to approve URA Resolution No. 275. Ms. Akervall seconded the motion.

Vote: Motion carried 4-0.

A. **URA Resolution No. 273**

A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2016-17.
(staff – Rodocker)

Ms. Jacobson read the title of URA Resolution No. 275 for the record.

Mr. Knapp opened the hearing at 10:38 p.

Cathy Rodocker presented the staff report. Oregon’s Local Budget Law allows the URA Board to amend the adopted budget for an occurrence or condition that was not known at the time the budget was adopted. The Fiscal Year 2016-17 Budget was adopted by the Agency on June 20, 2016.

The Eastside Urban Renewal district will incur an increase to project management fees for the Town Center Loop Plan in the amount of \$80,000 funded from contingency funds. The additional fees will cover continuing public outreach and planning efforts for the fiscal year.

A public notice for the Urban Renewal meeting was published as required. The notice was published in the Spokesman on June 14, 2017. Oregon Budget Law requires all budget adjustments and transfers be approved prior to the end of the fiscal year, June 30, 2017.

The hearing closed at 10:39 p.m.

Motion: Ms. Lehan moved to approve URA Resolution No. 275. Ms. Akervall seconded the motion.

Vote: Motion carried 4-0.

NEW BUSINESS

B. **URA Resolution No. 274**

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Execution Of A First Amendment To School Facilities Lease With The West Linn/Wilsonville School District For Property Known As The “Town Center School Site” (staff – Jacobson)

Ms. Jacobson read the title of URA Resolution No. 274 for the record, and presented the staff report.

The Wilsonville – West Linn School District (“District”) has asked the Agency for one final renewal of the Lease of City property located across the street from City Hall, near the Community Center and Public Works facilities, for the continued use as its Art Tech School. The City currently leases the property to the District well below market rent and that practice will continue with this renewal. The City Manager has proposed a new lease rate of \$10,000 a month. Under the existing lease terms, the rate would have been approximately \$8,200 a month. Rent will escalate according to the same formula set forth in the Lease (i.e.-a CPI index). The City will also take on responsibility for all landscaping maintenance, at City cost, which was the

District's responsibility under the prior lease, to ensure the grounds are kept up and watered. The City is also going to re-roof the building and repair and repaint portions of the siding, as well as repair two sink holes in the parking area and remove old playground equipment, all at City cost. Amendment would take effect July 1, 2017.

Motion: Ms. Lehan moved to approve URA Resolution No. 274. Ms. Akervall seconded the motion.

Vote: Motion carried 4-0.

CONSENT AGENDA

A. Minutes of the March 20, 2017 URA Meeting. (staff – King)

Motion: Ms. Lehan moved to adopt the Consent Agenda. Ms. Stevens seconded the motion.

Vote: Motion carried 4-0.

ADJOURN

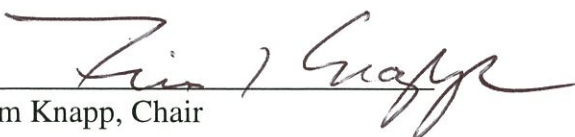
The URA meeting adjourned at 10:42 p.m.

Respectfully submitted,



Kimberly Veliz, City Recorder

ATTEST:



Tim Knapp, Chair