

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on September 4, 2014 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 8:51 p.m. Board Members present: Tim Knapp, Chair, Board Members Starr, Fitzgerald and Stevens. Board Member Goddard was absent.

Staff included: Bryan Cosgrove, Executive Director; Mike Kohlhoff, City Attorney; Jeanna Troha, Assistant City Manager; Cathy Rodocker, Assistant Finance Director; and Sandra King, City Recorder.

CALL TO ORDER

Chair Knapp called the URA meeting to order at 8:51 p.m. followed by roll call.

CITIZEN INPUT – There was none.

NEW BUSINESS

Mr. Kohlhoff read the title of URA Resolution No. 248 into the record.

A. **URA Resolution No. 248**

A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2014-15.

Ms. 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 following supplemental budget transfer amends the current budget for two newly added capital improvement projects.

At its June 2, 2014 Urban Renewal meeting, the Board adopted the Fiscal Year 2014-15 budget. Since that time, unanticipated projects have come to staff's attention that will require additional budget authorization. The transfer resolution will recognize both the cost and funding of each project.

One project from each Urban Renewal District will be added to the CIP program with the transfer resolution. The projects will be funded with contingency funds designated specifically for capital projects.

Year 2000 Capital Projects Fund: Wilsonville Rd Median Improvements – Landover, \$55,506

West Side Capital Projects Fund: Villebois Regional Park #4 Reimbursement, \$256,000

The Urban Renewal Districts are required to amend their respective annual budget in accordance with Oregon local budget law. The supplemental budget transfer is approved by the URA Board at a regularly scheduled meeting. The Budget Committee is not required.

A public notice for the Urban Renewal meeting was published as required. Adoption of the Supplemental Budget Transfer Resolution does not require a public hearing. Oregon Budget Law requires all budget adjustments and transfers be approved prior to the end of the fiscal year, June 30, 2015.

CURRENT YEAR BUDGET IMPACTS:

Year 2000 Capital Projects Fund: Increase to Capital Outlay	\$55,506
Decrease to Contingency	<u>(55,506)</u>
Net Change to overall Budget	\$ -
West Side Capital Projects Fund: Increase to Capital Outlay	\$ 256,000
Decrease to Contingency	<u>(256,000)</u>
Net Change to overall Budget	\$ -

As required by Local Budget Law, a notice for the meeting of the Urban Renewal District has been published. A public hearing is not required for the approval of a URA budget transfer resolution. The amended budget provides for the delivery of services and construction of capital projects throughout the community.

Motion: Mr. Starr moved to approve URA Resolution No. 248. Ms. Stevens seconded the motion

Vote: Motion carried 4-0.

B. URA Resolution No. 249

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Approving Addendum No. 5 To The Development Agreement Between The City Of Wilsonville, The Urban Renewal Agency Of The City Of Wilsonville, Villebois LLC, And State Of Oregon Department Of Administrative Services Relating To The Addition Of Polygon Northwest Company, L.L.C. As A Party To The Development Agreement And Authorizing Certain Changes Relating To Development Of Property Known As Tonquin Woods 4-7, Located Within The Villebois Village Development.

URA Resolution No. 249 was read into the record by title only by Mr. Kohlhoff. This resolution is a companion resolution to the resolution adopted by the City Council immediately prior to the convening of the URA meeting. The staff report and comments presented at the Council meeting will be incorporated into these minutes.

Motion: Mr. Starr moved to approve URA Resolution No. 249. Ms. Stevens seconded the motion

Vote: Motion carried 4-0.

The following is an excerpt from the September 4, 2014 City Council meeting minutes regarding Resolution No. 2486.

The staff report was prepared and presented by Mr. Kohlhoff. The report is included for clarity.

Addendum No. 5 sets out the respective responsibilities for designing, constructing, and financing infrastructure for the development of Tonquin Woods 4 through 7 and Regional Park 4 (RP-4), and to plan for Regional Park 5 (RP-5), within the Villebois Village Master Plan Area. It has been vetted through the respective engineering, planning, parks, and legal representatives of the parties. Polygon NW has purchased the property and has filed for development approval of a 73 lot subdivision known as Tonquin Woods 4 & 5, and an additional 42 lot subdivision known as Tonquin Woods 6 & 7. The development approval has received the Design Review Board's (DRB) recommendation for Council approval for Tonquin Woods 4 & 5, and staff is recommending approval of Tonquin Woods 6 & 7 to the DRB. The matter of the Council's authorization of Addendum 5 is scheduled for Resolution adoption on September 4, 2014. The URA meeting for Board action to authorize the URA into entering into Addendum No. 5 is scheduled to follow the Council meeting.

There are four key issues Addendum No. 5 addresses: (1) it amends Addendum 4 to avoid double charging for the earlier collected Supplemental Street SDCs and the Master Planner's portion of the Master Plan Fee; (2) it recognizes that developer financing responsibility for infrastructure costs have been transferred due to several land transfers; (3) it recognizes the ability to shift UR financing among certain parks under a previous Development Agreement amendment in 2006; and (4) it provides for shifting of UR funding to RP-4, subject to further agreement by the new property owner in SAP-Central, RCS Villebois Development, LLC. The funding is being shifted from Montague Park, whose amphitheater facility is being reduced due to lack of parking. The reason that RP-5 needs additional time to negotiate is the site involves three separate ownerships: the URA, Polygon, and the Chang family, with the latter needing more time to communicate given some family members are located in mainland China.

Development of quality infrastructure for the subdivision and for the City, which, in turn promotes the economic development goals of the City, the URA, and the property owner/developer.

Portions of the infrastructure will be completed within the 2014-15 time period, with the remainder in 2015-16.

Motion: Councilor Stevens moved to approve Resolution No. 2486. Councilor Fitzgerald seconded the motion.

Vote: Motion carried 4-0.

End of City Council meeting excerpt.

CONSENT AGENDA

A. Minutes of the June 16, 2014 URA Meeting.

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

Vote: Motion carried 4-0.

ADJOURN

Mr. Knapp adjourned the URA meeting at 8:55 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Chair