



Urban Renewal Task Force  
 October 18, 2023; 10am  
 Wilsonville City Hall & via Zoom

**Attendance**

Consultants: Elaine Howard, Nick Popenuk/Tiberius Solutions

Staff: Matt Lorenzen, Chris Neamtzu, Miranda Bateschell, Kim Rybold, Zach Weigel, Keith Katko

Task Force: Dick Spence, Susan Myers, Jeff Schaffer, Seth Henderson, Pat McGough, Jacob Fuhrer, Cassandra Ulven // Virtually: Councilor Kristen Akervall, Laura Edmonds, Alan Steiger

**Minutes**

1. Welcome & Introductions
2. Review Year 2000 Plan one-page document (attached), brief review of urban renewal in Wilsonville generally

**Slides 3-8**

3. Review Meeting 3 (08.21.23) content
  - o Capacity Analysis (financial analysis)
  - o Blight Findings

**Slide 9**

4. Projects, Costs, Allocations/Sharing  
 Matt Lorenzen led the group through the table shown on Slide 9, line item by line item. The following descriptions apply to the projects named in the left column. There was some conversation regarding each line item. Please refer to the meeting video for specific questions and commentary.

<b>Infrastructure Projects</b>	
I-5 Bike/Pedestrian Bridge & Gateway Plaza	Construct a bike/pedestrian bridge across I-5 to safely connect Town Center to the Wilsonville Transit Center, employment areas, and neighborhoods in West Wilsonville. The project includes a gateway plaza that serves as a landing for the bridge and an open space serving development on the west side of Town Center.
Main Street North	Upgrade the existing section of Parkway Ct and Park Pl from Town Center Loop to the northern edge of Town Center Park to meet the cross section adopted in the Town Center Plan.
Main Street Central	Central: Upgrade the existing section of Park Pl from the northern edge of Town Center Park to Courtside Drive to a curbless street

	that is an extension of Town Center Park, meeting the cross section adopted in the Town Center Plan.
Main Street South	South: Construct a modern main street meeting the cross section adopted in the Town Center Plan as an extension of Park PI south from the intersection with Courtside Drive to Wilsonville Road.
Courtside Drive East	Upgrade the existing section of Courtside Drive from Park PI to Town Center Loop E to add a two-way buffered bike lane consistent with the cross section adopted in the Town Center Plan.
Courtside Drive West	Construct an extension of Courtside Drive meeting the cross section adopted in the Town Center Plan west from the intersection with Park PI to Town Center Loop W.
Wilsonville Road Intersection Improvements	Modify four intersections along Wilsonville Road to accommodate anticipated growth and provide improved multimodal connections into Town Center.
Town Center Loop W Modifications	Modify the road to meet the cross section adopted in the Town Center Plan, including enhanced sidewalks, bicycle lanes and stormwater management facilities to serve development.
Local Street Network	Create a new local road network, including travel lanes, parallel parking, street trees, and sidewalks, to improve connectivity throughout Town Center and serve new development.
Bicycle and Pedestrian Infrastructure	<ul style="list-style-type: none"> <li>• Redesign Park PI between Town Center Loop W and Town Center park to create a linear park with bicycle and pedestrian access.</li> <li>• Create a continuous separated bikeway between the I-5 Bike/Pedestrian Bridge and Memorial Park.</li> <li>• Create a linear park between the I-5 Bike/Pedestrian Bridge and Town Center Park that integrates stormwater management and active plaza space for surrounding development.</li> </ul>
Underground Utility Relocation	Relocate existing water, sewer, and stormwater infrastructure to align with new streets in Town Center and enable redevelopment.
Parking "Solution(s)" – City-built or Developer incentives	At this stage, Staff is showing an allocation for solutions to publicly accessible parking solutions, which may include a centralized city-built structured parking solution, and/or incentives for developers who may wish to integrate parking into a development project.

<b>Economic Development Programs &amp; Projects</b>	
Real Estate Activities	Includes property acquisition & disposition, purchase options, and associated costs, e.g. brokerage fees, closing costs, legal services
Site Preparation	E.g. Demolition, grading, land-use applications, professional services (RFP prep, etc.)

Development and tenanting incentives	Grants and loans to support development and business/tenant-improvements
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<b>Urban Renewal Program Administration</b>	
Administration	5% of Maximum Indebtedness. This allocation covers those costs associated with staff time and other internal resources to administer the urban renewal plan over its life.

Cassandra Ulven (TVF&R) requests the following to be incorporated into any future plan:

- A time-certain end date
- Performance metrics and expectations
- Grants or other funding opportunities that may be pursued in order to minimize the public sector financial burden of the proposed projects.

**Slide 10**

5. "But for" test

This slide shows three different scenarios for the growth of assessed value over the next 30 years. The slide demonstrates that with careful public investment to fuel private development, the trajectory and scale of tax base growth over the next 3 decades can be dramatically different—much different than it would be without the investment. This is significant for taxing districts, especially when considering that the land area in question here is existing service area for all impacted districts. It is not a new service area. This graph shows that new assessed value can be created that would not exist "but for" the use of urban renewal/tax increment finance.

**Slide 11**

6. Forecasted impacts on taxing districts

Consultant Nick Popenuk noted that with two urban renewal areas closing in Wilsonville, which had been collecting some \$9M in tax increment (combined) in recent years. It will take nearly 20 years, according to forecasts, before the Town Center urban renewal plan would be generating that level of tax increment.

Cassandra Ulven also noted that while schools are made whole for their foregone revenues, other taxing districts, like fire districts, are not.

**Slides 12-13**

7. Next Steps/Schedule

The Task Force will meet again in November to look at a communications plan to be drafted by staff. Staff will brief Council twice in December 2023. At that point, the feasibility study exercise will be complete and the City will focus energy on communications running up to the May 2024 election. If the May election shows public approval of a new urban renewal plan in Town Center, a plan document will be drafted and adopted before September 2024. The Task Force will be convened again to guide that process.

8. Adjourn – 11:57am

# The Year 2000 Plan

an Urban Renewal Plan & Program of the City of Wilsonville, Oregon



Plan Duration

# 1990-2023

Creekside Woods Senior Housing



Fountain @ Murase Plaza

## Major Projects Completed

### Streets & Streetscapes

- ✓ Wilsonville Road Improvements including undergrounding utilities
- ✓ Boones Ferry Road
- ✓ Memorial Drive
- ✓ Canyon Creek Road North
- ✓ Courtside Drive
- ✓ 5<sup>th</sup> to Kinsman
- ✓ Boeckman Road Corridor Project
- ✓ Boeckman Bike/Ped Imprvmts.
- ✓ Misc. Streetscape, Signals

### Parks & Recreation

- ✓ Boozier/Murase Land Acquisition
- ✓ Stein-Boozier Barn Imprvmts.
- ✓ City Hall Site Acquisition
- ✓ Town Center Park
- ✓ Murase Plaza

### School Partnerships

- ✓ Wilsonville HS Gymnasium
- ✓ High School Public Facilities
- ✓ High School Girls' Field Imprvmts.
- ✓ I-5 Underpass Enhancements

### Facilities & Planning

- ✓ City Hall
- ✓ Creekside Woods Senior Housing
- ✓ Sewer Plant Upgrade
- ✓ Town Center Concept Planning

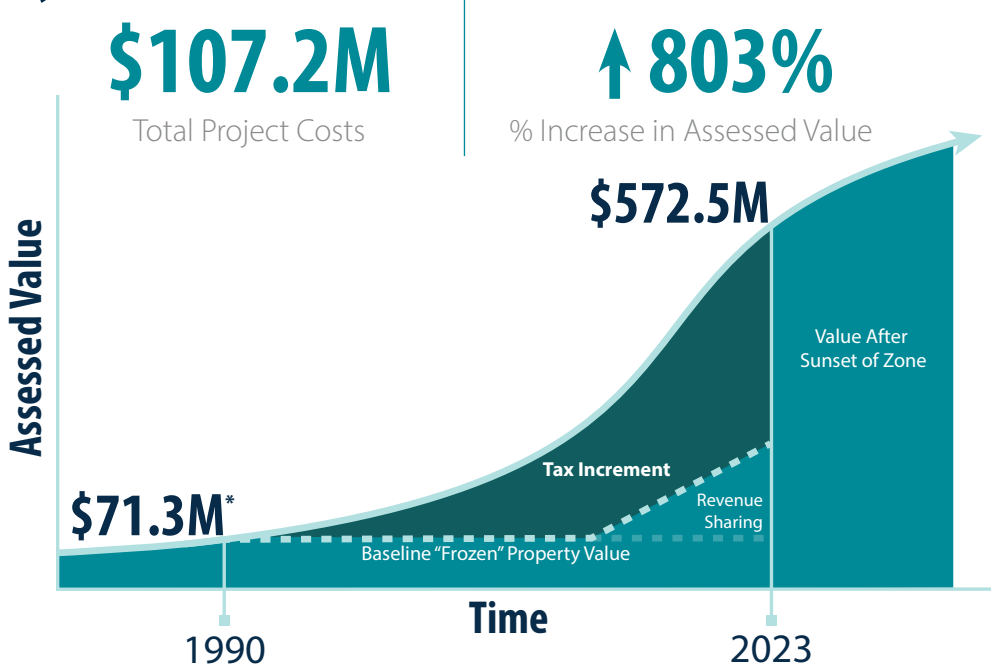
## Mission Accomplished

According to the Year 2000 Urban Renewal Plan document from 1990,

*"The most critical conditions of blight ... [were] related to long-term water supply, waste water treatment capacity, water delivery system, lack of a comprehensive storm drainage system, and the existence of an inadequate and substandard street and transportation system. [Such blight] inhibit[ed] and in some cases prohibit[ed] the timely development of tax-paying property by the private sector."*

Over 33 years, strategic investments made under the Plan addressed these blighted conditions, buoying property values and livability while supporting new industrial, commercial, and residential development.

## By The Numbers



\* The "frozen" base of \$71.3M is inflation-adjusted using CPI. The original "True Cash Value," the basis for Oregon property taxation in 1989-90, for the plan Area was \$30.3M.



Town Center Park



Canyon Creek Road



Wilsonville Road



5th to Kinsman



I-5 Underpass Enhancement



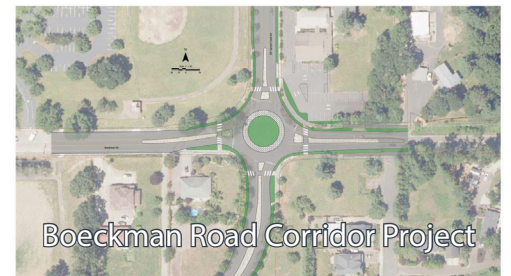
Wastewater Treatment Plant



Stein-Boozier Barn

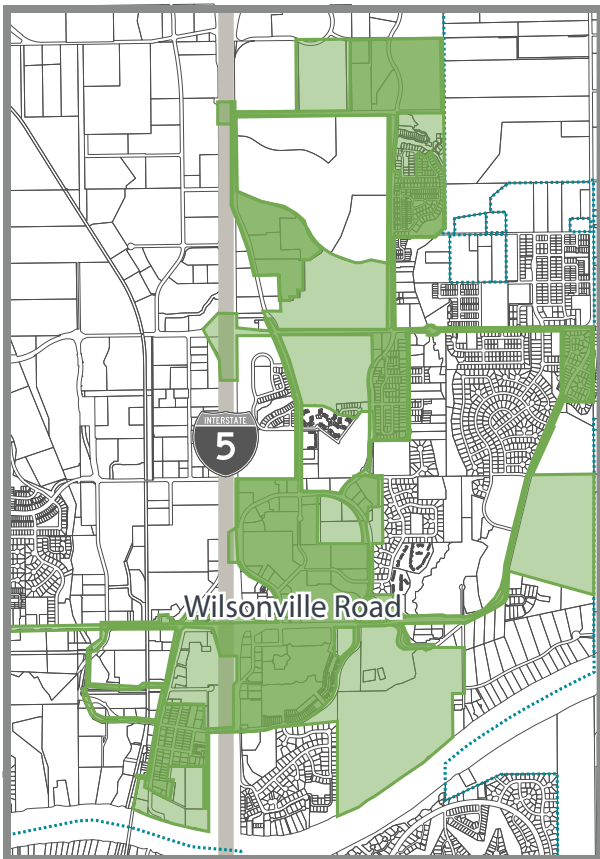


Wilsonville HS Gymnasium



Boeckman Road Corridor Project

## Area Boundary\*



## Tools for Success

### Revenue Sharing

Beginning in 2003 the City began removing parcels from the district in order to limit tax increment collections to approximately \$4 million per year. After FY 2010 the law changed and allowed the City to certify less than 100% of the available taxes and has limited tax increment to \$4 million ever since. This allows taxing districts to enjoy the benefits of urban renewal before the plan sunsets.

### Partnerships with Taxing Districts

The City adopted the practice of “consult and confer” before it was written into statute. Affected taxing districts are partners and collaborators. As noted on the project list, several projects were completed in partnership with the School District to enhance livability and support development and student population growth.

### Public Engagement

Wilsonville’s use of urban renewal is guided by the Urban Renewal Task force, comprised of residents, affected taxing districts, land owners, developers, and area businesses.

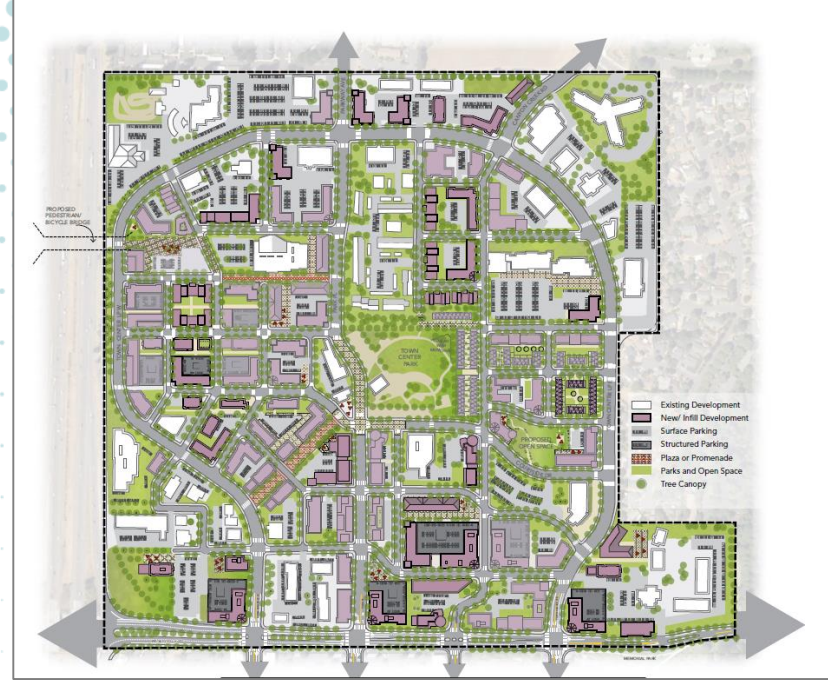
Wilsonville has also adopted the practice of consulting the electorate through an advisory vote before the adoption of any new urban renewal plan in the City.

\* The entire shaded area in the map represents the original area boundary. The lighter areas are those that were “released” over the life of the plan in order to share tax increment revenue with overlapping taxing districts.

## For Additional Information:

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**Matt Lorenzen**  
Economic Development Manager // 503.570.1539  
mlorenzen@ci.wilsonville.or.us



# Urban Renewal Task Force Town Center Feasibility Study

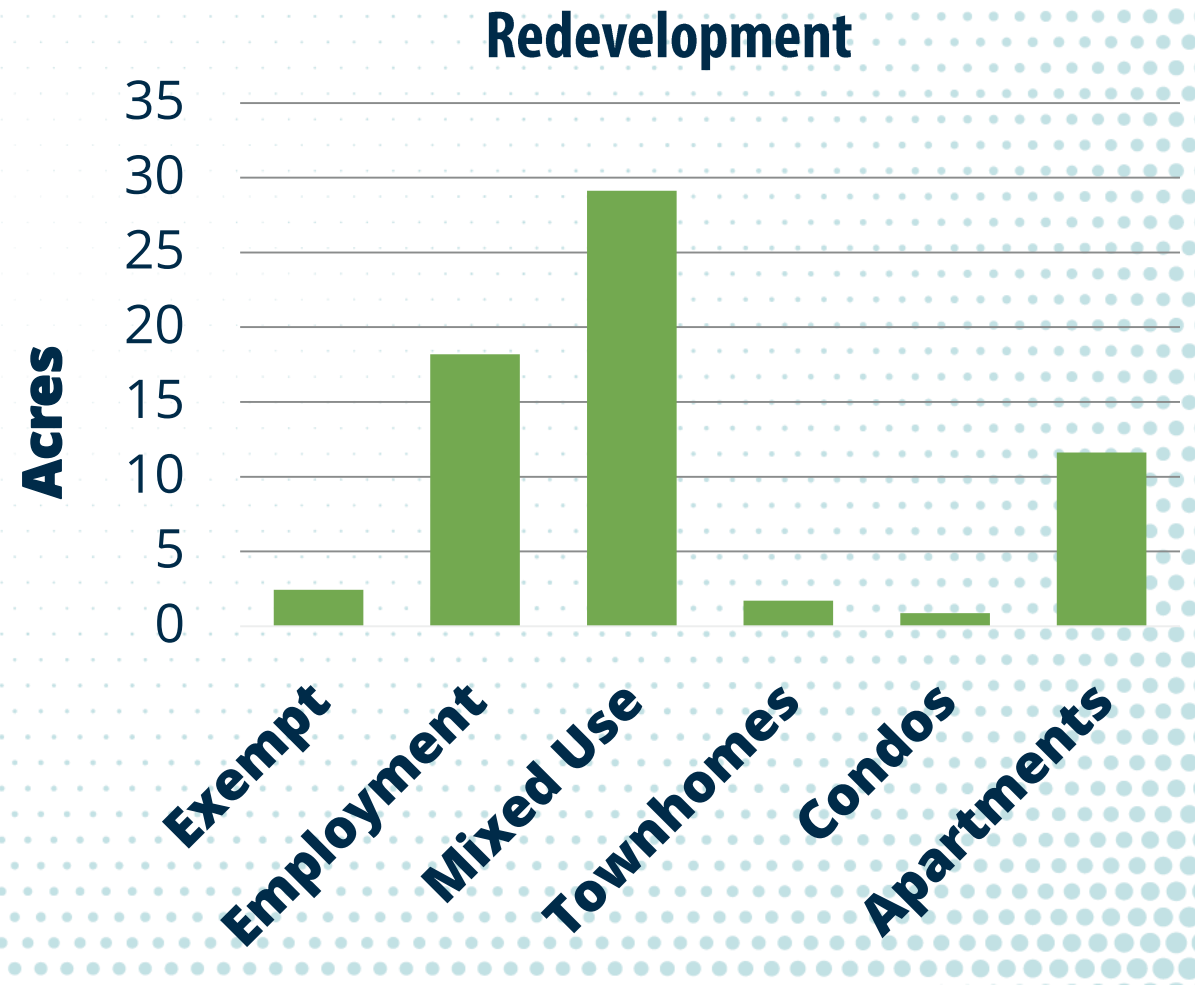
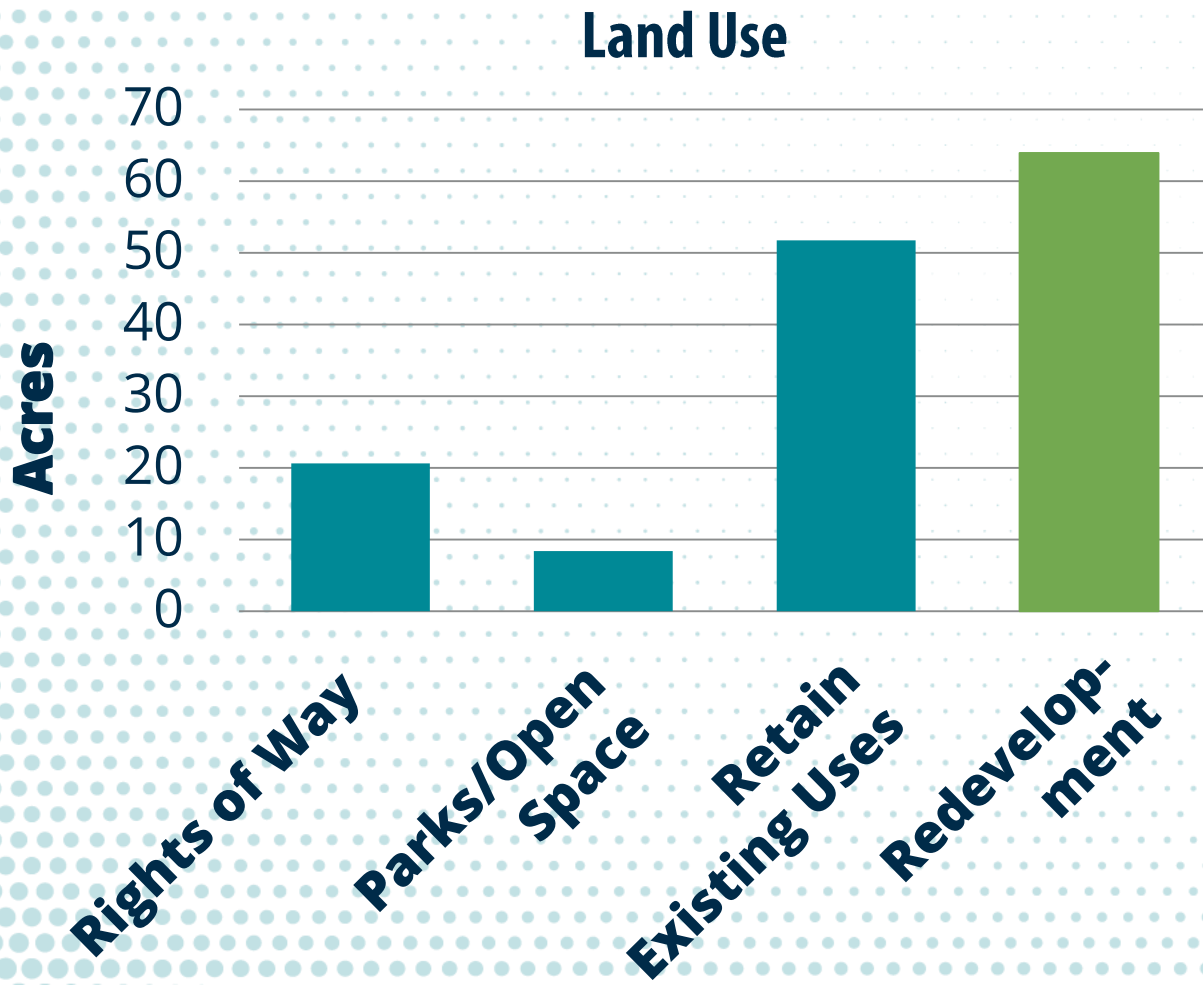
Meeting 4 | 10.18.2023



# Agenda

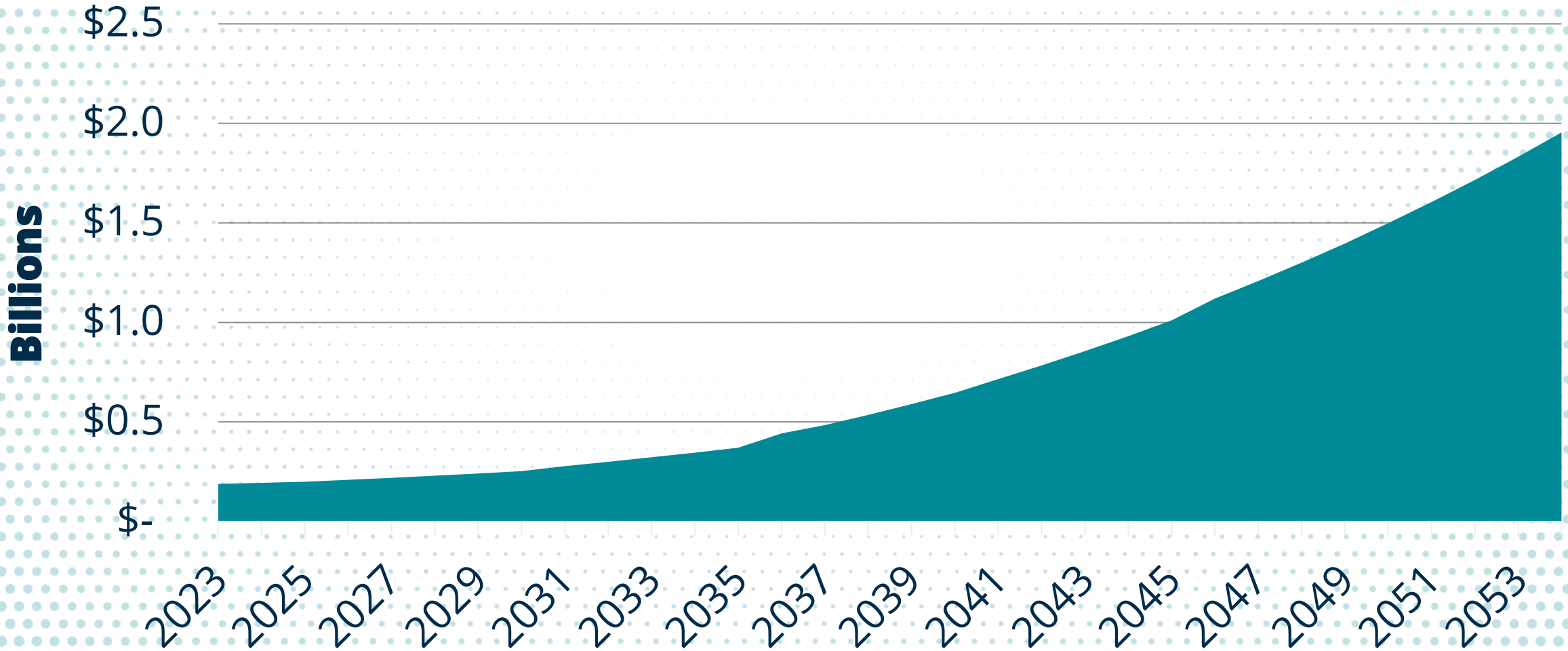
1. Welcome
2. Urban Renewal in Wilsonville – a 30,000 ft view
3. Review Meeting 2 (08.21.23) content
  - a. Capacity Analysis (financial analysis)
  - b. Blight Findings
4. Projects, Costs, Allocations/Sharing
5. “But for” test
6. Forecasted impacts on taxing districts
7. Next Steps/Schedule
8. Misc. for the good of the order...
9. Adjourn

# Land Use and Development





# Assessed Value



# Financial Capacity

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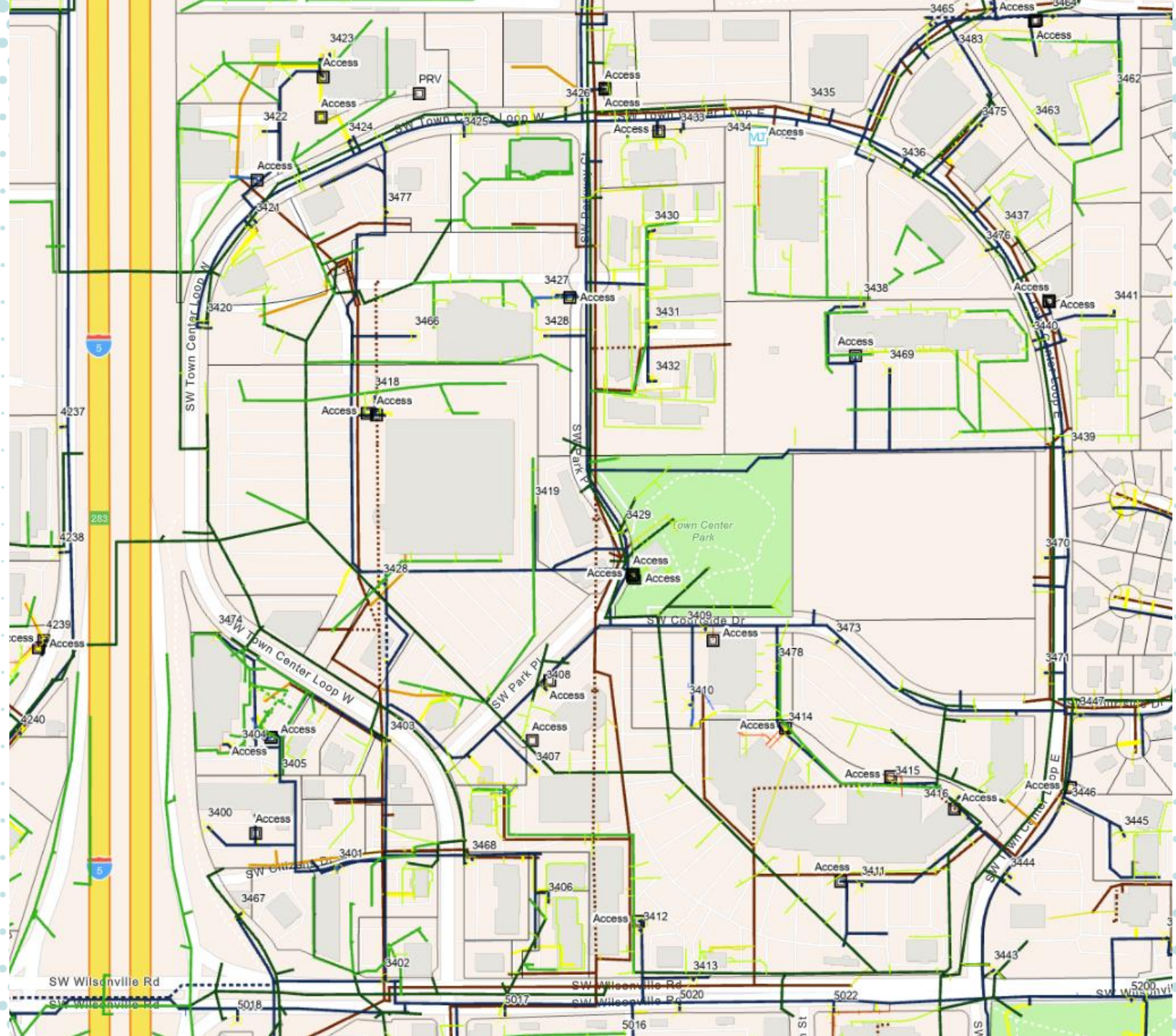
	Projected
<b>Net TIF</b>	<b>\$211,400,000</b>
<b>Maximum Indebtedness</b>	<b>\$181,000,000</b>
<b>Capacity (2023\$)</b>	<b>\$101,100,000</b>
Years 1-5	\$3,600,000
Years 6-10	\$9,800,000
Years 11-15	\$19,300,000
Years 16-20	\$24,700,000
Years 21-25	\$25,700,000
Years 26-30*	\$17,900,000

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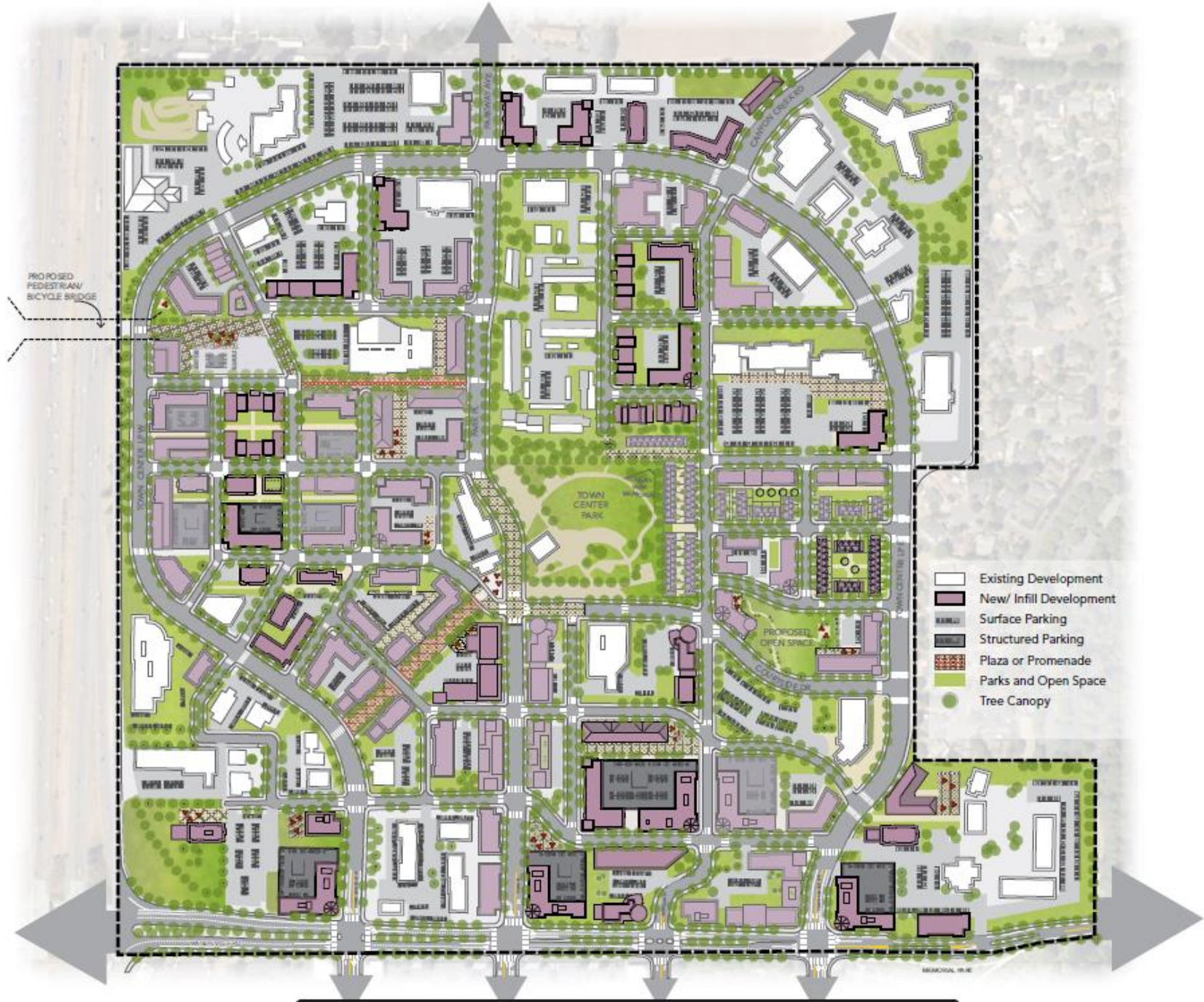
# Existing Conditions



# Existing Conditions



# Full Build-out (Concept)



# TOWN CENTER URA - DRAFT PROJECT LIST

REV. Thursday October 12, 2023



## WILSONVILLE TOWN CENTER PLAN

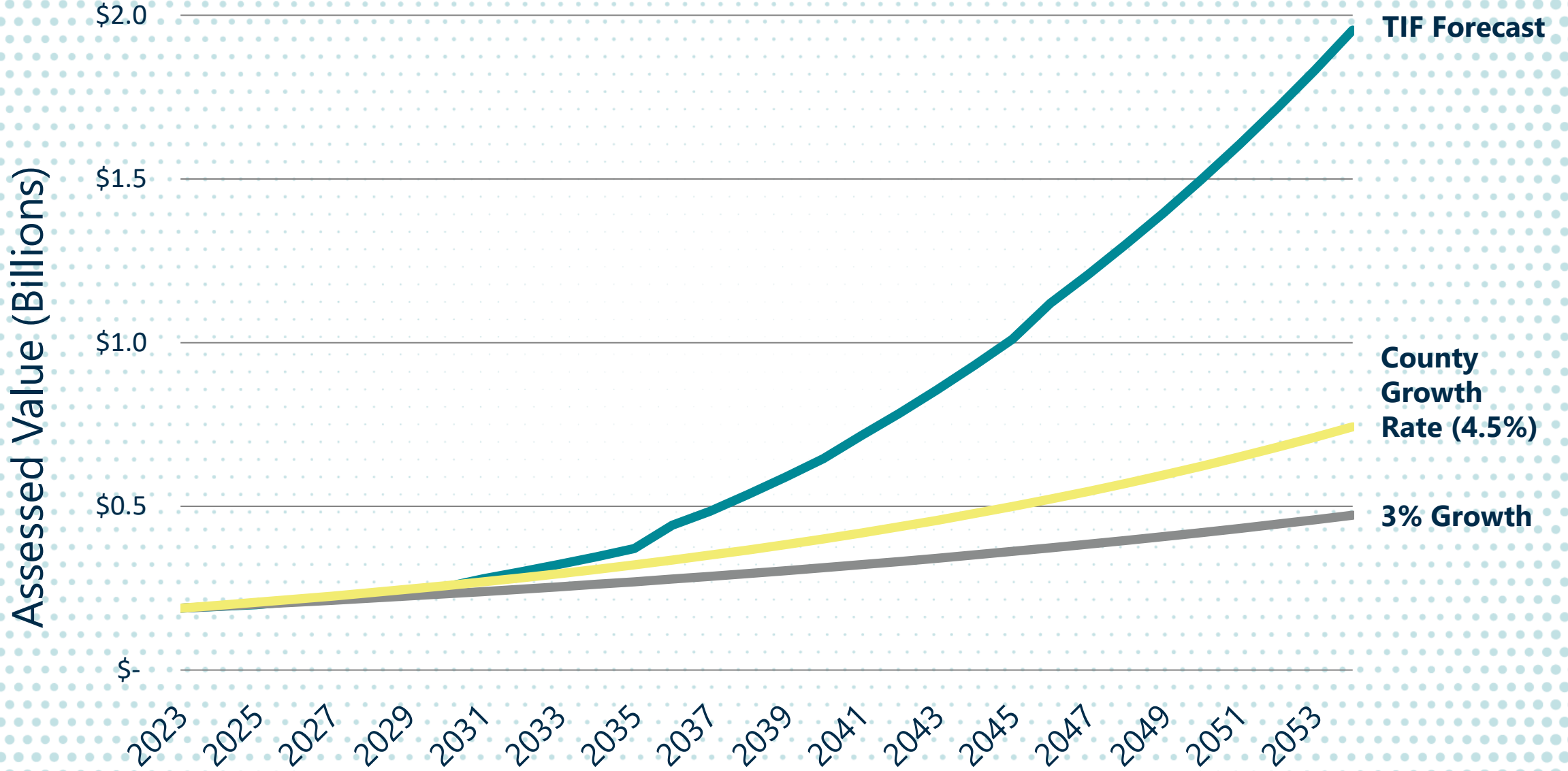
Infrastructure Projects	Current 2023 Estimate	City Contributions		Private Contributions		Urban Renewal		Note	
		%	Transp. SDC	Parks SDC	Developer		URA (Gap Funding)		
			\$	\$	%	\$	%		\$
I-5 Bike/Pedestrian Bridge & Gateway Plaza "Main Street"	\$24,000,000	50%	\$10,000,000	\$2,000,000	0%	\$0	50%	\$12,000,000	A*
"Main Street" North	\$7,200,000	14%	\$1,000,000	\$0	25%	\$1,800,000	61%	\$4,400,000	
"Main Street" Central	\$4,400,000	23%	\$1,000,000	\$0	15%	\$660,000	62%	\$2,740,000	B*
"Main Street" South	\$8,700,000	23%	\$2,000,000	\$0	50%	\$4,350,000	27%	\$2,350,000	*
Courtside Drive									*
Courtside Drive, East	\$6,000,000	25%	\$1,500,000	\$0	25%	\$1,500,000	50%	\$3,000,000	
Courtside Drive, West	\$7,100,000	0%	\$0	\$0	50%	\$3,550,000	50%	\$3,550,000	*
Wilsonville Road Intersection Improvements	\$3,600,000	28%	\$1,000,000	\$0	0%	\$0	72%	\$2,600,000	B*
Town Center Loop W Modifications	\$3,300,000	30%	\$1,000,000	\$0	0%	\$0	70%	\$2,300,000	C
Local Street Network	\$36,000,000	0%	\$0	\$0	75%	\$27,000,000	25%	\$9,000,000	
Bicycle and Pedestrian Infrastructure	\$7,900,000	34%	\$1,500,000	\$1,200,000	15%	\$1,200,000	51%	\$4,000,000	
Underground Utility Relocation	\$42,000,000	0%	\$0	\$0	50%	\$21,050,000	50%	\$20,950,000	
Parking "Solution(s)" - City Built or Developer Incentives	\$12,000,000	0%	\$0	\$0	50%	\$6,000,000	50%	\$6,000,000	
<b>Infrastructure Subtotal</b>	<b>\$162,200,000</b>	<b>14%</b>	<b>\$19,000,000</b>	<b>\$3,200,000</b>	<b>41%</b>	<b>\$67,110,000</b>	<b>45%</b>	<b>\$72,890,000</b>	
<b>Economic Development Programs &amp; Projects</b>									
Real Estate activities	\$19,000,000						100%	\$19,000,000	D
Site Preparation	\$2,080,000						100%	\$2,080,000	E
Development & Tenanting Incentives - grants/loans	\$2,080,000						100%	\$2,080,000	
<b>Ec Dev Subtotal</b>	<b>\$23,160,000</b>							<b>\$23,160,000</b>	
<b>Administration</b>									
Administration	\$5,050,000							\$5,050,000	F
<b>Grand Total</b>	<b>\$190,410,000</b>	<b>12%</b>	<b>\$19,000,000</b>	<b>\$3,200,000</b>	<b>35%</b>	<b>\$67,110,000</b>	<b>53%</b>	<b>\$101,100,000</b>	

### Notes

- A Design Complete, Construction Ready; Other grant sources will be pursued, where applicable
- B Required with IN-4
- C Occur after IN-4
- D Includes property acquisition & disposition, purchase options, and associated costs, e.g. brokerage fees, closing costs, legal services
- E E.g. Demolition, grading, land-use applications, professional services (RFP prep, etc.)
- F 5% of Maximum Indebtedness
- \* indicates "Framework" project, as identified in Town Center Plan



# "But for" test



## Foregone Revenues for Overlapping Taxing Districts

### City of Wilsonville - Town Center, Proposed URA

**Notes:**

Frozen base value assumed to be \$194 million in FYE 2024.

Maximum indebtedness assumed to be \$181 million.

Assumed future growth in assessed value is based on estimates of future construction activity informed by conversations with City staff and real estate development professionals participating in the Wilsonville Urban Renewal Task Force.

If actual growth in assessed value differs from the projections, then actual impacts to taxing districts will differ as well.

Impacts shown are total foregone property tax revenues, and do not attempt to estimate the share of this revenue that would not exist but for the investments made by the proposed URA.

Impacts shown are net property tax revenues after accounting for discounts, delinquencies, measure-5 compression loss, and rate truncation.

FYE	City of Wilsonville Permanent	Clackamas County City Permanent	County Extension & 4H Permanent	County Library Permanent	County Soil Conservation Permanent	TVF&R Permanent	Port of Portland Permanent	Metro Permanent	Vector Control Permanent	Subtotal Gen. Govt.	Clackamas Community College Permanent	Clackamas ESD Permanent	West Linn-Wilsonville School District Permanent	Subtotal Education	Total All
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ (36,390)	\$ (34,710)	\$ (722)	\$ (5,737)	\$ (722)	\$ (22,020)	\$ (1,012)	\$ (1,395)	\$ (94)	\$ (102,802)	\$ (8,059)	\$ (5,323)	\$ (70,286)	\$ (83,668)	\$ (186,470)
2027	\$ (61,454)	\$ (58,616)	\$ (1,219)	\$ (9,689)	\$ (1,219)	\$ (37,185)	\$ (1,709)	\$ (2,355)	\$ (158)	\$ (173,605)	\$ (13,609)	\$ (8,989)	\$ (118,695)	\$ (141,293)	\$ (314,899)
2028	\$ (87,391)	\$ (83,355)	\$ (1,734)	\$ (13,778)	\$ (1,734)	\$ (52,880)	\$ (2,430)	\$ (3,349)	\$ (225)	\$ (246,877)	\$ (19,353)	\$ (12,783)	\$ (168,791)	\$ (200,928)	\$ (447,804)
2029	\$ (114,437)	\$ (109,152)	\$ (2,270)	\$ (18,042)	\$ (2,270)	\$ (69,245)	\$ (3,183)	\$ (4,386)	\$ (295)	\$ (323,280)	\$ (25,343)	\$ (16,739)	\$ (221,029)	\$ (263,111)	\$ (586,391)
2030	\$ (142,634)	\$ (136,048)	\$ (2,829)	\$ (22,488)	\$ (2,829)	\$ (86,307)	\$ (3,967)	\$ (5,466)	\$ (368)	\$ (402,937)	\$ (31,587)	\$ (20,864)	\$ (275,491)	\$ (327,942)	\$ (730,879)
2031	\$ (204,188)	\$ (194,759)	\$ (4,050)	\$ (32,192)	\$ (4,050)	\$ (123,553)	\$ (5,679)	\$ (7,825)	\$ (527)	\$ (576,823)	\$ (45,218)	\$ (29,868)	\$ (394,378)	\$ (469,464)	\$ (1,046,287)
2032	\$ (256,380)	\$ (244,541)	\$ (5,086)	\$ (40,421)	\$ (5,086)	\$ (155,134)	\$ (7,130)	\$ (9,826)	\$ (661)	\$ (724,265)	\$ (56,777)	\$ (37,502)	\$ (495,185)	\$ (589,463)	\$ (1,313,728)
2033	\$ (310,933)	\$ (296,574)	\$ (6,168)	\$ (49,022)	\$ (6,168)	\$ (188,144)	\$ (8,647)	\$ (11,916)	\$ (802)	\$ (878,374)	\$ (68,858)	\$ (45,482)	\$ (600,550)	\$ (714,889)	\$ (1,593,263)
2034	\$ (368,136)	\$ (351,135)	\$ (7,303)	\$ (58,041)	\$ (7,303)	\$ (222,757)	\$ (10,238)	\$ (14,109)	\$ (949)	\$ (1,039,970)	\$ (81,526)	\$ (53,849)	\$ (711,034)	\$ (846,408)	\$ (1,886,378)
2035	\$ (428,098)	\$ (408,329)	\$ (8,492)	\$ (67,494)	\$ (8,492)	\$ (259,040)	\$ (11,906)	\$ (16,407)	\$ (1,104)	\$ (1,209,362)	\$ (94,805)	\$ (62,620)	\$ (826,848)	\$ (984,273)	\$ (2,193,635)
2036	\$ (600,721)	\$ (572,980)	\$ (11,916)	\$ (94,710)	\$ (11,916)	\$ (363,493)	\$ (16,707)	\$ (23,022)	\$ (1,549)	\$ (1,697,014)	\$ (133,033)	\$ (87,870)	\$ (1,160,260)	\$ (1,381,163)	\$ (3,078,177)
2037	\$ (704,106)	\$ (671,591)	\$ (13,967)	\$ (111,010)	\$ (13,967)	\$ (426,050)	\$ (19,582)	\$ (26,984)	\$ (1,816)	\$ (1,989,074)	\$ (155,928)	\$ (102,993)	\$ (1,359,942)	\$ (1,618,863)	\$ (3,607,937)
2038	\$ (828,117)	\$ (789,875)	\$ (16,427)	\$ (130,562)	\$ (16,427)	\$ (501,089)	\$ (23,031)	\$ (31,737)	\$ (2,136)	\$ (2,339,400)	\$ (183,391)	\$ (121,133)	\$ (1,599,463)	\$ (1,903,987)	\$ (4,243,387)
2039	\$ (958,792)	\$ (914,515)	\$ (19,019)	\$ (151,164)	\$ (19,019)	\$ (580,159)	\$ (26,665)	\$ (36,745)	\$ (2,472)	\$ (2,708,550)	\$ (212,329)	\$ (140,247)	\$ (1,851,853)	\$ (2,204,430)	\$ (4,912,980)
2040	\$ (1,096,169)	\$ (1,045,548)	\$ (21,744)	\$ (172,823)	\$ (21,744)	\$ (663,285)	\$ (30,485)	\$ (42,010)	\$ (2,827)	\$ (3,096,635)	\$ (242,752)	\$ (160,342)	\$ (2,117,190)	\$ (2,520,284)	\$ (5,616,919)
2041	\$ (1,264,075)	\$ (1,205,701)	\$ (25,075)	\$ (199,295)	\$ (25,075)	\$ (764,884)	\$ (35,155)	\$ (48,445)	\$ (3,260)	\$ (3,570,964)	\$ (279,936)	\$ (184,902)	\$ (2,441,491)	\$ (2,906,330)	\$ (6,477,294)
2042	\$ (1,430,294)	\$ (1,364,244)	\$ (28,372)	\$ (225,501)	\$ (28,372)	\$ (865,462)	\$ (39,778)	\$ (54,815)	\$ (3,688)	\$ (4,040,526)	\$ (316,746)	\$ (209,216)	\$ (2,762,534)	\$ (3,288,495)	\$ (7,329,022)
2043	\$ (1,604,795)	\$ (1,530,686)	\$ (31,834)	\$ (253,013)	\$ (31,834)	\$ (971,052)	\$ (44,631)	\$ (61,502)	\$ (4,138)	\$ (4,533,484)	\$ (355,390)	\$ (234,741)	\$ (3,099,572)	\$ (3,689,703)	\$ (8,223,188)
2044	\$ (1,788,086)	\$ (1,705,513)	\$ (35,469)	\$ (281,911)	\$ (35,469)	\$ (1,081,960)	\$ (49,728)	\$ (68,527)	\$ (4,611)	\$ (5,051,275)	\$ (395,981)	\$ (261,552)	\$ (3,453,589)	\$ (4,111,122)	\$ (9,162,397)
2045	\$ (1,980,538)	\$ (1,889,078)	\$ (39,287)	\$ (312,253)	\$ (39,287)	\$ (1,198,412)	\$ (55,080)	\$ (75,903)	\$ (5,107)	\$ (5,594,945)	\$ (438,600)	\$ (289,703)	\$ (3,825,300)	\$ (4,553,603)	\$ (10,148,548)
2046	\$ (2,245,560)	\$ (2,141,861)	\$ (44,544)	\$ (354,037)	\$ (44,544)	\$ (1,358,775)	\$ (62,451)	\$ (86,059)	\$ (5,791)	\$ (6,343,622)	\$ (497,291)	\$ (328,469)	\$ (4,337,175)	\$ (5,162,935)	\$ (11,506,557)
2047	\$ (2,460,339)	\$ (2,346,721)	\$ (48,805)	\$ (387,899)	\$ (48,805)	\$ (1,488,736)	\$ (68,424)	\$ (94,291)	\$ (6,345)	\$ (6,950,364)	\$ (544,855)	\$ (359,885)	\$ (4,752,009)	\$ (5,656,749)	\$ (12,607,113)
2048	\$ (2,684,617)	\$ (2,560,643)	\$ (53,254)	\$ (423,259)	\$ (53,254)	\$ (1,624,446)	\$ (74,661)	\$ (102,886)	\$ (6,923)	\$ (7,583,942)	\$ (594,522)	\$ (392,692)	\$ (5,185,190)	\$ (6,172,404)	\$ (13,756,345)
2049	\$ (2,919,745)	\$ (2,784,913)	\$ (57,918)	\$ (460,330)	\$ (57,918)	\$ (1,766,720)	\$ (81,201)	\$ (111,897)	\$ (7,529)	\$ (8,248,170)	\$ (646,593)	\$ (427,085)	\$ (5,639,327)	\$ (6,713,005)	\$ (14,961,175)
2050	\$ (3,166,173)	\$ (3,019,961)	\$ (62,806)	\$ (499,182)	\$ (62,806)	\$ (1,915,832)	\$ (88,054)	\$ (121,341)	\$ (8,165)	\$ (8,944,319)	\$ (701,165)	\$ (463,131)	\$ (6,115,288)	\$ (7,279,585)	\$ (16,223,904)
2051	\$ (3,424,366)	\$ (3,266,231)	\$ (67,928)	\$ (539,889)	\$ (67,928)	\$ (2,072,063)	\$ (95,234)	\$ (131,236)	\$ (8,831)	\$ (9,673,705)	\$ (758,344)	\$ (500,898)	\$ (6,613,974)	\$ (7,873,216)	\$ (17,546,921)
2052	\$ (3,483,131)	\$ (3,322,281)	\$ (69,093)	\$ (549,153)	\$ (69,093)	\$ (2,107,622)	\$ (96,869)	\$ (133,488)	\$ (8,982)	\$ (9,839,713)	\$ (771,357)	\$ (509,494)	\$ (6,727,475)	\$ (8,008,326)	\$ (17,848,039)
2053	\$ (3,553,631)	\$ (3,389,526)	\$ (70,492)	\$ (560,269)	\$ (70,492)	\$ (2,150,281)	\$ (98,829)	\$ (136,190)	\$ (9,164)	\$ (10,038,874)	\$ (786,970)	\$ (519,806)	\$ (6,863,643)	\$ (8,170,419)	\$ (18,209,294)
2054	\$ (3,056,005)	\$ (2,914,880)	\$ (60,621)	\$ (481,812)	\$ (60,621)	\$ (1,849,170)	\$ (84,990)	\$ (117,119)	\$ (7,881)	\$ (8,633,099)	\$ (676,768)	\$ (447,016)	\$ (5,902,505)	\$ (7,026,290)	\$ (15,659,389)
<b>Total</b>	<b>\$ (41,259,301)</b>	<b>\$ (39,353,968)</b>	<b>\$ (818,442)</b>	<b>\$ (6,504,978)</b>	<b>\$ (818,442)</b>	<b>\$ (24,965,757)</b>	<b>\$ (1,147,456)</b>	<b>\$ (1,581,230)</b>	<b>\$ (106,397)</b>	<b>\$ (116,555,971)</b>	<b>\$ (9,137,087)</b>	<b>\$ (6,035,192)</b>	<b>\$ (79,690,067)</b>	<b>\$ (94,862,346)</b>	<b>\$ (211,418,317)</b>



# Next Steps / Schedule

<b>August 21</b>	<b>URTF Mtg. 3</b> Development assumptions & documentation of blight
<b>September 18</b>	<b>Council Briefing 2</b>
<b>October 18</b>	<b>URTF Mtg. 4</b> Projects, Costs, Allocations/Sharing
<b>November</b>	<b>URTF Mtg. 5</b> DRAFT Ballot Language & Communications Plan
<b>December</b>	<b>Council Briefing 3 &amp; 4</b>

# Next Steps / Schedule

<b>Jan-May 2024</b>	Execute Communications Plan
<b>Jan 18, 2024</b>	<b>Council</b> consideration of FINAL ballot language and advisory vote
<b>Mar 1, 2024</b>	Last day to submit ballot title to Clackamas County elections
<b>May 21, 2024</b>	Advisory Vote on Ballot (if so directed by Council)
<b>June-August 2024</b>	Prepare and adopt formal Urban Renewal Plan and accompanying Report (if so directed by Council)