

ORDINANCE NO. 500

AN ORDINANCE OF THE CITY OF WILSONVILLE SELECTING A COLLECTION OPTION FOR URBAN RENEWAL TAXES.

WHEREAS, as part of legislation implementing changes to the Oregon Constitution adopted by the voters on May 20, 1997 (Measure 50), the 1997 Oregon Legislative Assembly amended ORS Chapter 457 to allow a municipality, which adopted an urban renewal plan by ordinance prior to December 6, 1996, to collect ad valorem property taxes using one of three options to pay when due, indebtedness issued or incurred to carry out the plan as permitted by section 11(16), Article XI of the Oregon Constitution; and

WHEREAS, in order for the municipality to collect ad valorem property taxes using one of the three options for collection described in ORS 457.435[2] ("Options"), the City Council of the City of Wilsonville ("Council") must, by July 1, 1998, adopt an ordinance choosing one of the Options; and

WHEREAS, Urban Renewal Agency Resolution No. 43 recommends to the City Council adoption of an ordinance selecting Option 1, as stated in ORS 457.435(2)(a), as the method of collecting urban renewal taxes. Resolution No. 43 is attached as Exhibit A to this Ordinance and is incorporated herein by reference; and

WHEREAS, the Wilsonville Urban Renewal Agency ("Agency") met with the Budget Committee on April 22, 1998 to review the proposed choice of Option and whereas the Budget Committee recommended to the City Council adoption of Option 1. The analysis and findings of the Agency prepared for and presented at this meeting are attached as Exhibit B to this Ordinance and are incorporated herein by reference; and

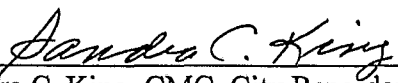
WHEREAS, the Agency met with the Board of Commissioners of Clackamas County on May 21, 1998 to review the proposed choice of options and the Board of Commissioners adopted Resolution No. 98-109 in favor of Option 1. The analysis and findings of the Agency prepared for and presented at this meeting are attached as Exhibit C to this Ordinance and are incorporated herein by reference; and

WHEREAS, the Council has considered the materials presented by the Agency, the information presented and all matters discussed at the meetings described above, the action of affected municipalities, if any, and finds that Option 1 results in the least impact on property tax payers and therefore is the appropriate method of collecting ad valorem property taxes sufficient to pay, when due, indebtedness issued or incurred to carry out the Plan as permitted by section 11(16), Article XI of the Oregon Constitution.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Based upon the above recited findings and recommendations, Option 1, as described in ORS 457. 435(2)(a), is chosen as the method of collecting urban renewal taxes.

SUBMITTED to the Wilsonville City Council and read for first reading at a regular meeting thereof the 1st day of June, 1998, and scheduled for a second reading at a regular meeting of the Council on the 15th day of June, 1998, commencing at the hour of 7 P.M. at the City Hall Annex.

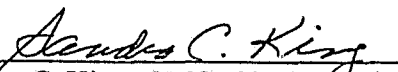


Sandra C. King, CMC, City Recorder

ENACTED by the City Council on the 15th day of June, 1998, by the following votes:

YES: -5-

NO: -0-



Sandra C. King, CMC, City Recorder

DATED and signed by the Mayor this 16th day of June, 1998.



CHARLOTTE LEHAN, MAYOR

SUMMARY of Votes:

Mayor Lehan	Yes
Councilor Kirk	Yes
Councilor Helser	Yes
Councilor Barton	Yes
Councilor Luper	Yes

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

RESOLUTION NO. 43

A RESOLUTION RECOMMENDING TO THE WILSONVILLE CITY COUNCIL
MEASURE 50 IMPLEMENTATION FOR URBAN RENEWAL PLAN MAXIMUM
INDEBTEDNESS AND TAX INCREMENT COLLECTION OPTION.

WHEREAS, the City of Wilsonville in Ordinance No. 373 dated August 30, 1990, did adopt the Year 2000 Plan, an Urban Renewal Plan (the "Plan") of the City of Wilsonville, which plan has been amended from time to time; and

WHEREAS, the 1997 Oregon Legislature passed Senate Bill 1215 which amended Chapter 457 of Oregon Revised Statutes ("ORS"); and

WHEREAS, ORS 457.190(3)(c) provides that

(A) Each existing urban renewal plan that provides for a division of taxes pursuant to ORS 457.420 to 457.460 may be changed by substantial amendment no later than July 1, 1998, to include a maximum amount of indebtedness that may be issued or incurred under the plan determined as described in subparagraph (B) of this paragraph. . .

(B) The maximum amount of indebtedness that may be issued or incurred under the plan, as determined for purposes of meeting the requirements of this paragraph, shall be based upon good faith estimates of the scope and costs of projects, including but not limited to increases in costs due to reasonable anticipated inflation, in the existing urban renewal plan and the schedule for their completion as completion dates were anticipated as of December 5, 1996. The maximum amount of indebtedness shall be specified in dollars and cents; and

WHEREAS, ORS 457.435 provides that

For each existing urban renewal plan that includes a provision for a division of ad valorem taxes under ORS 457.420 to 457.460, the municipality that activated the urban renewal agency that is carrying out the plan shall adopt an ordinance choosing one of the options listed in subsection (2) of this section as the method of collecting ad valorem property taxes sufficient to pay, when due, indebtedness issued or incurred to carry out the plan as permitted by section 11 (16), Article XI of the Oregon Constitution; and

WHEREAS, the Urban Renewal Agency of the City of Wilsonville (the "Agency") has reviewed and deliberated upon the projects, scope, schedule and costs of projects remaining to be completed in the Plan (as described in Exhibit A, attached hereto) and finds, in good faith, that the total cost of these projects, including inflation, administrative costs and the principal amount of outstanding indebtedness totals fifty-three million, eight hundred fifty-one thousand, nine hundred twenty-three dollars and no cents (\$53,851,923.00); and

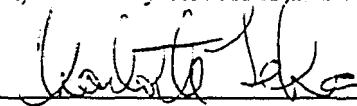
WHEREAS, the Agency has further reviewed and deliberated upon the merits of each of the three options for collecting urban renewal taxes and finds that Option 1 most furthers the public interest.

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

1. The Wilsonville Urban Renewal Agency does hereby recommend to the City Council that the Plan be amended to provide for a maximum amount of indebtedness of fifty-three million, eight hundred fifty-one thousand, nine hundred twenty-three dollars and no cents (\$53,851,923.00) as the maximum amount of indebtedness to be issued or incurred under the Plan.

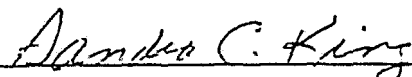
2. The Wilsonville Urban Renewal Agency does hereby recommend to the City Council that it adopt an ordinance selecting Option 1, as stated in ORS 457.435(2)(a) as the method of collecting urban renewal taxes.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 9th day of April, 1998, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Chair

ATTEST:



SANDRA C. KING, CMC, City Recorder

SUMMARY of Votes:

Chair Lehan	Yes
Member Kirk	Yes
Member Helser	Excused
Member Barton	Yes
Member Luper	Yes - via speaker phone connection

EXHIBIT A RECOMMENDED MAXIMUM INDEBTEDNESS

PROJECT	ESTIMATED COST	YR ESTIMATE	OF SCHED. CONST.	YEAR COST	OF EXP.
A. Roads					
Canyon Creek South	3,235,240	1990	2001		4,478,329
Pacific Street	520,000	1998	1999		535,600
Holly Street	390,000	1998	2004		465,680
Boekman Rd	1,552,500	1990	2004		2,348,296
Wilsonville Road I-5 to RR Tracks	2,100,000	1998	1998		2,100,000
Wilsonville Road RR Tracks to Kinsman	2,036,026	1998	2001		2,224,821
Wilsonville Road, Kinsman to Brown	5,744,315	1998	2003		6,659,235
Wiedemann Rd Overcrossing	1,325,000	1990	2004		2,004,181
Old Town Streets	1,912,450	1990	2004		2,892,752
Traffic Signals	325,000	1998	1998		325,000
Traffic Signals	325,000	1998	1999		334,750
Traffic Signals	325,000	1998	2000		344,793
Traffic Signals	325,000	1998	2001		355,136
Traffic Signals	325,000	1998	2002		365,790
Traffic Signals	325,000	1998	2003		376,764
Traffic Signals	325,000	1998	2004		388,067
Total Roads					26,199,195
B. Water					
Connect to dependable supply	4,680,000	1998	2002		5,267,381
Willamette River Crossing	241,500	1990	2002		344,321
Hackamore Rd	45,600	1990	2004		68,974
Total Water					5,680,677
D. Storm Drains Only					
Parkway/Trask	371,450	1990	2004		561,851
Rose Lane/Shroeder	201,250	1990	2004		304,409
Total Storm Drains					866,260
E. Parks and Recreation Facilities					
Boones Ferry Park	78,400	1990	2004		118,587
Memorial Park Phase I	1,572,000	1993	2001		1,991,363
Memorial Park Phase II	1,572,000	1993	2003		2,112,637
Covered swimming pool	2,300,000	1993	2003		3,091,008
Neighborhood park North	600,000	1990	2004		907,554
Teen Center	78,200	1990	2004		118,285
Facilities at CCC in Town Center	292,500	1990	2004		442,432
Town Center Sq. Phase II	950,000	1998	2001		1,038,091
Wilsonville Rd Interchange	0				0
Total, Parks & Rec					9,819,955
Subtotal, Capital Costs					
					40,833,566
Admin @ 10%					
					4,083,357
Outstanding Indebtedness					
					8,935,000
GRAND TOTAL					53,851,923



COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: April 22, 1998
TO: Budget Committee Members
FROM: C.J. Sylvester, Urban Renewal Director
SUBJECT: Urban Renewal Measure 50 Implementation: Option Analysis

The new tax rates and assessed values called for in Measure 50 (M50) could have drastically reduced urban renewal revenues and stopped or delayed the completion of urban renewal plans. However, the Legislature wrote implementing legislation for M50 that specifically allows for the timely completion of urban renewal plans that were in existence prior to the effective date of Measure 47 (December 6, 1996). These "existing urban renewal plans" are allowed to generate almost the same amount of revenue they would have prior to new law.

By July 1, 1998, the City Council must adopt an ordinance that chooses one of three Options for collecting urban renewal taxes.

This meeting of the Budget Committee is to review and discuss collection options and make recommendations to the City Council regarding the collection option. On April 9, 1998, the Urban Renewal Agency Board recommended Council adopt Option 1.

COLLECTION OPTION IMPACT ANALYSIS

Under the new legislation, there are two parts to the mechanics of collecting urban renewal taxes:

1. The base rate, or divide the taxes (DTT) revenue, which is the maximum amount the Urban Renewal Agency could collect given the reduction in assessed valuation resulting from M50. In other words, the reduction would be the same as for other taxing entities.



2. The Urban Renewal Special Levy is the additional amount the Agency can collect in order to receive as much revenue as the Agency would have been entitled to prior to M50. This special levy is for existing plans only and only the special levy will show on tax bills.

Tables 1, 2 and 3 show the results of the option impact analysis, assuming that 100% of maximum urban renewal taxes are certified for collection each year and that, under Option 3, the amount of funds collected from divide the taxes (DTT) is established at its FY 99 level.

Option 1

Option 1 requires that all funds raised by dividing the taxes ("DTT") are collected. If a higher amount of urban renewal taxes is certified for collection, then the remaining funds not raised by DTT are raised by a special levy.

- Under Option 1, DTT revenues range from \$2,390,535 in FY99 to \$3,907,354 in FY05. Special levy amounts range from \$767,693 in FY99 to \$1,435,847 in FY05. Special levy rates range from a low of \$0.6081 per \$1,000 AV in FY99 to \$0.8487 in FY05.
- Option 1 has the least impact on taxpayers.
- No additional revenues accrue to taxing entities.
- The projected special levy rates do not result in any danger of compression - rate capacity under the \$10 per \$1,000 RMV limit stays at approximately \$3.00 throughout the projection period.

Option 2

Option 2 requires that all urban renewal taxes certified for collection be raised by the special levy.

- Under Option 2, special levy rates range from \$2.5015 in FY99 to \$3.1581 in FY05.
- Option 2 has the greatest impact on taxpayers.
- As shown in Tables 2 and 3, by taxing the incremental AV, the City of Wilsonville received additional revenues of \$351,127 in FY99 growing to \$594,050 in FY05. The additional revenues to the other affected taxing districts are also shown. The Wilsonville School District is not listed on this table, because currently the increase in property tax revenues resulting from Option 2 or 3 would be offset by reduced state funding.

- Even with the higher special levy rates, Measure 5 compression is not projected to occur, with rate capacity under the \$10 limit staying at approximately \$2.00.

Option 3

Option 3 requires that a specific dollar amount be established that will be the maximum amount raised from DTT and the remainder, if any, of revenues certified for collection will be raised by special levy.

- With Option 3 selected and DTT revenues set at the FY97/98 level of \$2,080 million each year, the special levy rates range from \$0.6081 in FY99 to \$1.7489 in FY05.
- Tables 2 and 3 show that additional revenues to the City of Wilsonville (compared to Option 1) range from \$47,046 in FY99 to \$230,613 in FY05 and lists revenue impacts to the other taxing districts. Again, Measure 5 compression is not an issue.

TABLE 1: M50 OPTION IMPACT ANALYSIS

WILSONVILLE URBAN RENEWAL AREA

Fiscal Year Ending June 30	1998	1999	2000	2001	2002	2003	2004	2005
Option 1								
Divide the taxes revenues	2,086,136	2,390,535	2,708,853	2,977,464	3,265,778	3,469,170	3,683,028	3,907,354
Special urban renewal rate	669,673	767,693	891,788	1,004,194	1,126,828	1,224,086	1,326,966	1,435,847
City special urban renewal rate	0.5569	0.6081	0.6727	0.7214	0.7710	0.7977	0.8235	0.8487
County special urban renewal rate	0.1827	0.1827	0.1827	0.1827	0.1827	0.1827	0.1827	0.1827
Rate capacity under \$10/\$1,000 limit	3.1255	3.0834	3.0491	3.0132	2.9965	3.0113	3.0433	3.0754
Option 2								
Special urban renewal levy amount	NA	3,158,228	3,600,641	3,981,658	4,392,606	4,693,256	5,009,994	5,343,201
City special urban renewal rate	NA	2.5015	2.7161	2.8605	3.0055	3.0583	3.1092	3.1581
County special urban renewal rate	NA	0.1827	0.1827	0.1827	0.1827	0.1827	0.1827	0.1827
Rate increase to tax payers (v. Option 1)	NA	1.7812	1.9270	2.0222	2.1175	2.1474	2.1759	2.2031
Rate capacity under \$10/\$1,000 limit	NA	1.5222	1.3689	1.2553	1.1666	1.1696	1.1953	1.2222
Option 3								
Divide the taxes revenues	NA	2,390,500	2,388,466	2,387,064	2,385,807	2,385,215	2,384,698	2,384,264
Special urban renewal rate	NA	767,729	1,212,175	1,594,594	2,006,799	2,308,041	2,625,296	2,958,937
City special urban renewal rate	NA	0.6081	0.9144	1.1456	1.3731	1.5040	1.6293	1.7489
County special urban renewal rate	NA	0.1827	0.1827	0.1827	0.1827	0.1827	0.1827	0.1827
Rate increase to tax payers (v. Option 1)	NA	0.0000	0.2272	.03998	0.5690	0.6693	0.7653	0.8570
Rate capacity under \$10/\$1,000 limit	NA	3.0833	2.8503	2.6646	2.5034	2.4358	2.3919	2.3530

TABLE 2: ADDITIONAL REVENUES UNDER OPTION 2 & 3

WILSONVILLE URBAN RENEWAL AREA

Fiscal Year Ending June 30	1999	2000	2001	2002	2003	2004	2005
Option 2 - ADDITIONAL REVENUES							
City of Wilsonville	351,127	400,314	442,675	488,364	521,790	557,004	594,050
Clackamas County (City)	334,601	381,473	421,840	465,379	497,231	530,788	566,090
Vector Control	905	1,032	1,141	1,259	1,345	1,436	1,531
Port of Portland	9,774	11,143	12,322	13,594	14,524	15,504	16,353
FD 64	212,640	242,427	268,080	295,749	315,991	337,317	359,751
Metro	13,477	15,365	16,991	18,744	20,027	21,379	22,801
Clackamas ESD	51,402	58,603	64,804	71,492	76,386	81,541	86,964
Clackamas Community College	77,827	88,729	98,119	108,246	115,654	123,460	131,671
Option 3 - ADDITIONAL REVENUES							
City of Wilsonville		47,046	87,267	130,889	162,240	195,476	230,613
Clackamas County (City)		44,832	83,160	124,729	154,604	186,276	219,759
Vector Control		121	225	337	418	504	594
Port of Portland		1,310	2,429	3,643	4,516	5,441	6,419
FD 64		28,491	52,848	79,265	98,251	118,378	139,657
Metro		1,806	3,350	5,024	6,227	7,503	8,851
Clackamas ESD		6,887	12,775	19,161	23,751	28,616	33,760
Clackamas Community College		10,428	19,343	29,011	35,960	43,327	51,115

**Table 3
City of Wilsonville
Impact of Urban Renewal Options**

FYE:	Taxpayer Impact of Special Levy on \$200,000 Home *			Total Additional (New) Revenues to All Taxing Entities			Additional (New) Revenues to City of Wilsonville		
	1999	2000	2005	1999	2000	2005	1999	2000	2005
Option 1	\$ 122	\$ 135	\$ 170	\$ -		\$ -	\$ -	\$ -	\$ -
Option 2	\$ 500	\$ 543	\$ 632	\$ 1,051,753	\$ 1,199,086	\$ 1,779,393	\$ 351,127	\$ 400,314	\$ 594,050
Option 3	\$ 122	\$ 183	\$ 350	\$ -	\$ 140,921	\$ 690,768	\$ -	\$ 47,046	\$ 230,613

* This shows on the tax bill as "UR Wilsonville"



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

DATE: May 13, 1998

TO: Clackamas County Board of Commissioners

FROM: C.J. Sylvester, Economic Development Director
City of Wilsonville Urban Renewal Agency

SUBJECT: Statutory Implementation of Measure 50

I. INTRODUCTION

The City of Wilsonville's Urban Renewal Agency (the "Agency") requests the opportunity to discuss with the Clackamas County Board of Commissioners (the "Board") two issues related to new statutory requirements for urban renewal agencies. In addition, the Agency is requesting that the Board adopt a resolution in support of the urban renewal tax collection option, as discussed below.

II. STATUTORY REQUIREMENTS FOR URBAN RENEWAL RESULTING FROM MEASURE 50

The Constitutional amendments resulting from passage of Measure 50 were implemented in the 1997 Oregon Legislature in Senate Bill (SB) 1215. The effect of the new tax rates and assessed values called for in Measure 50 could have drastically reduced urban renewal revenues and stopped or delayed the completion of urban renewal plans.

However, Measure 50 (now a part of the Oregon Constitution) and SB 1215 (as codified in ORS 457) specifically allow for the timely completion of urban renewal plans that were in existence prior to new law. These existing urban renewal plans are allowed to generate almost the same amount of revenue that they would have prior to new law. The Legislature acknowledged that many private sector and public sector commitments were made based on anticipating the completion of urban renewal plans, and that these commitments should be honored.

In return for this "grandfathering" of existing urban renewal plans, the Legislature required that "existing urban renewal plans" be limited in cost, based on the state of the urban renewal plan in December, 1996. In other words, existing plans, and only existing plans, are entitled to the special grandfathering provisions of Measure 50.

By July 1, 1998, several actions must be taken by the City of Wilsonville to comply with ORS 457 and therefore preserve the revenue capacities of urban renewal plans. These actions are:



- a) Setting a maximum indebtedness figure - a maximum cost of the principal amount of debt necessary to complete projects and programs called for in the plan and amending each existing urban renewal plan to include this figure; and
- b) Choosing one of three methods or Options for actually collecting the urban renewal taxes.

The City of Wilsonville intends to amend its Urban Renewal Plan to include a maximum amount of indebtedness and to state the selected collection option so that the Urban Renewal Plan may be considered an "existing urban renewal plan" and the revenue generating capacity of the plan will be preserved.

The statutes (ORS 457.437) require that the Agency meet with the governing bodies of "affected municipalities" – in this case, the Board – to review the proposed maximum amount of indebtedness and the proposed collection option for these urban renewal plans. The statutes further require that after such meeting, the Board shall adopt a resolution in support of or in opposition to the recommended collection option. (No resolution is required in regard to the proposed maximum amount of indebtedness.)

If the Board adopts a resolution in opposition to the proposed option, then the Agency's recommendations may be adopted only by the adoption of a separate resolution by the City of Wilsonville.

III. PROPOSED MAXIMUM AMOUNT OF INDEBTEDNESS

The maximum indebtedness figure is critical in that it defines the financial scope of "existing plans." It must be based on good faith estimates of the costs of the programs and projects called for or authorized by the urban renewal plan as of December 6, 1996; it can include inflation.

The proposed maximum amount of indebtedness for the Wilsonville Urban Renewal Plan is \$53,851,923. Table 1 shows the list of projects, their estimated cost, the year dollars in which the estimate is expressed and the estimated year of expenditure cost, which accounts for inflation.

The Agency has prepared these estimates in good faith and believes they accurately represent the maximum amount of indebtedness necessary to complete the urban renewal plan. The estimates have been discussed and recommended by the Agency Board and the Wilsonville Planning Commission.

IV. SELECTION OF COLLECTION OPTIONS

ORS 457 allows an Agency to select one of three Options for collecting urban renewal taxes. The Options refer to collecting urban renewal taxes by two different mechanisms:

- 1) "Dividing the taxes" imposed in the Urban Renewal Area so that an amount equal to the taxes on the "frozen base" (the taxable value of property in the Urban Renewal Area when

the urban renewal plan was adopted) is distributed to the taxing districts and an amount equal to the taxes on the "increment" (the growth in taxable value of property since the urban renewal plan was adopted) is distributed to the Agency.

2) Imposing an "urban renewal special levy" on all the property within the City of Wilsonville .

The Options and their implications are discussed below. The Agency is recommending that Option 1 be selected.

Option 1

Option 1 requires that all funds raised by dividing the taxes (DTT) are collected. If a higher amount of urban renewal taxes is certified for collection, then the remaining funds not raised by DTT are raised by a special levy.

Option 1 results in the lowest impacts on property tax payers because it does not generate any "extra" tax revenues for taxing districts.

Option 2

Option 2 requires that all urban renewal taxes certified for collection be raised by the special levy. Option 2 results in the highest impacts on property tax payers because it generates the most "extra" revenues for taxing districts.

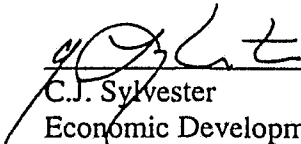
Option 3

Option 3 requires that a specific dollar amount be established that will be the maximum amount raised from DTT and the remainder, if any, of revenues certified for collection will be raised by special levy.

Depending on the dollar amount to be raised by DTT, some incremental AV is "released" each year, allowing some "extra" revenues to be generated for taxing districts. The impact on property tax payers is somewhere between the impacts of Options 1 and 2.

V. RECOMMENDATION

The Agency and its budget committee respectfully recommend that the Board of Commissioners for Clackamas County adopt the attached resolution, supporting the choice of urban renewal tax collection Option One for the City Of Wilsonville's Year 2000 Plan, An Urban Renewal Plan.



C.J. Sylvester
Economic Development Director

5.14.98

Date

TABLE 1. RECOMMENDED MAXIMUM INDEBTEDNESS

PROJECT	ESTIMATED COST	YR OF ESTIMATE	OF SCHED. CONST.	YEAR OF COST	EXP.
A. Roads					
Canyon Creek South	3,235,240	1990	2001		4,478,329
Pacific Street	520,000	1998	1999		535,600
Holly Street	390,000	1998	2004		465,680
Boekman Rd	1,552,500	1990	2004		2,348,296
Wilsonville Road I-5 to RR Tracks	2,100,000	1998	1998		2,100,000
Wilsonville Road RR Tracks to Kinsman	2,036,026	1998	2001		2,224,821
Wilsonville Road, Kinsman to Brown	5,744,315	1998	2003		6,659,235
Wiedemann Rd Overcrossing	1,325,000	1990	2004		2,004,181
Old Town Streets	1,912,450	1990	2004		2,892,752
Traffic Signals	325,000	1998	1998		325,000
Traffic Signals	325,000	1998	1999		334,750
Traffic Signals	325,000	1998	2000		344,793
Traffic Signals	325,000	1998	2001		355,136
Traffic Signals	325,000	1998	2002		365,790
Traffic Signals	325,000	1998	2003		376,764
Traffic Signals	325,000	1998	2004		388,067
Total Roads					26,199,195
B. Water					
Connect to dependable supply	4,680,000	1998	2002		5,267,381
Willamette River Crossing	241,500	1990	2002		344,321
Hackamore Rd	45,600	1990	2004		68,974
Total Water					5,680,677
D. Storm Drains Only					
Parkway/Trask	371,450	1990	2004		561,851
Rose Lane/Shroeder	201,250	1990	2004		304,409
Total Storm Drains					866,260
E. Parks and Recreation Facilities					
Boones Ferry Park	78,400	1990	2004		118,587
Memorial Park Phase I	1,572,000	1993	2001		1,991,363
Memorial Park Phase II	1,572,000	1993	2003		2,112,637
Covered swimming pool	2,300,000	1993	2003		3,091,008
Neighborhood park North	600,000	1990	2004		907,554
Teen Center	78,200	1990	2004		118,285
Facilities at CCC in Town Center	292,500	1990	2004		442,432
Town Center Sq. Phase II	950,000	1998	2001		1,038,091
Wilsonville Rd Interchange	0				0
Total, Parks & Rec					9,819,955
Subtotal, Capital Costs					
					40,833,566
Admin @ 10%					
					4,083,357
Outstanding Indebtedness					
					8,935,000
GRAND TOTAL					53,851,923

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE CHOICE OF AN URBAN RENEWAL TAX COLLECTION OPTION FOR THE CITY OF WILSONVILLE'S YEAR 2000 PLAN, AN URBAN RENEWAL PLAN.

WHEREAS, the Clackamas County Board of Commissioners (the "Board") has met with representatives of the Urban Renewal Agency of the City of Wilsonville (the "Agency") to discuss the Agency's intent regarding exercising statutory authority on matters related to the City's existing urban renewal plan; and

WHEREAS, the Board has reviewed information presented by the Agency regarding the selection of an option for collecting urban renewal taxes, as described in ORS 457.435, and considered the proposal of the Agency to select Option 1; and

WHEREAS, the Board finds that Option 1 allows for the timely completion of the urban renewal plan while minimizing impacts on property tax payers, and Clackamas County will benefit from timely completion of the Plan; and

WHEREAS, the Board finds that the option recommended by the Agency preserves levy capacity within the Constitutional limits on local government property taxes.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Board hereby supports the selection of Option 1 for the City of Wilsonville's Year 2000 Urban Renewal Plan.

ADOPTED by the Clackamas County Board of Commissioners at a regular meeting thereof this 21st day of May, 1998.

BOARD OF COUNTY COMMISSIONERS

_____ Chair

_____ Secretary

RESOLUTION NO. _____

PAGE 1 OF 1