

RESOLUTION NO. 903

**A RESOLUTION AUTHORIZING THE FILING OF THE ECONOMIC DEVELOPMENT LOAN APPLICATION FOR THE CONSTRUCTION OF 95TH AVENUE.**

WHEREAS, the City of Wilsonville has adopted Resolution No. 875, on November 4, 1991, authorizing staff to make preliminary application to the State of Oregon for a special public works fund loan, which staff has accomplished; and the City may proceed to make final application, a copy of which is marked Exhibit A, attached hereto and incorporated by reference; and

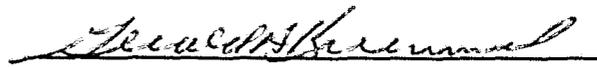
WHEREAS, it appearing after public hearing conducted upon due notice this date of April 6, 1992, that Resolution CB-R-580-92 has been adopted based upon owners of two-thirds of the specially benefited properties within L.I.D. #10 favoring financing by means of a special public works fund loan in the sum of \$1,526,214.00 to be repaid by special assessments; and

WHEREAS, the City's Finance Director had initially conducted a financial report for L.I.D. #10 Bancroft Bonding to be repaid by special assessment and the City found that security of the individual tax lots as well as the financial strength of the land owners was sufficient to protect the City, and the increase in the loan amount over that originally contemplated is not so materially different as to cause any change in the Financial Director's recommendations;

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

- (1) Staff is directed to file the final special public works fund loan application, Exhibit A, with the State of Oregon.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 6th day of April, 1992, and filed with the Wilsonville City Recorder this same day.



GERALD A. KRUMMEL, Mayor

ATTEST:

*Vera A. Rojas*  
VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

OREGON COMMUNITY DEVELOPMENT PROGRAMS  
 Oregon Economic Development Department  
 775 Summer St. N.E.  
 Salem, Oregon 97310-Ph: 378-3732

FINAL APPLICATION  
SPECIAL PUBLIC WORKS  
FUND PROGRAM

PLEASE SUBMIT AN ORIGINAL AND 3 COPIES INSTRUCTIONS ATTACHED

<u>Section 1a. GENERAL INFORMATION:</u>	<u>SECTION 1B. PROJECT ELIGIBILITY</u>
<u>APPLICANT:</u> City of Wilsonville	<u>Firm Business Commitment (Level 1):</u>
IRS Employer ID#: 93- 05 80 494	Business:
Contact Person: Wayne Sorensen Planning Dir.	Address:
Phone: 503 682-4960	Phone:
FAX NO.: 503 682-7025	Contact Person:
	Phone:
	Site Address:
	Jobs to be created/retained: _____

SECTION 1b. (cont) Capacity Building Projects (LEVEL 2):  
 Commercial/Industrial acreage to be benefitted: total 134.70 acres  
 Estimated job creation as result of project: 100+  
 Other Economic Benefit: Assists ODOT during interchange construction - see ODOT EIS report for the Stafford Interchange, *attached*

<u>SECTION 1c. PROJECT HIGHLIGHTS:</u>	<u>FOR DEPARTMENT USE ONLY:</u>
<u>PROJECT COSTS AND FUNDS REQUESTED:</u>	Approved by Manager: _____
Loan : \$ <u>1,526,214.00</u>	Date: _____
*Grant: \$ <u>00.00</u>	Loan: _____
Total Funds Requested: \$ <u>1,526,214.00</u>	Grant: _____
Benefitted Properties: \$ _____	Total Funds Approved \$ _____
Municipality: \$ <u>89,888.00</u>	Benefitted Properties \$ _____
Other funds: \$ _____	Municipality: \$ _____
Total Cost of Project: \$ <u>1,616,102.00</u>	Other Funds: \$ _____
	Total Cost of Project \$ _____

\*Grants are considered only when a loan is not feasible. The department must evaluate the economic need of the applicant and specific circumstances of the project. Substantial justification must be presented for any grant request.

FOR ITEMS A & B ANSWER ONLY IN SPACE PROVIDED HERE

(A) BRIEF PROJECT SUMMARY: (Problem, need, proposed accomplishments, solution)  
 The City of Wilsonville has identified 95 Ave. in their Master Trans. Plan, as an integral necessity for the roadway system. Several industries have expressed a desire to locate (&/or relocate) in this area of Wilsonville where the extension of 95 Ave. is mandatory to provide access to their sites. ODOT has completed a traffic analysis report (Aug.91) regarding the "Stafford Interchange". Resolution #766 was adopted, declaring the necessity for the improvement of 95 Ave., its appurtenances as necessary and that the City Council intends to make said improvements.

(B) SUMMARIZE THE ECONOMIC BENEFITS OF THE PROJECT: Schneider Trucking has stated their intent to relocate when 95 Ave. is completed. They anticipate 55 employees and a total square footage of 106,840 for the new office, wholesale showroom and warehouse. (89PC 45, specifically Exhibit 4A, condition #6, which stated that the applicant shall not have occupancy at the site prior to the placement of 95 Ave.) Additional businesses have expressed interest in the area upon completion of 95 Ave., including proposals for a "20/10" manufacturing facility and a Northwest Natural Gas Company administration facility.

(C) PUBLIC WORKS EXPENDITURES:

SOURCES:

<u>Infrastructure Activities:</u>	<u>SPWF Funds Requested</u> \$	<u>Other Public Funds *</u> \$	<u>Benefitted Properties/ Private Inv.</u> \$	<u>Project Total</u> \$
Land acquisition and clearance (infrastructure only)	<u>22,472.00</u>	_____	_____	<u>22,472.00</u>
Water improvements	_____	_____	_____	_____
Sanitary sewer improvements	_____	_____	_____	_____
Storm sewer improvements	_____	_____	_____	_____
Road and bridge improvements	<u>1,188,502.00</u>	_____	_____	<u>1,188,502.00</u>
Public transportation and railroad facilities	_____	_____	_____	_____
Solid waste facilities	_____	_____	_____	_____
Engineering and architectural	<u>150,282.00</u>	_____	_____	<u>150,282.00</u>
Contingencies	<u>142,486.00</u>	_____	_____	<u>142,486.00</u>
Project Administration	<u>XXXXXXXX</u>	<u>44,944.00</u>	_____	<u>44,944.00</u>
Other (specify)	_____	_____	_____	_____
(a) Legal	<u>22,472.00</u>	_____	_____	<u>22,472.00</u>
(b) Accounting	_____	<u>44,944.00</u>	_____	<u>44,944.00</u>
<b>Total Infrastructure Project</b>	<u>\$ 1,526,214.00</u>	<u>\$ 89,888.00</u>	<u>\$ _____</u>	<u>\$1,616,102.00</u>

<u>* Specify Source</u>	<u>Amount</u>	<u>Terms</u>
<u>Project Admin.</u>	<u>\$44,944.00</u>	<u>Waiver of fees</u>
<u>Accounting</u>	<u>\$44,944.00</u>	_____
<b>TOTAL</b>	<u>\$89,888.00</u>	_____

(D) PRIVATE FUNDS EXPENDITURE:

<u>ACTIVITIES:</u>	<u>NIKE</u>	<u>HILLMAN</u>	<u>TOTAL</u>
Public Infrastructure (Water line)	<u>\$236,944.00</u>	_____	<u>236,944.00</u>
Private Infrastructure (access roads, sewer collectors, etc.)	_____	_____	_____
Buildings	_____	_____	_____
Machinery and equipment	_____	_____	_____
Furnishings	_____	_____	_____
Landscaping, parking	_____	_____	_____
Contingencies	_____	_____	_____
Other (specify) (Engineer)	_____	<u>40,747.00</u>	<u>40,747.00</u>
(Legal)	_____	<u>12,747.00</u>	<u>12,747.00</u>
(Title)	_____	<u>140.00</u>	<u>140.00</u>
<b>Total Project Investment</b>	<u>236,944.00</u>	<u>53,634.00</u>	<u>290,578.00</u>

Note: Private Investment must include all anticipated private investment. This information is used to determine whether the minimum leverage requirement has been met.

(E) Level 2 Eligibility: Assessment of High Probability of Economic Development

It will greatly improve the transportation system, via 95 Ave. to Commerce Circle, to existing businesses, and would provide access and utilities to the other undeveloped properties listed. It further allows projects with Stage II site development approvals that currently do not have access the 95 Ave. or lack full utilities the ability to develop. Thus the City is committed to maintain active coordination with several local and regional economic development commissions. The City of Wilsonville Chamber of Commerce is the premier group serving business and commerce and they actively campaign in attracting commerce and industry. The project area lies within Clackamas and Washington Counties. The City has an ongoing cooperative effort with both county economic development commissions in marketing properties. A success story of this concerted interjurisdictional effort includes Coca Cola Bottling Company with 71 employees. As well, the State Economic Development Commission attracted Fugimi Corporation to the City. As with the other economic commissions, the City provides the Tualatin Economic Commission current land base information for marketing purposes. The I-5 Corridor Association, a high-energy group of individuals, is dedicated to the regional outlook in development along Interstate - 5 corridor of which the City is involved. Annually, the City publishes the Wilsonville Community Development and Land Use Survey found to be invaluable to developers, investors, local property owners, commissions, special interest groups and Realtors.

(F) Project Benefits: \*Note: SEE ATTACHED ENGINEERS ANALYSIS FOR ADDITIONAL COMMENTS.

The project is needed not only to serve the properties in the zone of benefit, but also to serve the Wilsonville Business Center, a large office/industrial park located along the improved segment of 95 Ave. adjacent to the south, and the United Disposal Subregional Solid Waste Transfer Station and Recycling Center proposed on Ridder Road. The site development plans for the transfer station were approved by the City and is identified by Washington County's Solid Waste Master Plan, to serve parts of Washington County and the City of Wilsonville.

ODOT has indicated in their "Traffic Analysis Report" that they would fulfill their obligation to construct the northernmost segment of 95 Ave. ahead of the scheduled reconstruction of the Stafford Interchange subject to the City's ability to construct 95 Ave. as identified in this report. The construction timing of 95 Ave. is critical as it directly affects the timing of the construction of the Stafford Interchange. Early construction would also permit United Disposal to develop Phase I of the transfer station and recycling center and be operational long before the reconstruction of the Stafford Interchange is completed. The public will directly benefit from an earlier opening of the transfer facility.

(G) INFRASTRUCTURE NEEDED, FEASIBILITY (STATE TYPE, SIZE, NUMBER OF FEET AND ESTIMATED COST): \*Complete construction drawings and estimated cost are found in attachments 1 & 2.

The City of Wilsonville is making final application for Special Public Works Fund (SPWF) assistance for the purpose of construction Freeman Court and 95 Ave. to link Hillman Court with Ridder Road and extend 95 Ave. north from the northeast corner of Stafford Distribution Center to Commerce Circle South. The application includes an amount for engineering services. The 95 Ave. portion of the project includes 4,240 linear feet of concrete roadway. 48 feet on curb-to-curb (Figure 1), complete with storm sewer, sanitary sewer, waterline, and traffic control signage and striping. 95 Ave. will serve as a commercial/industrial collector to properties between Ridder Road and Boeckman Road and a minor arterial between Ridder Road and Commerce Circle. 95 Ave is located in the northwest section of the city paralleling Boones Ferry Road and I-5. Freeman Court includes 600 linear feet of concrete roadway, 36 feet in width from curb-to-curb, complete with storm sewer, sanitary sewer, waterline, and traffic control signage and striping. Freeman Court will serve as a commercial/industrial collector to properties between 95 Ave. and the future extension of Kinsman Road (Map 5)

(H) Jurisdiction, Ownership, and Operation of the Infrastructure Facility:  
City of Wilsonville

(I) Project Status and Timetable:

Estimated Start/Completion dates: July 1992 / January 1993

(J) Consulting Professionals Contributing to the Project:

Engineer: MacKay & Sposito Engineers, Surveyors, Planners

Address: 110 E. 17th Street, Vancouver, WA Phone: (206)695-3411, (503)289-6726

Other: George Jacobs Civil Engineer

Address: City of Wilsonville

Phone: (503)682-4960

SECTION 2. FINANCIAL INFORMATION

If a specific enterprise fund is pledged to loan repayment complete Section 4 of this application. Items (A) and (C) of this section should be completed if the applicant is pledging the general revenue of the jurisdiction.

(A) Operating Statement:

	Historical		Most Current Completed Year	Projected	
Fiscal Year Ending	<u>6/30/89</u>	<u>6/30/90</u>	<u>6/30/91</u>	<u>6/30/92</u>	<u>    /    /    </u>
<u>Sources of Income:</u>					
Local Tax Revenue	<u>1,006,725</u>	<u>1,161,468</u>	<u>1,175,319</u>	<u>1,465,132</u>	<u>          </u>
Licenses & Permits	<u>77,463</u>	<u>91,141</u>	<u>102,200</u>	<u>100,400</u>	<u>          </u>
State Revenue Sharing	<u>302,302</u>	<u>302,765</u>	<u>325,586</u>	<u>383,000</u>	<u>          </u>
Charges for Services	<u>1,195,934</u>	<u>1,402,511</u>	<u>674,468</u>	<u>708,890</u>	<u>          </u>
Other Revenue (specify)	<u>68,617</u>	<u>88,643</u>	<u>314,752</u>	<u>462,800</u>	<u>          </u>
	FINES & OTHER				
Other Revenue (specify)	<u>2,081,753</u>	<u>2,123,534</u>	<u>2,080,774</u>	<u>1,725,656</u>	<u>          </u>
	SPECIAL ASSESS				
Interest	<u>242,636</u>	<u>385,079</u>	<u>667,667</u>	<u>431,700</u>	<u>          </u>
Total Revenues	<u>4,975,430</u>	<u>5,555,141</u>	<u>5,340,766</u>	<u>5,277,578</u>	<u>          </u>
<u>Expenditures:</u>					
Personal Services	<u>853,359</u>	<u>1,051,232</u>	<u>1,300,178</u>	<u>1,419,564</u>	<u>          </u>
Materials & Supplies	<u>763,798</u>	<u>1,135,648</u>	<u>1,434,167</u>	<u>2,188,300</u>	<u>          </u>
Capital Outlay	<u>478,287</u>	<u>161,834</u>	<u>709,157</u>	<u>173,600</u>	<u>          </u>
Debt Service	<u>3,013,169</u>	<u>1,305,211</u>	<u>1,464,893</u>	<u>1,467,918</u>	<u>          </u>
Other:	<u>- 0 -</u>	<u>- 0 -</u>	<u>- 0 -</u>	<u>          </u>	<u>          </u>
Other:	<u>- 0 -</u>	<u>- 0 -</u>	<u>- 0 -</u>	<u>          </u>	<u>          </u>
Total Expenditures	<u>5,108,613</u>	<u>3,653,925</u>	<u>4,908,395</u>	<u>5,249,382</u>	<u>          </u>
<u>Excess Over/(Under)</u>	<u>(133,183)</u>	<u>1,901,216</u>	<u>432,371</u>	<u>28,196</u>	<u>          </u>

CONTINUED

Other Financing Sources:

Operating Transfers In	<u>607,725</u>	<u>183,800</u>	<u>738,372</u>	<u>3,736,590</u>	_____
Operating Transfers Out	_____	<u>(170,000)</u>	<u>(240,000)</u>	<u>(1,961,170)</u>	_____
Beginning Fund Balance	<u>1,418,317</u>	<u>3,152,509</u>	<u>8,175,330</u>	<u>9,106,073</u>	_____
Ending Fund Balance	<u>3,152,509</u>	<u>5,067,525</u>	<u>9,106,073</u>	<u>10,908,689</u>	_____
Debt Coverage Ratio	_____	_____	_____	_____	_____

(B) Has there been an operating deficit in the last 5 years? If so, what actions were taken?

NO

(C) BALANCE SHEET: \*TO BE COMPLETED BY ECONOMIC DEVELOPMENT

	Historical	Historical	Most Current Completed Year	Projected	Projected
Fiscal Year End	<u>  /  /  </u>	<u>  /  /  </u>	<u>  /  /  </u>	<u>  /  /  </u>	<u>  /  /  </u>
<u>Assets</u>					
Cash	_____	_____	_____	_____	_____
Investments	_____	_____	_____	_____	_____
Net Accounts Receivable	_____	_____	_____	_____	_____
Net Tax Receivable	_____	_____	_____	_____	_____
Due from Other Sources	_____	_____	_____	_____	_____
Due from Other Governments	_____	_____	_____	_____	_____
Other:	_____	_____	_____	_____	_____
Total Assets	=====	=====	=====	=====	=====

(C) Balance Sheet (Continued):

Liabilities

Tax Notes Payable	_____	_____	_____	_____	_____
Other Notes Payable	_____	_____	_____	_____	_____
Accounts Payable	_____	_____	_____	_____	_____
Due to Other Funds	_____	_____	_____	_____	_____
Due to Other Governments	_____	_____	_____	_____	_____
Other:	_____	_____	_____	_____	_____
Total Liabilities	=====	=====	=====	=====	=====
Fund Balance Designated	_____	_____	_____	_____	_____
Fund Balance Undesignated	_____	_____	_____	_____	_____
Total Fund Balance	=====	=====	=====	=====	=====
Total Liabilities & Fund Balance	=====	=====	=====	=====	=====

(D) Overlapping Debt

List all governments including county, schools, cities and special districts, that have overlapping jurisdiction with your own, the percent of overlap of assessed value in your jurisdiction and the amount of tax supported debt owed by each. Indicate the amount and percent of outstanding debt for which your municipality is liable. This information may be obtained from the County Assessor.

<u>Name of</u> <u>Government Unit</u>	<u>Outstanding</u> <u>Debt</u>	x	<u>Your % of</u> <u>of Overlapping AV</u>	=	<u>Your \$ Share</u> <u>of Outstanding Debt</u>
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(SEE ATTACHED)

	\$ _____
Applicant's Authorized But Unissued Debt Purpose:	\$ _____
Authorized But Unissued Overlapping Debt Purpose:	\$ _____

MUNICIPAL DEBT INFORMATION SYSTEM

DATE 02/20/1992  
TIME 15:16:5697

OVERLAPPING DEBT SCHEDULE FOR CITY OF WILSONVILLE

033340000

		O V E R L A P P I N G			
DISTRICT ID #	OVERLAPPING DISTRICT(S)	ASSESSED VALUATION	PERCENT OVERLAPPING	GROSS BONDED DEBT	NET DIRECT DEBT
030000000	CLACKAMAS COUNTY	10,190,640,680	5.0637	200,168	0
030000001	MFA CLACKAMAS COUNTY	10,190,640,680	5.0637	0	0
030117000	CLACKAMAS CTY SD 3J (WEST LINN)	1,286,364,954	28.8142	7,582,456	7,582,456
030134000	CLACKAMAS CTY SD 86 (CANBY)	599,761,580	25.4657	3,625,042	3,625,042
030142000	CLACKAMAS CTY UED 1 (CANBY)	724,412,080	21.0838	2,519,514	2,519,514
030604000	CLACKAMAS COMMUNITY COLLEGE	7,142,571,150	7.2246	669,720	669,720
260002160	PORT OF PORTLAND	42,338,114,969	1.4048	1,268,955	1,268,955
260008090	METROPOLITAN SERVICE DISTRICT	38,546,570,152	1.5425	935,989	935,989
340000000	WASHINGTON COUNTY	11,971,941,672	0.6577	121,279	83,791
340041400	TUALATIN VALLEY FIRE & RESCUE DIST	7,967,904,886	7.4620	179,461	179,461
340419000	WASHINGTON CTY SD 88J (SHERWOOD)	390,396,964	18.2816	95,978	95,978
		T O T A L S		17,198,562	16,960,906

TOTAL NET DIRECT DEBT OF DISTRICT AND NET DIRECT DEBT OF OVERLAPPING DISTRICTS IS 19,515,906 RATIO TO ASSESSED VALUATION IS 3.28 % PER CAPITA DEBT IS 2,229.11

(E) Specify the revenues pledged as security for the SPWF financing requested.

The City of Wilsonville's City Council passed resolutions to specifically deal with the repayment of the loan, and LID #10 was formed to ensure participation and commitment of the involved properties. (See attached letters from Hillman Properties Northwest.) Revenues to finance repayment of requested loan and applicable interest will be secured by assessment liens placed on benefited property owners as detailed below.

(F) Are the benefited property owners participating in the cost of construction of the publicly owned infrastructure? If yes, list the benefiting property owners and corresponding participation.

The property owners listed comprise Local Improvement District No. 10, and are 100% supportive of this project as it will greatly improve the transportation system, via 95 Ave. to Commerce Circle, to existing business, and would provide access and utilities to the other undeveloped properties listed.

95 Ave.	%	Water Line	%	Freeman Dr.	%
Nike, Inc.	21.20	Nike Inc.	100%	Our Assoc.	50
Hillman Properties, NW	25.15			Jack Martin	50
Jack Martin	13.15				
Schneider National	12.07				100%
Ogden	23.19				
Circle V. Assoc.	3.21				
Rollins Truck Leasing	2.03				
	100%				

(G) Would the payment of this SPWF loan be superior, on a parity basis, or subordinate to other dept that is serviced by the revenues pledged to this SPWF loan?

SUPERIOR Repayment of this loan would be the superior and only use of the funds received from assessments on benefited property owners.

(H) Has the applicant ever defaulted on a debt? If so, provide a complete summary of all circumstances relative to the default.

NO

(I) How will the ongoing maintenance, operation and replacement of the SPWF funded infrastructure be financed?

See Attachment #6 This street upon completion will be included in the Cities ongoing street maintenance program.

(J) Please submit a copy of the Official Statement(s) prepared for any bond issued by your jurisdiction in the last three years.

See Attachment #6

(K) Pending Litigation:

(None)

(L) Schedule of existing Debt Service Payments:

FY Ending	Bonds Outstanding		Proposed Debt * (estimate)		Total *
	Principal	Interest	Principal	Interest	
6-30/91	35,000	3,450			
/	95,000	7,590			
/	10,000	300			
/	800,000	137,207			
/	1,980,000	840,428			
/	90,000	4,838			
/	580,000	282,726			
/	1,290,000	505,709			
/	460,000	181,460			
/	174,706	8,735			
/	635,000	117,704			
/	2,090,000	1,606,933			
/					
/					
/					
/					
/					
/					
/					
/					
Total	\$ 8,239,706	\$ 3,697,080	\$	\$	\$

\* To be completed by OEDD staff.

SECTION 3. ECONOMIC DATA

(A) Five Largest Employers of the applicant's jurisdiction: (ten or more employees)

<u>Taxpayer</u>	<u>Type of Business</u>	<u># of Employees</u>
<u>Mentor Graphics Corp.</u>	<u>Electronics</u>	<u>1222</u>
<u>Tektronix, INC.</u>	<u>Electronics</u>	<u>889</u>
<u>PayLess Drug Stores N.W.</u>	<u>Wholesale/Supplies</u>	<u>856</u>
<u>Sysco Food Services, INC.</u>	<u>Foods</u>	<u>340</u>
<u>RFD Publications, INC.</u>	<u>Publishing</u>	<u>300</u>

Estimated total employment in jurisdiction 9036

Data Source: City of Wilsonville's Business License Listing year 1992.

(B) Ten Largest Taxpayers of the applicant's jurisdiction:

<u>Taxpayer</u>	<u>Total Taxes</u>	<u>Current Assessed Value</u>
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\* See Attached

data source: \_\_\_\_\_ year \_\_\_\_\_

OWNER OF RECORD	ACREAGE	LAND	IMPROVEMENT	TOTAL VALUE	TAX DUE	COUNT
TEKTRONIX INC	166.00	8,092,760	21,972,190	45,062,700	1,054,717.01	5
PAYLESS DRUG STRS NW INC	2.49	5,058,670	19,361,970	24,420,640	571,637.60	12
SYSCO/CONTINENTAL FOOD SERV	27.36	2,194,140	9,118,700	11,312,840	531,880.51	2
MENTOR GRAPHICS CORP	160.23	7,213,580	13,815,270	21,028,860	482,211.69	7
RFD PUBLICATIONS INC	25.20	1,812,700	2,455,780	20,868,260	488,434.23	2
WILSONVILLE LAND ASSOC LTD	48.73	5,305,530	7,398,060	12,703,590	401,026.62	20
AUERBACH EARNEST TRUSTEE	24.44	2,216,160	12,498,180	14,715,340	351,852.35	2
COLUMBIA WILLAMETTE DEV CO		2,399,740	10,708,750	13,108,490	313,335.60	28
MULTIFUND INVESTORS CORP	25.16	2,108,340	10,280,820	12,389,160	289,719.27	2
NIKE INC	37.55	2,174,530	8,613,460	11,778,400	280,266.25	4
WILSONVILLE MEADOWS	21.50	1,411,920	8,785,280	10,197,200	238,470.87	2
ORE-CAL COCA-COLA BOTTLE	10.00	863,190	7,993,610	8,856,800	207,311.64	1
CAPITOL REALTY CORP	9.03	1,316,730	3,090,000	4,406,730	189,087.84	1
CAPITAL REALTY CORP	10.13	1,477,120	667,440	2,144,560	146,306.14	1
G I JOES INC	24.99	1,797,570	4,031,080	5,828,650	136,416.31	2
WILSONVILLE ASSOCIATES	4.45	633,850	2,207,250	2,841,100	132,988.72	2
FAMILIA PROPERTIES	8.00	841,560	3,981,330	4,822,890	112,879.59	3
MTV PARTNERS WILSONVILLE	5.86	499,500	4,136,290	4,635,790	108,423.26	1
ASH & ASSOCIATES INC	61.72	2,883,600	1,635,910	4,619,510	108,122.24	0
YOUNG E JEAN	113.83	1,742,560	68,580	1,811,140	82,309.54	10
PAYLESS DRUG STORES NW INC				3,334,160	78,062.67	2
LASWELL ENMA D 1/2	23.56	482,870		482,870	77,480.90	2
JOSEPH JIM TRUSTEE	7.23	426,950	2,806,660	3,233,610	75,681.72	3
ROSEN HOWARD N	4.64	624,540	925,970	1,550,510	72,581.16	2
WILSONVILLE LAND ASSN LTD	6.00	568,700	2,310,050	2,879,810	67,400.05	1
PORTLAND PACIFIC ASSOC 3	7.91	574,690	2,116,580	2,691,270	64,349.40	1

06RTEN

PUB. UTIL. ONLY 115 CITY WILSONVIL

COUNTY OF CLACKAMAS  
ASSESSOR'S DEPARTMENT  
26 HIGHEST TAX DUE VALUES

DATE 12/06/91

PAGE 17

OWNER OF RECORD	ACREAGE	LAND	IMPROVEMENT	TOTAL VALUE	TAX DUE	COUNT
PACIFIC POWER & LIGHT CO				10,874,700	256,828.39	1
PORTLAND GEN ELEC CO				3,382,300	79,561.88	4
NORTHWEST NATURAL GAS CO				2,230,600	52,529.76	4
GTE NORTHWEST INCORPORATED				1,735,110	40,708.19	2
JOE BERNERT TOW CO INC				225,600	5,278.72	1
BURLINGTON NORTHRN RR CO				180,000	3,811.91	1
US WEST COMMUNICATIONS				132,880	3,130.37	2
SANTA FE PACIFIC PIPE LINES				52,210	1,222.46	1
PORTLAND STEAM NAVIGATION				10,000	233.87	1
GENERAL AMER TRANS CORP				3,110	65.84	1
ACF INDUSTRIES INC				2,300	48.70	1
TRAILER TRAIN CO				2,080	44.03	1
UNION TANK CAR CO				1,980	41.92	1
RAILBOX COMPANY				1,860	39.42	1
CHEVRON USA INC				1,640	34.68	1
ITEL RAILCAR CORPORATION				1,330	28.13	1
OCCIDENTAL CHEMICAL CORP				710	15.03	1
GENERAL ELEC R-CAR CORP				620	13.12	1
PROCOR LIMITED				450	9.53	1
CHRYSLER RAIL TRANS COR				380	8.03	1
ADM TRANSPORTATION CO				310	6.56	1
THE DOW CHEMICAL COMPANY				260	5.48	1
TRINITY IND LEASING CO				200	4.21	1
CGTX INC				180	3.81	1
US RAIL SERVICES INC				180	3.80	1
WIC INC				160	3.39	1

County, Oregon

O A A S Y S T E M

GROUP, INC. 1991 TOP 20 CERTIFIED TAXPAYERS FOR CITY-WILSONVILLE (59)

3 20 '92 16:02

\*\*\* TOTAL TAXABLE VALUE \*\*\*

OWNER ID	TAXPAYER'S NAME	TOTAL TAXABLE	AD VALOREM TAX
151357	STAFFORD LIMITED PARTNERSHIP	\$6,199,200	\$135,255.39
164925	WODDS, ROY K AND DONNA B	\$4,864,900	\$114,964.90
159613	DELTA INK INC	\$4,528,280	\$98,798.92
111528	OREGON, STATE OF	\$4,253,000	\$92,792.81
180611	CP WILSONVILLE PROPERTIES INC	\$4,224,700	\$92,175.36
180243	ELLIGSEN, RALPH H & SHIRLEY L	\$4,140,570	\$90,688.14
198675	K L WILSONVILLE ASSOCIATES	\$3,567,400	\$77,834.25
180919	PRÆGITZER, ROBERT L	\$2,852,250	\$62,230.94
111596	AGC CENTER OREGON	\$2,338,800	\$51,028.40
111527	DEERFIELD PARTNERSHIP	\$2,245,600	\$48,994.93
111573	K L WILSONVILLE ASSOCIATES	\$2,034,460	\$44,388.27
192897	BROWN, ROBERT A AND	\$1,703,200	\$37,182.56
164966	GHADAMI, CYRUS DZMEHRNAZ	\$1,645,800	\$35,908.40
111463	MILLAR, TED L	\$1,601,020	\$34,931.37
111600	HAXTER HEALTHCARE CORP	\$1,581,600	\$34,507.67
111590	MILLER, ROBERT L AND	\$1,522,200	\$33,211.66
111591	MEYER MOTELS, LTD	\$1,499,240	\$32,710.71
111578	FAIRBANKS HOTEL ASSOCIATES	\$1,490,720	\$32,524.82
165284	BURKS-WESTERN	\$1,385,590	\$32,743.56
111442	ELLIGSEN, RALPH H SHIRLEY L	\$1,382,650	\$30,166.94

END OF LIST

(C) Assessed Valuations of the applicant's jurisdiction: (last 5 years)

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Assessed Valuation</u>	<u>Total Net Fair Market Value</u>
91-92	_____	_____	735,994,624	_____
90-91	_____	_____	594,760,137	_____
89-90	_____	_____	496,528,059	_____
88-89	_____	_____	448,206,544	_____
87-88	_____	_____	348,722,170	_____

data source: Clackamas & Washington Counties

(D) Tax Collection History of the applicant's jurisdiction: (last 5 years)

<u>Year</u>	<u>Tax Levy</u>	<u>Year End Collection Rate</u>
_____	_____	_____
_____	(SEE ATTACHED)	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

data source: Clackamas & Washington Counties year 6-30-91

(E) Building Permit History of the applicant's jurisdiction: (Not applicable for ports and special districts.)

<u>Year</u>	<u>Residential Valuation</u>	<u>Commercial Valuation</u> *combined Commercial & Industrial	<u>Industrial Valuation</u>	<u>Total</u>
1991	14,766,426	14,927,119		29,693,545
1990	40,417,031	28,627,152		69,044,183
1989	34,938,665	29,768,656		64,707,321
1988	20,104,054	10,624,897		30,728,951
1987	10,284,935	16,032,419		26,317,354

data source: City Building Department year As shown above

CITY OF WILSONVILLE

TAX YEAR	TOTAL LEVY	LEVY WITHIN WASHINGTON CO	TAX RATE	COLLECTION RATE IN FIRST YEAR COLLECTION RATE	YTD
91-92	1,134,067	135,529	1.5404	78.89	78.89
90-91	1,044,184	138,237	1.7556	93.27	94.74
89-90	1,069,765	168,754	2.1543	93.43	96.75
88-89	925,065	135,795	2.0639	92.33	97.97
87-88	555,393	84,784	1.36	91.85	98.77
86-87	533,395	84,649	1.35	91.97	98.74

VALUATION

TAX YEAR	REAL	PERSONAL	MOBILE HOME	UTILITY	TOTAL
91-92	77,476,830	8,654,896	0	1,851,398	87,983,124
90-91	69,083,630	8,768,050	0	889,407	78,741,087
89-90	65,078,010	7,444,270	0	1,169,579	73,691,859
88-89	57,371,000	7,369,530	0	1,055,104	65,795,634
87-88	54,021,600	7,265,690	0	1,054,187	62,341,477
86-87	54,284,300	7,566,890	0	852,067	62,703,257

Population of the applicant's jurisdiction:

	Total Population	% Below Poverty Line	Per Capital Income
1990 est.	7073	Not Available	18,974
1985	3700	5%	17,935
1980	2920	3%	12,871

SECTION 4. UTILITY /REVENUE ISSUES (Complete this section only when there is a specific fund or LID pledged for loan repayment.)

(A) Specify the Fund or Utility: Attachment #6

OPERATING STATEMENT:

	Historical	Most Current Completed Year	Projected
Fiscal Year End	<u>    /    /    </u>	<u>    /    /    </u>	<u>    /    /    </u>
<u>Sources of Income:</u>			
System Fees and Charges Obligated/Unobligated	<u>                    </u>	<u>                    </u>	<u>                    </u>
Interest	<u>                    </u>	<u>                    </u>	<u>                    </u>
Transfers:	<u>                    </u>	<u>                    </u>	<u>                    </u>
Other:	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total Fund Revenue	<u>=====</u>	<u>=====</u>	<u>=====</u>
<u>Expenditures:</u>			
Personnel Services	<u>                    </u>	<u>                    </u>	<u>                    </u>
Material and Supplies	<u>                    </u>	<u>                    </u>	<u>                    </u>
Capital Outlay:	<u>                    </u>	<u>                    </u>	<u>                    </u>
Debt Service:	<u>                    </u>	<u>                    </u>	<u>                    </u>
Transfers Out:	<u>                    </u>	<u>                    </u>	<u>                    </u>
Other:	<u>                    </u>	<u>                    </u>	<u>                    </u>
Other:	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total Fund Expenditures	<u>=====</u>	<u>=====</u>	<u>=====</u>
Balance	<u>=====</u>	<u>=====</u>	<u>=====</u>

(B) Specify any enterprise or utility funds that are not available to service an SPWF loan.

(F) Customer Base: SEE ATTACHMENT #6

<u>Year</u>	<u># of customers</u>	<u>Total consumption</u>
_____	_____	_____
_____	_____	_____

(G) Ten Largest customers:

<u>Name</u>	<u>Revenues</u>	<u>Usage</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

data source: \_\_\_\_\_ year \_\_\_\_\_

SECTION 5 COMPLIANCE/READINESS TO PROCEED

(A) List all required permits and licenses necessary to complete this project. Detail the status of each item.

Public works permits through the City of Wilsonville to be obtained at the time of Construction.

(B) Summarize the compliance requirements of applicable state and local land use regulations.

The project is located within the Metropolitan Growth Boundary, where agriculture is not a protected land use. The City of Wilsonville has an LCDC acknowledged Comprehensive Plan and Periodic Review Order of which blueprints intensified land uses along the future 95 Avenue between Hillman Court and Commerce Circle. Therefore, the project is considered consistent with LCDC statewide land use goals and the City of Wilsonville Comprehensive Plan, including the Transportation Master Plan.

(C) Attach the following items with this application:

1. Public hearing notice, minutes of the public hearing and minutes of the meeting at which submission of this application was approved.
2. One copy of the applicant's enabling charter as amended.
3. One copy of each of the applicant's last three annual audit reports.

SECTION 6. CERTIFICATION

I certify that:

We have the authority to request and incur the debt described in this application and upon award, will enter into a contract for the repayment of any SPWF loans and/or bonds.

We will comply with all applicable state and federal regulations and requirements.

We will report to the state on the economic benefits of this project.

To the best of my knowledge all information contained in this application is valid and accurate and the submission of this application has been authorized by the governing body of the undersigned jurisdiction.

Signature *Gerald A. Krummel* Title Mayor  
(highest elected official)

Jurisdiction City of Wilsonville

Name Gerald A. Krummel Date 4/9/92  
(please type or print)

*5/2/92*  
*1 of 3*  
*Original*  
*signed*  
*D.P.*

The following attachments are on file with the Wilsonville City Recorder and are available for inspection. Any person who desires to review these documents, please call Vera Rojas at 682-1011 to arrange for an appointment:

1. 95th Avenue/Freeman Drive - Feasibility Study, March 25, 1992;
2. City of Wilsonville, Clackamas and Washington Counties, Oregon, Water System Revenue Bonds, Series 1988 - Official Statement, December 8, 1988;
3. City of Wilsonville, Comprehensive Annual Financial Report, June 30, 1989;
4. City of Wilsonville, Comprehensive Annual Financial Report, June 30, 1990;
5. City of Wilsonville, Comprehensive Annual Financial Report, June 30, 1991;
6. Copy of the Charter of the City of Wilsonville, effective January 1, 1987.

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Wilsonville City Council will hold a public hearing on Monday, April 6, 1992 at 7:00 p.m. at the Community Development Hearings Room, 8445 SW Elligsen Road, Wilsonville, Oregon, or to such other place to which the Council may adjourn.

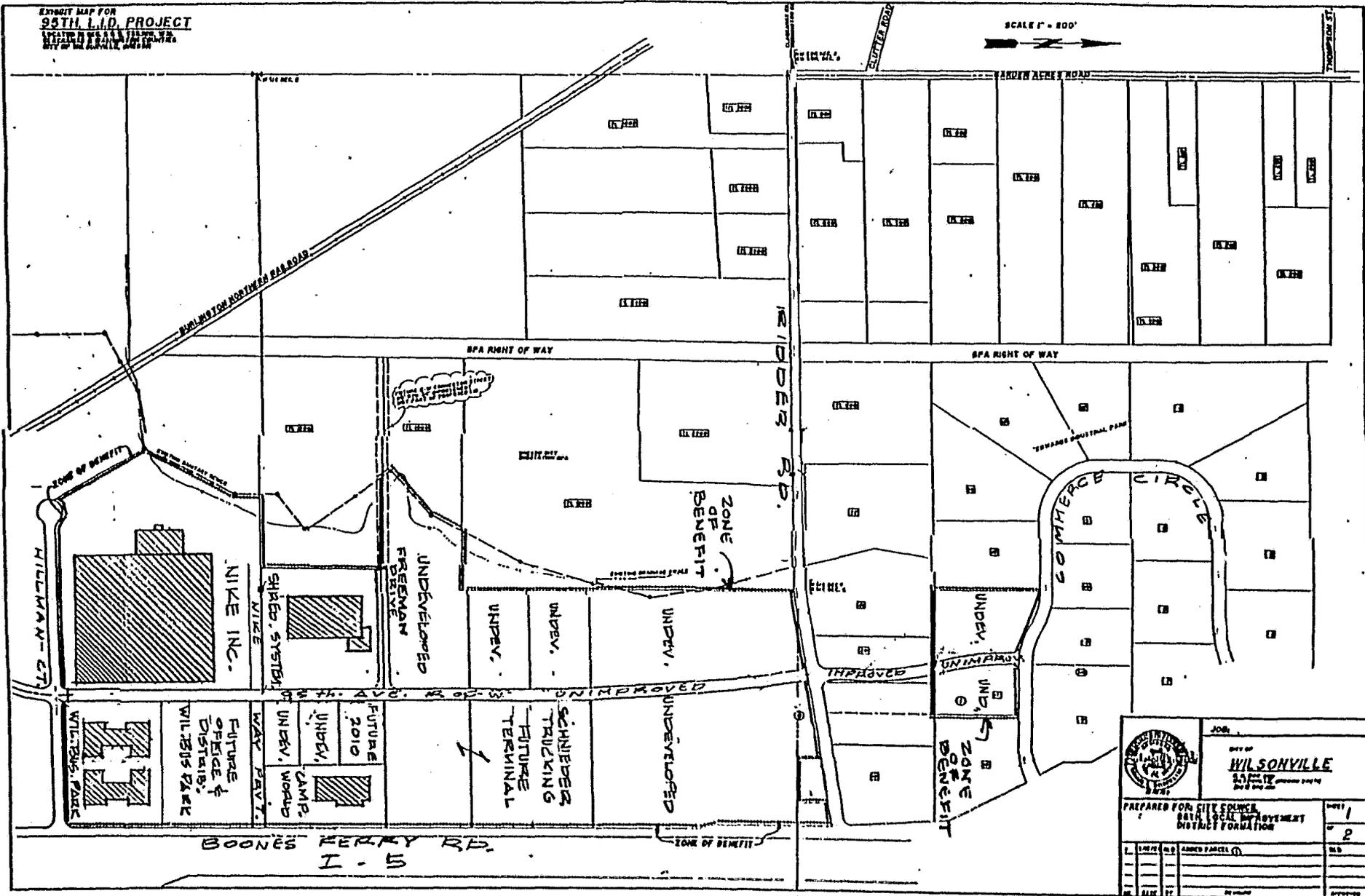
The purpose of this hearing will be to consider a Final Application for a Special Public Works Program loan from the Oregon Department of Economic Development. The loan would be used to construct 95th Avenue from Hillman Court to Commerce Circle South and to construct 600 lineal feet of Freeman Drive. The requested loan amount is \$1,526,214. Freeman Drive and 95th Avenue are located west of Interstate 5 and north of Boeckman Road.

A complete copy of the application, including the staff report and recommendation(s), is available for inspection at no cost. Copies may be provided at ten cents per page.

Inquiries pertaining to this hearing may be made by contacting Vera Rojas, City Recorder, at 682-1011 or Wayne Sorensen, Planning Director, at 682-4960. Public testimony, oral and written, regarding this application will be accepted at the hearing. Written statements are encouraged and may be submitted prior to the hearing date.

EXHIBIT MAP FOR  
**95TH L.I.D. PROJECT**  
 SPECIFIED BY RESOLUTION NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SCALE 1" = 800'



		JOB NO. <b>WILSONVILLE</b> CITY OF WILSONVILLE DISTRICT FORMATION
PREPARED FOR CITY COUNCIL WITH LOCAL IMPROVEMENT DISTRICT FORMATION		SHEET 1 OF 2
DATE _____	DRAWN BY _____	CHECKED BY _____

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**95th AVENUE**

**MAP 5**