

URA RESOLUTION NO. 261

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING STAFF TO TAKE NECESSARY STEPS TO CREATE A COFFEE CREEK URBAN RENEWAL DISTRICT.

WHEREAS, the creation of an urban renewal district is included as a recommendation in the City's Urban Renewal Strategic Plan; and

WHEREAS, the City's Urban Renewal Task Force convened on June 30th, 2015 and affirmed that the proposed project list for a Coffee Creek urban renewal district is consistent with their expectations and the Urban Renewal Strategic Plan, and supported placing a ballot measure for an advisory vote on the November 2015 ballot; and

WHEREAS, on August 3, 2015, the Wilsonville City Council approved Resolution No. 2549, attached hereto and incorporated herein as Exhibit A, referring the Ballot Title "Vote on forming a Coffee Creek Urban Renewal District" to the citizens of Wilsonville for an advisory vote in November of 2015; and

WHEREAS, on November 3, 2015, the citizens of Wilsonville voted to approve the Ballot Title with a copy of the certified election results attached hereto and incorporated herein as Exhibit B.

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

1. The Board of Directors of the City of Wilsonville Urban Renewal Agency authorizes staff to undertake necessary steps to create a Coffee Creek Urban Renewal Area in accordance with the maximum indebtedness and project list identified in the Ballot Measure explanatory statement attached hereto as Exhibit C, to retain consultants necessary to undertake this effort in accordance with the City of Wilsonville's contracting procedures, and to conduct necessary

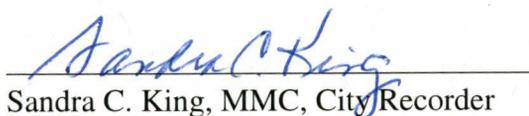
public outreach, including contacting the other taxing districts and conducting any necessary public meetings.

2. This resolution is effective upon adoption.

ADOPTED by the Board of Directors of the City of Wilsonville Urban Renewal Agency at a regular meeting thereof this 7th day of December, 2015, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, Chair

ATTEST:


Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Chair Knapp	Yes
Member Starr	Yes
Member Fitzgerald	Excused
Member Stevens	Yes
Member Lehan	Excused

Attachments:

Exhibit A	Council Resolution No. 2549
Exhibit B	Certified Election Results
Exhibit C	Ballot Measure Explanatory Statement

RESOLUTION NO. 2549

RESOLUTION REFERRING TO THE VOTERS WHETHER A COFFEE CREEK URBAN RENEWAL DISTRICT SHOULD BE FORMED.

WHEREAS, in 2002, METRO added the Coffee Creek Industrial Area into the Urban Growth Boundary with the designation of Regionally Significant Industrial Area (RSIA);

WHEREAS, in 2007, the City of Wilsonville completed a master plan for the Coffee Creek Industrial Area and it envisions developing a new employment center in North Wilsonville for approximately 1,800 jobs with an estimated annual payroll of \$55 million at build out. New development is expected to serve general industrial, warehouse, flex, and research and development (R &D) functions; and

WHEREAS, public infrastructure projects needed to redevelop this area, including inflationary and financing costs, are estimated at \$130 million. The urban renewal contribution, or needed maximum indebtedness, is \$67 million. Other funding sources may include developer contributions, system development charges, operational funds, and grants. Only projects within the specific boundaries of an urban renewal district can be funded through urban renewal tax increment financing; and

WHEREAS, the primary projects for the proposed urban renewal plan include:

- Kinsman Road extension, including water, sewer and storm pipelines
- Day Road and sewer line improvements
- Ridder and Clutter Roads improvements and sewer pipeline
- Garden Acres Road improvements
- Java Road improvements (east-west connector)
- Grahams Ferry Road improvements, including water, sewer, and storm pipelines
- Fiber conduit
- Grahams Ferry Road Rail Undercrossing; and

WHEREAS, the proposed projects are intended to improve the transportation grid for freight mobility and industrial business development in the urban renewal area as well as adding

new street connections, bike and pedestrian connections, water, sewer and storm utilities, fiber conduit, and other associated utilities; and

WHEREAS, the urban renewal contribution to these projects is estimated at \$67 million, which, is projected to result in private investment that will increase the assessed value of the area from approximately \$62 million to approximately \$790 million over the life of the district. Once the Coffee Creek Industrial Area is developed, it will increase Wilsonville's tax base and other taxing districts within the District after the debt is paid off and the District is retired; and

WHEREAS, the anticipated urban renewal district boundary measures approximately 264 acres and generally includes the area south of Day Road, east of Grahams Ferry Road, north of the Clackamas County/Washington County boundary, and west of 95th Avenue. This boundary may be modified slightly if and when an urban renewal plan is created; and

WHEREAS, the intended results of the new district is job creation and a stronger economic base for the community; and

WHEREAS, state law limits the amount of land and assessed value that can be placed within urban renewal districts to 25 percent of the total land acreage and 25 percent of the assessed value of property within the City and the proposed Coffee Creek Urban Renewal District would not cause the state law limits to be exceeded; and

WHEREAS, the City Council finds the voters should be referred a ballot measure as to whether a Coffee Creek Urban Renewal District should be formed and has requested the City Attorney to prepare a ballot title for the measure for the Council to refer to the voters.

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

1. Based on the above recitals, incorporated by reference herein, the City Council refers to the voters of the City of Wilsonville for the November 2015 election a ballot measure as to whether a Coffee Creek Urban Renewal District shall be formed, a copy of the City Attorney prepared ballot title for the measure to be referred is marked Exhibit A, attached hereto and incorporated by reference as if fully set forth herein.
2. This Resolution shall is effective upon adoption and the ballot title shall be filed with the City elections officer forthwith.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 3rd day of August, 2015, and filed with the Wilsonville City Recorder this date.

TIM KNAPP, Mayor

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp - Yes
Councilor Starr - Yes
Councilor Fitzgerald - Yes
Councilor Stevens - Yes
Councilor Lehan - Yes

Exhibits:

Exhibit A – Ballot Measure



CLACKAMAS COUNTY

Office of County Clerk

SHERRY HALL
CLERK

1710 Red Soils Ct. Ste 100
OREGON CITY, OR 97045
503.722.6086

November 18, 2015

Sandra King – City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

Dear Ms. King:

Please find attached the certified results of the November, 2015 Special Election.

Let us know if any additional information is needed.

A handwritten signature in black ink, appearing to read "Steve", is written above the typed name.

Steve Kindred
Deputy Clerk, Elections Manager

Board of Property Tax Appeals
1710 Red Soils Court, Ste 100
Oregon City, OR 97045
503.655.8662
FAX 503.650.5687

Elections Division
1710 Red Soils Court, Ste 100
Oregon City, OR 97045
503.655.8510
FAX 503.655.8461

Recording Division
1710 Red Soils Court Ste 110
Oregon City, OR 97045
503.655.8551
FAX 503.650.5688

Records Management Division
1810 Red Soils Court, Ste 120
Oregon City, OR 97045
503.655.8323
FAX 503.655.8195

Canvass Report

November 3, 2015 Special Election

Run Time 8:49 AM

Run Date 11/18/2015

Clackamas County, Oregon

Special Election

11/3/2015

Page 3 of 7

Official results

Registered Voters

18537 of 65640 = 28.24 %

Precincts Reporting

33 of 33 = 100.00 %

City of Wilsonville: Coffee Creek Urban Renewal

Precinct	YES	NO	Cast Votes	Overvotes	Undervotes	Write-in	Election Day Voting Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
201	354	264	618	0	0	0	618	618	2401	25.74 %
202	393	385	778	0	1	0	779	779	4079	19.10 %
203	546	409	955	0	1	0	956	956	2167	44.12 %
204	257	302	559	0	0	0	559	559	2373	23.56 %
Totals	1550	1360	2910	0	2	0	2912	2912	11020	26.42 %

CERTIFIED COPY OF THE ORIGINAL
SHERRY HALL, COUNTY CLERK

BY: Sherry Hall

Exhibit B to URA Resolution No. 261

Exhibit B to URA Resolution No. 261

NUMBERED KEY CANVASS

RUN DATE:11/20/15 11:39 AM

Washington County, Oregon
Special Election
November 3, 2015

Official

REPORT-EL52 PAGE 0014

3-468 City of Wilsonville
Urban Renewal District Formation

VOTE FOR 1

01 = Yes

02 = No

VOTES PERCENT

VOTES PERCENT

28 62.22
17 37.78

03 = OVER VOTES
04 = UNDER VOTES

0
3

.....
01 02 03 04
.....

0432 432

28 17 0 3



CITY OF WILSONVILLE BALLOT MEASURE 3-468

CAPTION (10-word maximum):

Vote on forming a Coffee Creek Urban Renewal District. (9 words)

QUESTION (20-word maximum):

Shall Coffee Creek Tax Increment Financing (Urban Renewal) District be formed to fund the district's streets, utilities, and infrastructure improvements? (20 words)

SUMMARY (175-word maximum):

Forming Coffee Creek Urban Renewal District is intended to use tax increment financing to stimulate private investment in underdeveloped areas designated for industrial redevelopment for a projected assessed value increase of approximately \$728 million.

Tax increment financing is a financing tool which uses taxes paid on increased property values within the district to fund construction of streets and other public infrastructure. Tax increment revenues come primarily from the increase in the taxable value on new construction and equipment.

These revenues are used to repay debt that is secured to fund infrastructure to support redevelopment, including:

- ♦ Kinsman, Day, Ridder, Clutter, Garden Acres, Java, and Grahams Ferry Road projects
- ♦ Water, sewer, and storm pipelines and storm detention associated with these road projects
- ♦ Fiber conduit
- ♦ Grahams Ferry Road rail undercrossing and storm outfall

If passed, an urban renewal plan defining district boundaries and specific proposals will be prepared for review and approval by the Planning Commission before adoption by the City Council. If fails, the district may not be formed.

(171 words)

EXPLANATORY STATEMENT (500-word maximum):

In 2002, Metro added the Coffee Creek Industrial Area into the Urban Growth Boundary with the designation of Regionally Significant Industrial Area (RSIA).

A master plan for the Coffee Creek Industrial Area was completed in 2007 that envisions development of a new employment center in North Wilsonville for approximately 1,800 jobs with an estimated annual payroll of \$55 million at build-out. New development is expected to serve general industrial, warehouse, flex, and research and development (R&D) functions.

Public infrastructure projects needed to redevelop this area, including inflationary and financing costs, are estimated at \$130 million. The urban renewal contribution, or needed maximum indebtedness, is \$67 million. Other funding sources may include developer contributions, system development charges, operational funds, and grants.

These public infrastructure projects are projected to result in private investment that will increase the assessed value of the proposed urban renewal district from approximately \$62 million to approximately \$790 million over the life of the district and increase property tax revenue for Wilsonville and other taxing agencies within the district after the debt is paid off and the district is retired.

Only projects located within the specific boundaries of an urban renewal district can be funded through urban renewal tax increment financing. The projects proposed for a Coffee Creek urban renewal area are intended to improve the transportation grid for freight mobility and industrial business development, and provide bike and pedestrian connections and needed utilities. These include:

- ♦ Kinsman, Day, Ridder, Clutter, Garden Acres, Java, and Grahams Ferry Road projects
- ♦ Water, sewer, and storm pipelines and storm detention associated with these road projects
- ♦ Fiber conduit
- ♦ Grahams Ferry Road rail undercrossing and storm outfall

The anticipated urban renewal district boundary measures approximately 264 acres and generally includes the area south of Day Road, east of Grahams Ferry Road, north of the Clackamas County/Washington County boundary, and west of 95th Avenue. This boundary may be modified slightly if and when an urban renewal plan is created. If this measure passes, the City Council intends to finalize the boundaries of the Coffee Creek Urban Renewal District, establish the final project list, and determine the maximum indebtedness amount for the urban renewal area. If the measure fails, the Council intends to forego the District's formation.

Urban renewal allows the increment portion of property taxes assessed and collected to pay for bonds to fund capital investments to support community and economic development efforts. Property taxes collected within the district above a base level are placed into an urban renewal fund instead of being divided among other taxing authorities. Debt is secured to fund urban renewal projects and is repaid from urban renewal tax increment.

The intended result of the new district is job creation and a stronger economic base for the community.

State law limits the amount of land and assessed value that can be placed within urban renewal districts to 25% of the total land acreage and 25% of the assessed value of property within the city.

(497 words)