

RESOLUTION NO. 1840

**A RESOLUTION OF THE CITY OF WILSONVILLE, OREGON,
CALLING FOR A MEASURE ELECTION TO BE INCLUDED IN THE
ELECTION TO BE HELD SEPTEMBER 16, 2003, ON AN ADVISORY VOTE TO
FORM A NEW WESTSIDE URBAN RENEWAL DISTRICT.**

WHEREAS, ORS 457.010 – 457.460 authorizes an Urban Renewal Agency to plan the renewal of district areas by acquiring property, replacing deteriorating and obsolete buildings and inadequate infrastructures, and providing for infrastructure such as streets, right-of-ways, utilities, public facilities, and open spaces; and

WHEREAS, the Urban Renewal Act provides a method whereby properties within the district may have their property taxes divided creating a funding source for Urban Renewal bonding to make necessary improvements to the City's street network and other public and private projects that facilitate economic and housing development within underdeveloped areas of the district; and

WHEREAS, the City has previously formed an Urban Renewal Agency and the City Council acts as its board; and

WHEREAS, it has come to the attention of the City Council that a new Westside Urban Renewal District could be formed that would facilitate the development of underdeveloped areas within the Westside Plan area and the underdeveloped area of the Villebois (Dammasch Hospital) Plan area that would enhance that economic viability, environmental concerns, public safety, health and welfare of these areas; namely, by correcting the lack of roads or roads without capacity to serve business and residential development; the lack of existing facilities and capacity of sewer, water and storm sewer utilities and other utilities to serve business and residential uses; lack of school capacity to serve residential uses, lack of planned parks and open space to serve business and residential uses, and the replacement of the deteriorating and obsolete buildings of Dammasch Hospital; and

WHEREAS, the City Council, before acting in its capacity as its Urban Renewal Board, seeks community input into whether the new district should be formed and a plan developed, inclusive of funding for certain, key infrastructure projects for the proposed

new district and proposes a measure to be placed on the ballot of a special election for voter input; and

WHEREAS, if approved, this measure will advise the Wilsonville City Council to recommend that the Urban Renewal Agency proceed to plan for a new urban renewal Westside district with the general boundaries as set forth in the measure and to provide for a list of projects to be funded from revenues generated by the district, a copy of the proposed ballot title measure is attached hereto, marked Exhibit A and incorporated by reference herein; and

WHEREAS, the City Council further finds that state law provides that any Urban Renewal Plan must have citizen input, Planning Commission recommendation and be enacted by non-emergency ordinance, and preserves the right to seek a further vote on the plan by citizen referral and that this measure, if approved, will not supercede the requirements of state law in any way, but is complimentary to state law as a preliminary means to seek citizen input.

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

- A. A measure election is hereby called for the purpose of submitting to the voters of the City of Wilsonville an advisory vote to form a new westside urban renewal district.
- B. The election shall be held by mail, on September 16, 2003.
- C. The Notice of Measure Election, inclusive of the actual ballot title, which is marked "Exhibit A" and incorporated herein, and the Explanatory Statement for the County Voters Pamphlet, which is marked "Exhibit B" and incorporated herein, are approved and adopted. To the extent Exhibits A and B need to be conformed to be acceptable to the Clackamas County and Washington County Elections Officer, the City Recorder is authorized to do so.
- D. The City Recorder shall cause to be delivered to the elections officers of Clackamas and Washington Counties the attached Notice of Measure Election

not later than July 17, 2003, which is the filing deadline for the ballot measures for the September 16, 2003 election. The elections officers shall conduct the election as required by law.

E. The City Recorder shall give notice of the election by posting notice in three public places at least two weeks prior to the election.

F. The City Attorney has notified the City Council of his approval of the ballot title of the measure, Exhibit A and Explanatory Statement, Exhibit B, effective with adoption of this resolution.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 7th day of July, 2003, and filed with the Wilsonville City Recorder this date.


CHARLOTTE LEHAN, Mayor

ATTEST:


SANDRA C. KING, CMC, City Recorder

SUMMARY of votes:

Mayor Lehan	<u>Yes</u>
Councilor Kirk	<u>Yes</u>
Councilor Helser	<u>Yes</u>
Councilor Scott-Tabb	<u>Yes</u>
Councilor Holt	<u>Yes</u>

NOTICE OF MEASURE ELECTION
CITY OF WILSONVILLE

MEASURE NUMBER: _____

Notice is hereby given that on September 16, 2003, a measure election will be held in Wilsonville, Clackamas County, Oregon.

The following shall be the ballot title of the measure to be submitted to the city's voters on this date:

CAPTION – 10 WORDS. Advisory vote on formation of a westside urban renewal district.

QUESTION – 20 WORDS. Shall a west Wilsonville urban renewal district be formed to fund transportation and other infrastructure improvements using tax increment financing?

SUMMARY – 175 WORDS. A west Wilsonville urban renewal district is intended to stimulate economic development in underdeveloped areas of the city without increasing property taxes paid by existing residents and businesses.

Westside redevelopment focuses on residential construction to provide needed housing. Investment in streets and other public infrastructure will help leverage State/Federal grants and an anticipated \$500 million in private investment in the local economy.

Tax increment is a financing tool which uses taxes paid on the increased property values within a district to construct urban renewal projects. Revenues will come primarily from the increase in the taxable value of new construction within the Villebois Urban Village. Bond proceeds will be used to pay for needed infrastructure including:

- The Boeckman Road extension,
- A new north-south connector at Kinsman,
- Alternative to Wilsonville Road at Barber,
- Another Old Town/Wilsonville Road connection,
- An elementary school site,
- Parks, playfields, openspace.

If this measure passes, an Urban Renewal Plan defining district boundaries and specific projects will be prepared for review and approval by the Planning Commission before adoption by City Council.

The following authorized city official hereby certifies the above ballot title is true and complete.

Signature of authorized city official
Sandra C. King, CMC, City Recorder

Date Signed

Posted July ____, 2003, at the following locations:
City Hall, 30000 SW Town Center Loop East
Community Development Annex, 8445 SW Elligsen Road
SMART, 9415 SW Wilsonville Road
Community Center, 7965 SW Wilsonville Road
Wilsonville Library, 8200 SW Wilsonville Road

**CLACKAMAS COUNTY
EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET**

ELECTION DATE: September 16, 2003

MEASURE NUMBER: _____

BALLOT TITLE CAPTION:

Advisory vote on formation of a westside urban renewal district. Shall a west Wilsonville urban renewal district be formed to fund transportation and other infrastructure improvements using tax increment financing?

NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT:

Arlene Loble, City Manager

NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY:

City of Wilsonville

TELEPHONE: (503) 570-1504

FAX NUMBER: (503) 682-1015

EXPLANATORY STATEMENT: (488 Words)

Wilsonville is a growing, dynamic community, but its roads and infrastructure have not kept up with demand, thus affecting the livability of the community. There is insufficient housing for the number of individuals who work in the city. Currently, thousands commuting into Wilsonville daily contribute significantly to the city's traffic congestion.

Villebois, a model urban community planned for the former Dammasch Hospital site, will help address Wilsonville's critical housing shortage by offering diverse housing options for those that now commute here for work. Villebois will also provide a revenue stream from its increased property values that will be used to pay for street and other improvements without assessing new taxes to current residents and businesses.

The proposed urban renewal district boundaries include the area west of Boones Ferry Road (Westside Master Plan area) and the Villebois (Damasch) Planning area. Only projects located within the specific boundaries of the district can be funded through urban renewal tax increment financing. The proposed projects will improve the transportation grid for west Wilsonville. In addition to new street connections, improvements are also planned for bike and pedestrian connections, utilities, sidewalks, curbs, storm sewers and related infrastructure.

Primary projects in the plan include:

- The Boeckman extension to Tooze Road, for which the city has already obtained \$6 million in state and federal grants
- A Kinsman Road extension to serve as a new north-south connector between Wilsonville Road and Boeckman
- A Barber Road extension to serve as an additional east-west connector north of Wilsonville Road
- A contribution toward the purchase of a new elementary school site
- Development of new parks, playfields and open space
- A second route to connect Old Town to Wilsonville Road on the Westside

The urban renewal contribution to these projects is estimated at \$40 million. These improvements in turn are projected to stimulate \$500 million in private investment. Once the urban village is developed, it will increase Wilsonville's tax base after the bonds are paid off and the district is retired.

The City Council will define the boundaries of a westside urban renewal district and determine the projects to be funded from revenues generated by the district if this measure passes. An intended result of the new district is a better transportation system and public amenities, which will enhance Wilsonville's livability.

Urban renewal allows property taxes already assessed and collected to be bonded 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. Bonds are sold based on the increase in property values within the district. These bonds are then repaid out of urban renewal funds.

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 total assessed value of property within the city.

The total word/number count may not exceed 500 words/numbers.

Word/Number count total: 488

Signature of Person Responsible for Content of Statement

Date