

RESOLUTION NO. 531

A RESOLUTION ADOPTING FINDINGS, AUTHORIZING A WAIVER OF CITY APPLICATION, PERMIT AND CONNECTION FEES, AND ALLOCATING \$3,000 OF ECONOMIC DEVELOPMENT FUNDS TO THE WILSONVILLE CHAMBER OF COMMERCE FOR DEVELOPMENT OF AN INFORMATION CENTER.

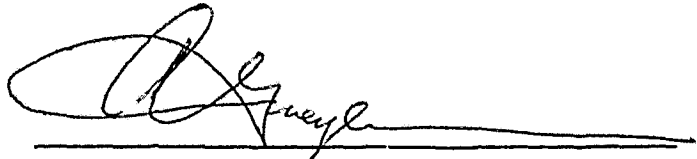
WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

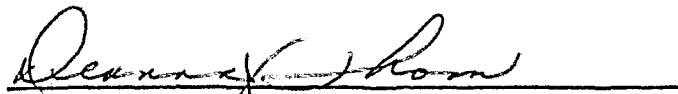
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 18th day of November, 1985, and filed with the Wilsonville City Recorder this same date.



A. G. MEYER, Mayor

ATTEST:



DEANNA J. THOM, City Recorder

FINDINGS AND CONCLUSIONS

The following findings are hereby adopted by the City Council as confirmation of its consideration of a request made by the Wilsonville Chamber of Commerce.

1. The Chamber of Commerce presented a request for financial support for the development of an Information Center (see Exhibit B). The Center is proposed to be located on State right-of-way at the southeast quadrant of the intersection of Wilsonville Road and Parkway Avenue. A donated building is proposed to be relocated to the site from the west side of the I-5 freeway (Burger King site). Applications for site development plan reviews have been made to the Planning Commission and Design Review Board, for processing in November.
2. The City Council considered the request at their regularly scheduled meeting held on November 4, 1985. Based on the testimony and evidence received, the following conclusions were reached:
  - A. The proposed Information Center would be in the public interest by offering a centrally located point to disseminate information about the City and other areas of the State. This is in recognition that the "visitor industry" is the third largest in the State and the second largest in the Portland metropolitan area.
  - B. This proposal is sponsored by the Chamber of Commerce, which is a private non-profit organization. The Chamber is not a tax supported entity, but is organized to promote business growth and development in the City. Further, the proposal will enhance attainment of the City economic development goals, by attracting travelers to the City and providing opportunities for promoting local businesses.

The State Tourism Division indicates that each dollar spent to promote tourism returns \$57 in traveler expenditures.

- C. The City is located on a major transportation route, the Interstate 5 Freeway. The City recognizes the assets of this geographic location. It further sees an opportunity to provide a public service through support of the Chamber's proposal.
- D. This proposal is a unique opportunity for public/private cooperation. It is to be located on State owned property, along an interstate freeway. It will be strategically located to serve travelers headed north, south, east and west through linkages from I-5 to I-205, Highways 217 and 26. Wilsonville is essentially the gateway to the greater northwest. Further, the land will be leased from the State

and the facility operated by the Chamber of Commerce, through private donations and volunteer labor. The State Tourism Division will also assist with traveler information materials. There are even opportunities for multi-jurisdictional and organizational support from the greater metropolitan area.

- E. The Chamber of Commerce is coordinating a funds and material donation effort. The City is being asked to contribute \$3,000 in cash towards building relocation and site development. Additionally, a request to waive City fees for permits and connections has been made. This request is made on the basis that private contributions, including cash, materials and labor, will match the City's contribution on a better than 2 to 1 ratio.

Clearly the proposal requires strong community support to be financially feasible. Further, specific hard cash outlays will be a major limiting factor in the initial development and continuing operations of the Center.

The Council concludes that this project is worthy of public support and would be a prudent investment to further the community's development objectives. It will increase the City's identity and can serve as a model for mutually beneficial public/private cooperation.

- F. The City currently leases the subject site from the State for \$50 per year. Under the lease the City has assumed maintenance of the property. The City essentially pays the State for the right to provide improved maintenance of the site. This lease would need to be withdrawn to allow creation of a new lease for the Chamber usage. It is the intent of the Chamber to assume full liability under the new lease. Shifting the lease to the Chamber and simultaneously improving the site would certainly be in the public's interest and an asset to the City.

It is recognized that any on-going financial support for operations will necessarily be a matter of budgetary policy and annual allocation. The Council cannot predetermine such commitments towards this end however. The Council strongly recommends that the Chamber of Commerce develop a detailed business plan for continued organization and operations of the Center. Such a document would certainly aid future public budget decisions in support of the Center. It obviously would not, however, guarantee such support.

#### Authorized Actions:

Based on the above findings and conclusions, the City Council specifically authorizes and directs the following:

1. City staff is authorized to negotiate with the State Department of Transportation the withdrawal of the City's current land lease for landscape maintenance. It will be a specific objective of

the negotiations to assist in obtaining the best possible lease agreement, including dollar value, for the Chamber of Commerce Info Center.

2. The City shall waive all plan review, permit and connection fees related to the development of the site for a Public Information Center. In doing so, however, the City has no authority to waive State permit surcharge fees.
3. The City shall allocate \$3,000 from the current Fy 85-86 budget's Economic Development Fund to assist in the moving of and site development for the donated building. Funds dispersed on the City receiving proof of the Chamber's ownership of the building.
4. The City will not at this time commit to any support for the operations of the Center. It will, however, give appropriate consideration to requests made during the annual budget process. Such annual request should be supported by a detailed Business Plan, outlining the financial resources for continued operations of the Center. Such plans should further give appropriate consideration to any possible reimbursement to the City for fees waived in item 2 above. The Chamber is encouraged to seek all funding sources available and to make every reasonable effort to make the Center self-supporting, if not profit making.

CITY OF



## PLANNING DEPARTMENT

### SUMMARY STAFF REPORT

Prepared by Ben Altman

**TO:** City Council

**DATE:** November 7, 1985

**SUBJECT:** Resolution for Adoption of Final Action on Chamber  
of Commerce Information Center Request.

**MEETING DATE:** November 18, 1985

**ACTION REQUIRED:** Passage of attached Resolution

#### PREVIOUS ACTION TAKEN:

On November 4, 1985, the Council, by motion, waived fees and authorized economic development funds for use on the relocation of the proposed Info Center. Staff was directed to prepare a Resolution with findings to support such action.

#### CONCLUSIONARY FINDINGS:

See Exhibit A.

#### RECOMMENDATION:

Adopt attached Resolution, together with the Findings and authorized actions set forth in Exhibit A.



October 23, 1985

RECEIVED  
OCT 24 1985  
CITY OF WILSONVILLE

City of Wilsonville  
Mayor & Council  
P.O.Box 220  
Wilsonville, Or. 97070

The rumors of Wilsonville's future Information Center are fast becoming a reality. Please accept my apology for not approaching you earlier. I had not received official confirmation of site approval until yesterday.

The Wilsonville Chamber of Commerce has been informed by the developer of the new "BurgerKing" that we may have to move our gifted building as early as November 15, 1985. Our specific proposal is to move this 24 x 24 building to the southeast corner of Wilsonville and Parkway roads. It would operate as the only "24 hr." Information Center on I-5. We will have it staffed by both paid and volunteer helpers. Covered lighted areas will be in place to offer the traveler a variety of handout information from local and regional businesses and sights.

The State Departments of Economic Development, Tourism and Transportation have been very helpful with their expeditious handling of our requests. The Department of Tourism, in particular, is very excited about what this center will do for Wilsonville as well as points to the North of us.

In the way of support, the Wilsonville Chamber of Commerce needs the following from the City of Wilsonville:

The City to withdraw from the landscaping lease they presently have with the Dept. of Transportation for the subject site.

Waive all hookup, inspection, permit, D.R.B. and planning commission fees for the subject project.

Provide for monthly support for the center (from the Economic Development fund) for future operation.


Contribute \$3,000 from this year's Economic Development fund for the moving and set up of the donated building.

I realize that this sounds like a lot. It will take approximately \$8,000 in cash and donated materials to complete this project. This figure does not include donated time, which is rapidly escalating.

Please consider this on your next available agenda. It would be appreciated if it could be placed as early on the agenda as possible, so that supporting individuals from State organizations can attend.

I will be present to answer as many questions as you have.

Thank you for your support.

  
John Ludlow

CITY OF WILSONVILLE

# MEMO

November 4, 1985

DATE

TO: Mayor and City Council  
FROM: Daniel O. Potter, City Administrator  
SUBJECT: Proposed Information Center

I need to comment on Mr. Ludlow's request for assistance in moving a structure to a state-owned lot in Wilsonville for the purpose of creating an Information Center.

1. We can cancel the lease on the property at the Southeast corner of Parkway Avenue if this is the wish of the Council.
2. The waiver of fees is totally a Council decision. Heretofore you waived fees for city buildings and I am told for a school. The pro-rate of fees going to the State of Oregon still must be paid.
3. You are requested to provide a monthly support for the Center for future operations. I have no idea what this commits the City to do if you agree. I know of no funds budgeted for this purpose.
4. Contribute \$3,000 from this year's Economic Development Fund for moving and setup of the donated building. I presume this is to come from the funds chosen for Economic Development by the Chamber of Commerce. Is this what was intended for these funds?

Are there other commitments expected but not stated?

Respectfully submitted,



Daniel O. Potter

DOP/fr

Attachment

Rec'd  
10/25/85

October 23, 1985

# OREGON

ECONOMIC  
DEVELOPMENT  
DEPARTMENT

595 Collage Street, NE  
Salem, Oregon 97310, U.S.A.  
Telephone: (503) 373-2200

Telex: 821481  
Cable: ORECONDEV  
FAX: (503) 581-5115

Fred D. Miller, Director  
Department of Transportation  
135 Transportation Building  
Salem, Oregon 97310

Dear Fred:

Recently our office was contacted by John Ludlow, president of the Wilsonville Chamber of Commerce, about having an information center in Wilsonville. They want to locate this facility on property owned by your department, just east of I-5 at the intersection of Parkway Avenue and Wilsonville Road. They have met with Dave Willhite, district maintenance supervisor, regarding their proposal. This center will serve not only Wilsonville but the surrounding counties along the I-5 corridor.

Would it be possible for the Highway Division to waive the rental requirement for using this piece of property as a visitor industry service? As you are probably aware a project of this nature faces many financial burdens and any savings will be a tremendous boost to the success of this needed project.

Please let us know your position on this matter. We support locating an information center at this site operated by the Wilsonville Chamber of Commerce. If it is possible to receive a decision from you by October 30 it would be greatly appreciated since the Wilsonville Chamber of Commerce is facing many deadlines in this project.

Thank you.

Sincerely,

  
E. A. Remington  
State Travel Director

ER:eb

cc: Thomas F. Kennedy  
Alann Mann  
Paul Haugland  
Edith Ball  
John Ludlow ✓  
David Willhite



Victor Atiyeh  
Governor