

RESOLUTION NO. 875

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE PRE-APPLICATION FOR SPECIAL WORK FUND LOAN TO CONSTRUCT A SEGMENT OF 95TH FROM ITS CURRENT NORTHERN TERMINUS TO AND INCLUDING THE INTERSECTION WITH RIDDER ROAD.

WHEREAS, the construction of 95th Avenue is an integral part of the Wilsonville Transportation Master Plan necessary for access to the industrial areas being developed on the west side of Interstate 5; and

WHEREAS, the City and adjacent property owners have been working cooperatively to develop an effective financing plan for construction of 95th; and

WHEREAS, the current plan for completing 95th involves a three segment approach: from 95th's northern terminus to and including the intersection with Ridder Road; 95th from its northern terminus at the Stafford Distribution Center (a small segment of 95th North of Ridder has been previously completed) to Commerce Circle (S. Loop) and its intersection; and 95th from Commerce Circle S. Loop and its intersection to Commerce Circle North Loop and its intersection; and

WHEREAS, the property owners involved in the segments of 95th South of Commerce Circle (S. Loop) are prepared to cooperate in a payment plan if the project qualifies for a Special Works Fund (SPWF) loan from the Oregon Economic Department in the sum of \$1,446,214 together with interest; and

WHEREAS, the remaining segment of 95th from the northern terminus at Stafford Distribution Center to Commerce Circle South Loop and its intersection is a condition of the recent United Disposal Solid Waste Transfer Station land use approval which appears to be going forward and would provide a backup alternative financing means for this segment if necessary; and

WHEREAS, Oregon Department of Transportation (ODOT) staff have advised the City that they would recommend that the segment of 95th from Commerce Circle South Loop and its intersection to Commerce Circle North Loop and its intersection, which is part of ODOT's planned #286 interchange construction, be advanced ahead of the interchange construction schedule if the other two segments were constructed; and

WHEREAS, the SPWF loan application process involves a pre-application to determine project eligibility under Federal and State law and Administrative Rule, with further public notice and hearings as a condition of final application; and

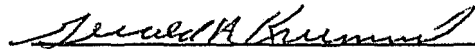
WHEREAS, City staff has prepared a draft of a pre-application, a copy of which is marked Exhibit "A", attached hereto and incorporated by reference herein, for City Council review, approval and authorization for submittal under signature of the Mayor; and

WHEREAS, the City Council finds it has previously authorized a contribution by means of a waiver of fees of \$89,888 in conjunction with a prior funding proposal for the construction of the 95th segments which are the subject of the loan pre-application and it further finds that private investment, including the waterline in the right-of-way, to date, amounts to \$290,578 towards the project.

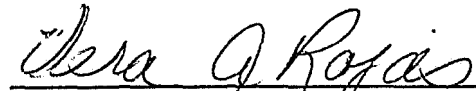
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The pre-application, Exhibit "A", for a SPWF loan in the principal amount of \$1,446,214 is hereby approved, and a pre-application in final form is authorized to be submitted under signature of the Mayor.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 4th day of November, 4, 1991 and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA A. ROJAS, CMC, 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>

EXHIBIT "A"

PLANNING MEMORANDUM

OCTOBER 29, 1991

TO: Honorable Mayor and City Council

FROM: Wayne C. Sorensen, Planning Director 

SUBJECT: Oregon Economic Development Loan Application to
Construct 95th Avenue--Special Public Works Fund
Program

BACKGROUND

City staff is preparing a pre-application form for a Special Public Works Fund (SPWF) loan from the Oregon Economic Development Dept. The requested loan amount will be for \$1,446,214.00 and this would be used to finance the construction of 95th Avenue. To date, private investment, including the waterline, amounts to \$290,578.00. The street, 95th Avenue, is identified as an integral necessity in the Transportation Master Plan for access to the industrial areas being developed on the westside of Interstate 5. Additionally, the Oregon Department of Transportation (ODOT) staff is recommending that their portion of 95th be advanced ahead of the construction of the interchange if the City and/or private parties complete 95th Ave. from Boeckman Road to the southern portion of Commerce Circle. In our last meeting with Economic Development staff, it was apparent that they wished to have Council's authorization for the pre-application submittal given at a public meeting.

The Council should be aware that the City would have to hold a public hearing on this matter at the time of the final application. At that time local public notice, including published notice in the Wilsonville Spokesman, would be required. Minutes of the hearing must accompany the final application.

REQUESTED ACTION

The Oregon Department of Economic Development requires that the application be signed by the City's Highest Elected Official, therefore, I request that the Council pass a motion authorizing Mayor Krummel to sign the forms.

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

PRE-APPLICATION
SPECIAL PUBLIC WORKS
FUND PROGRAM

PLEASE SUBMIT AN ORIGINAL AND 3 COPIES

INSTRUCTIONS ATTACHED

Section 1a. GENERAL INFORMATION:

APPLICANT: City of Wilsonville

IRS Employer ID#: 93- 05 80 494

Contact Person: Wayne Sorensen

Phone: 503 682-4960

FAX NO.: 503 682-7025

SECTION 1B. PROJECT ELIGIBILITY

Firm Business Commitment (Level 1):

Business:

Address:

Phone:

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 129.27 acres

Estimated job creation as result of project: 100+

Other Economic Benefit: Assists ODOT during interchange construction - see ODOT analysis, *attached*

SECTION 1c. PROJECT HIGHLIGHTS:

PROJECT COSTS AND FUNDS REQUESTED:

Loan : \$ 1,446,214.00

*Grant: \$ 00.00

Total Funds Requested: \$ 1,446,214.00

Benefitted Properties: \$ _____

Municipality: \$ 89,888.00

Other funds: \$ _____

Total Cost of Project: \$ 1,536,102.00

| THE PURPOSE OF THIS PRE-APPLICATION
| IS TO DETERMINE PROJECT ELIGIBILITY
| UNDER FEDERAL AND STATE LAW AND
| ADMINISTRATIVE RULE. APPLICANTS
| GIVEN ELIGIBILITY MAY SUBMIT A FINAL
| APPLICATION TO THE DEPARTMENT FOR
| FUNDING CONSIDERATION.

*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 desire to locate (&/or relocate) in this area of Wilsonville where the extension of 95 Ave. is mandatory to have access to their site. 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 Avenue.) Additional businesses have expressed interest in the area upon completion of 95 Ave., including a proposal for a "2010" manufacturing facility and a Northwest Natural Gas Company administration facility.

DRAFT

(C) PUBLIC WORKS EXPENDITURES:

SOURCES:

<u>Infrastructure Activities:</u>	<u>SPWF Funds Requested</u>	<u>Other Public Funds *</u>	<u>Benefited 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>1,123,600.00</u>	_____	_____	<u>1,123,600.00</u>
Public transportation and railroad facilities	_____	_____	_____	_____
Solid waste facilities	_____	_____	_____	_____
Engineering and architectural	<u>150,282.00</u>	_____	_____	<u>150,282.00</u>
Contingencies	<u>127,388.00</u>	_____	_____	<u>127,388.00</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>
Total Infrastructure Project	<u>\$ 1,446,214.00</u>	<u>\$ 89,888.00</u>	<u>\$ _____</u>	<u>\$1,536,102.00</u>

* Specify Source

Amount

Terms

<u>Project Admin.</u>	<u>\$44,944.00</u>	<u>Waiver of fees</u>
<u>Accounting</u>	<u>\$44,944.00</u>	<u>Waiver of fees</u>
<u>TOTAL</u>	<u>\$89,888.00</u>	

(D) PRIVATE FUNDS EXPENDITURE:

<u>ACTIVITIES:</u>	<u>NIKE</u>	<u>SOURCES:</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>
Total Project Investment	<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) Specify the source of loan repayment. Identify specifications pledged, i.e. water, sewer or other revenue funds, general obligation or revenue bonds.

What is the security relationship of the requested loan to existing indebtedness. Are the sources of funds pledged to any other indebtedness?

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.)

(F) If you do not have a business committing to locate or expand and create jobs, if the infrastructure is built, provide a brief assessment of the high probability of economic development interest in the community and how the lack of the infrastructure proposed impedes economic development.

SEE ATTACHED: 1. STAFFORD INTERCHANGE-TRAFFIC ANALYSIS REPORT (ODOT 8/91)
2. RESOLUTION #777, SPECIFICALLY EXHIBIT "A"
3. RESOLUTION #782, SPECIFICALLY EXHIBIT "A"

(G) Are you aware of any environmental concerns with this project such as historic designations, location of the project in a floodplain, etc.? _____yes; X no. If "yes" please explain .

(H) Is the project located in your jurisdiction? XX yes; _____no
Will the applicant own and operate any requested infrastructure?
 XX yes; _____no. If "no" to either question, explain.

(I) ATTACH maps adequate to show the general vicinity and specific location of the proposed project.
ATTACHED!

(J) ATTACH other information applicant wishes to provide.

See (F) above

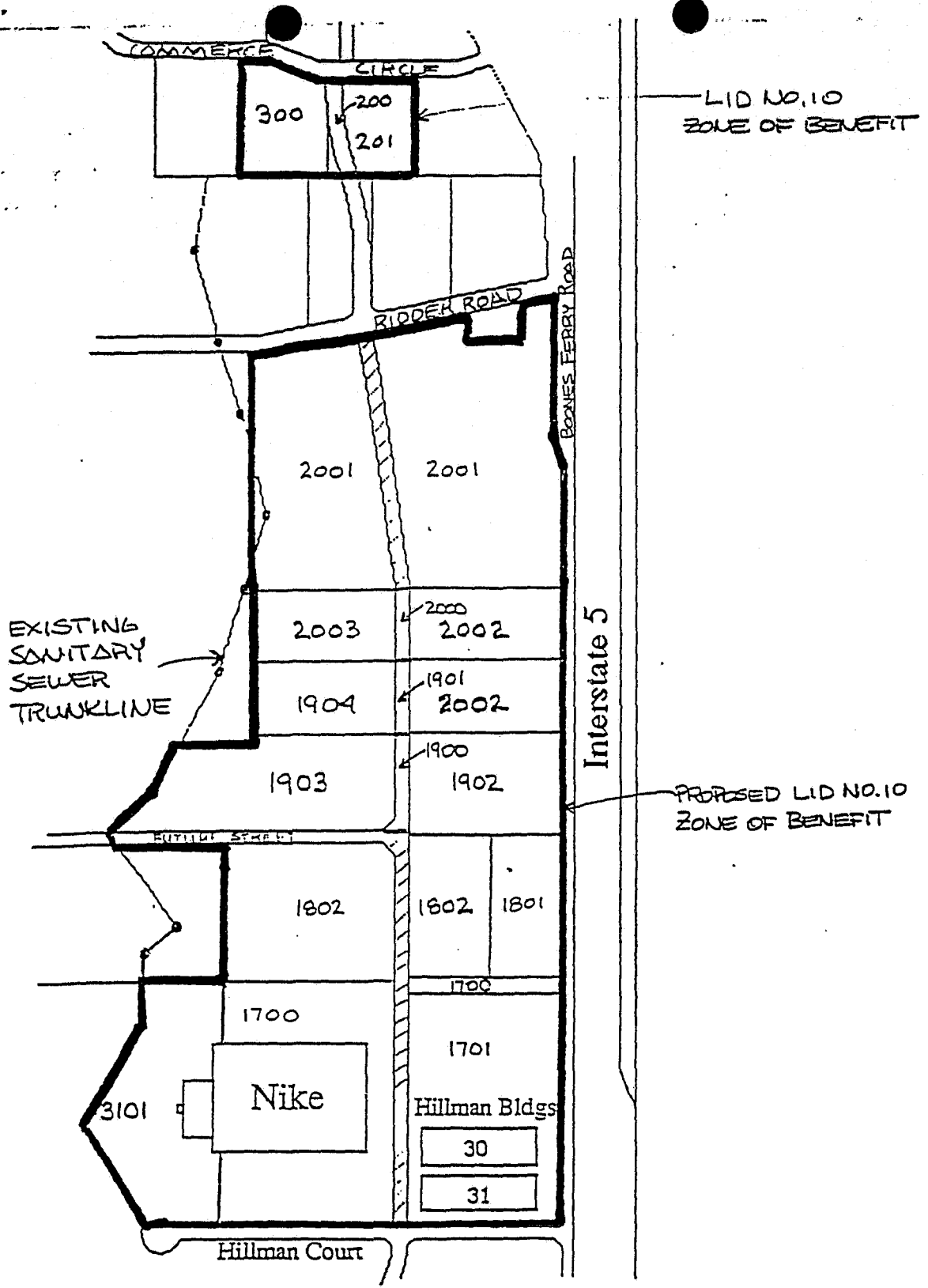
CERTIFICATION OF HIGHEST ELECTED OFFICIAL

I certify that, to the best of my knowledge: (1) all information contained in this application is valid and accurate, (2) the submission of this application has been authorized by the governing body of the city/county; and (3) if funding is received, we will comply with all applicable state and/or federal program requirements.

Signature _____ Title _____

Name _____ Date _____
(type or print)

A
N



LID NO. 10
ZONE OF BENEFIT

PROPOSED LID NO. 10
ZONE OF BENEFIT

95th Avenue

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
CONSTRUCTION									
PREPARE BID DOCUMENTS (3 WEEKS)			█						
ADVERTISE (2 WEEKS)			█	█					
CHECK BIDS (2 WEEKS)				█					
AWARD CONTRACT (2 WEEKS)					█				
CONSTRUCTION STAKING (2 WEEKS)						█			
CONSTRUCTION (4 MONTHS)						█	█	█	█