

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

RESOLUTION NO. 59

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE MAKING FINDINGS AND DETERMINATIONS AUTHORIZING MINOR AMENDMENTS TO THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO URBAN RENEWAL PROJECTS AND IMPROVEMENT ACTIVITIES

WHEREAS, the Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") Section 1200 "Procedures for Changes or Amendments in the Approved Urban Renewal Plan" states that,

"The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time; or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate."; and

WHEREAS, Section 1201 of the Plan authorizes minor amendments to the Plan by a resolution of the Urban Renewal Agency (hereinafter "Agency"); and

WHEREAS, Section 601 of the Plan identifies Urban Renewal Projects and Improvement Activities necessary to eliminate blight, enhance residential livability, make the Plan area attractive to development and redevelopment, and to further Plan objectives; and

WHEREAS, Section 601 further identifies that the numbered projects and activities may be funded by the Agency "in full, in part, [or] a proportionate share"; and

WHEREAS, there have been numerous changes in the residential, industrial and commercial development of the community and the Plan area since adoption of the Plan by Ordinance No. 373 in 1990; and

WHEREAS, to accomplish the Plan objectives it is necessary and appropriate to amend Plan Section 601 "Urban Renewal Projects and Improvement Activities" to reflect current conditions and issues including Wilsonville Road improvements to the west city limits, sidewalks at Tranquil Park, and livability projects; and

WHEREAS, Section 1204 specifies that an addition of land that totals not more than 1% of the existing urban renewal area is not a Substantial Amendment to the Plan; and

WHEREAS, to accomplish community objectives regarding Wilsonville Road it is necessary to add land to the existing Plan area to include the area on which Wilsonville Road Phase 4 improvements will occur; and

WHEREAS, the amendment to project activities can be carried out within the maximum indebtedness established for the Plan; and

WHEREAS, the proposed minor amendment is consistent with the Plan's Goals and Objectives, specifically Sections:

402.B.1. "Insure a more attractive, functional and economically viable city";

402.F. "To create positive linkages among the public, residential, commercial and industrial sectors of the urban renewal area";

402.H. "To place underground present overhead utilities that are located in areas of maximum pedestrian activity";

402.J. "To improve structural quality, visual appearance, capacity and traffic flow of roads within the urban renewal area that carry the major share of vehicular and pedestrian traffic";

402.L. "To install coordinated street fixtures, night lighting and landscaping in areas of maximum pedestrian concentration"; and

WHEREAS, based on these recitals, the Agency finds this minor amendment should be approved and adopted.

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

1. The existing Plan Exhibit 1, "Legal Description of Wilsonville Urban Renewal Area," previously amended by Urban Renewal Agency Resolution No. 32, is hereby amended to include that land area described in bold face type in Exhibit 1 of this Resolution, attached hereto and incorporated herein by this reference. This revised Plan Exhibit 1 shall be included as part of the Plan.

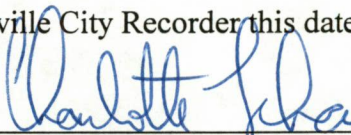
2. The existing Plan Exhibit 2, "Urban Renewal Boundary Map," previously amended by Urban Renewal Agency Resolution No. 32, is hereby replaced by the map which is Exhibit 2 of this Resolution entitled "Urban Renewal Boundary Map Revised per Resolution Nos. 32 and

59". Exhibit 2 is attached hereto and incorporated herein by this reference. This revised Plan Exhibit 2 shall be included as part of the Plan.

3. The existing Plan area includes a total land area of 862.88 acres. The area added by this minor amendment to the Plan area is a total of 5.26 acres, which is 0.6% of the existing Plan area. The addition of this acreage does not exceed the ORS 457.220(3) 20% limit on area that can be added to the Plan area by amendment. Plan Section 1204 specifies that an addition of land to the Plan area that totals not more than 1% of the existing urban renewal area is not a Substantial Amendment to the Plan. It is specifically determined herein that this addition of land to the Plan area is a minor amendment to the Plan, and not a substantial amendment to the Plan as the term "substantial amendment" is defined in the Plan.

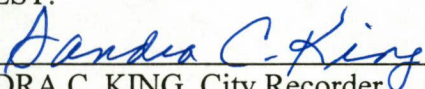
4. The existing Plan is hereby amended to change the Plan text, as shown in Exhibit 3, attached hereto and incorporated herein by this reference. This revised Plan language shall be included as part of the Plan.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 5th day of June 2000, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Board Chair

ATTEST:



SANDRA C. KING, City Recorder

SUMMARY of Votes:

Board Chair Lehan	<u>Yes</u>
Board Member Kirk	<u>Yes</u>
Board Member Helser	<u>Yes</u>
Board Member Barton	<u>Yes</u>
Board Member Holt	<u>Yes</u>

List of Exhibits

Exhibit 1 Legal Description of the Wilsonville Urban Renewal Area
Exhibit 2 Urban Renewal Boundary Map
Exhibit 3 Plan Text Amendment

(Additions in **boldface**; deletions in ~~strikeout~~)

EXHIBIT 1
LEGAL DESCRIPTION
OF THE
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots, maps and recording numbers are taken from the fiscal 1989-90 Clackamas County tax roll **except to the extent that this legal description has been amended. In those instances, the lots, maps and recording numbers reflect then-current Clackamas County tax roll information.** The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence east along the north line of section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon to the northeast corner of tax lot 300 (Recording No. 657-713), Assessor's Plat 3 1W 12 & index;
2. Thence south along the east line of said tax lot 300 and its extension to the northeast corner of tax lot 500 (Recording No. 74-14523), of said plat;
3. Thence south along the east lines of said tax lot 500, tax lot 601 (Recording No. 76-19493), of said plat, and tax lot 603 (Recording No. 87-33351), Assessor's Plat 3 1W 12D to the northeast corner of tax lot 602 (Recording No. 69-13706), Assessor's Plat 3 1W 12D;
4. Thence clockwise around said tax lot 602 to the northeast corner of tax lot 604 (Recording No. 76-19494), of said plat;
5. Thence clockwise around said tax lot 604 to the northeast corner of tax lot 3400 (Recording No. 80-14824), if said plat;

6. Thence south along the east line of said tax lot 3400 to the north right-of-way line of Boeckman Road (County Road No. 80);
7. Thence east along said north right-of-way line of Boeckman Road to the east right-of-way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
8. Thence southwest across Boeckman Road to the northeast corner of tax lot 100 (Recording No. 86-10049), Assessor's Plat 3 1W 13A;
9. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No. 12);
10. Thence southwest along said east right-of-way line of Wilsonville Road to the northwest corner of tax lot 100 (Recording No. 669-728), Assessor's Plat 3 1W 13 & Index;
11. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No. 12);
12. Thence south and west along said east right-of-way lone of Wilsonville Road to the northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
13. Thence counter clockwise around said tax lot 3600 to the north corner of tax lot 3700 (Recording No. 86-6963), of said plat;
14. Thence southerly along the west line of said tax lot 3700 to a point of intersection with the north right-of-way line of Kolbe Lane;
15. Thence east along said north right-of-way line of Kolbe Lane to a point of intersection with a line from the west corner of tax lot 3800 (Recording No. 72-32388), of said plat, and perpendicular to Kolbe Lane (Schroeder Way);
16. Thence southerly along said line from the west corner of tax lot 3800 and perpendicular to Kolbe Lane to the west corner of tax lot 3800, of said plat;
17. Thence east along the south lines of said tax lot 3800, tax lot 3900 (Recording No. 82-23480), of said plat, and the east extension thereof to a point on the east right-of-way line of Rose Lane (Moses Road, County Road 197);
18. Thence south along said east right-of-way line of Rose Lane to a point of intersection with east prolongation of the north line of tax lot 1100 (Recording No. 83-15930), Assessor's Plat 3 1W 24;
19. Thence west along said east prolongation of the north line of tax lot 1100 to the northeast corner of said tax lot 1100, said corner being common with a southeast corner of tax lot 601 (Recording No. 69-11979), of said plat;
20. Thence clockwise around said tax lot 601 to the southeast corner of tax lot 700 (Recording No. 80-50020), of said plat;
21. Thence westerly along the south line of said tax lot 700 to a point of intersection with the right-of-way line of Trask Street (Trask Road);
22. Thence clockwise around the right-of-way line of said Trask Street to the northeast corner of tax lot 10201 (Recording No. 86-17545), Assessor's Plat 3 1W 24 CB;
23. Thence westerly along the north line of said tax lot 10201 to the northwest corner of said tax lot 10201;
24. Thence westerly across tax lot 10200 (Recording No. 463-660), of said plat, Parkway Avenue and Interstate Five (I-5) Freeway to the southeast corner of tax lot 100 (Recording No. 82-18190), Assessor's Plat 3 1W 23 AC, said corner being on the west right-of-way line of Interstate Five (I-5) Freeway;
25. Thence westerly and southerly along said west right-of-way line of Interstate Five (I-5) Freeway to the north bank of the Willamette River;

26. Thence westerly along the north bank of the Willamette River to the east right-of-way line of the Oregon Electric Railroad;
27. Thence northerly along said east right-of-way line of the Oregon Electric Railroad to the northerly right-of-way line of Second Street;
28. Thence easterly along said northerly right-of-way line of Second Street to the westerly right-of-way line of Boones Ferry Road (Market Road No. 27, Main Street);
29. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the Proposed south right-of-way line of Wilsonville Road (Market Rd. No. 6);
- 29a. Thence northerly and westerly along said proposed right-of-way line of Wilsonville Road to a point of intersection with the east right-of-way line of the Oregon electric railroad;
- 29b. Thence north along said east right-of-way line to the existing south right-of-way line of Wilsonville Road;
30. Thence westerly along said Existing south right-of-way line of Wilsonville Road to a ~~point of intersection with the south prolongation of the west right-of-way line of Brown Road (County Road No. 355)~~ **the westerly right-of-way line of Willamette Way West;**
- 30a. **Thence northerly along the prolongation of said westerly right-of-way line of Willamette Way West to the north right-of-way line of Wilsonville Road;**
- 30b. **Thence easterly along said north right-of-way line of Wilsonville Road to the west right-of-way line of Brown Road (County Road No. 355);**
31. **Thence north along said west right of way line of Brown Road to the southeast corner of tax lot 7000, (Recording No. 79-32460), Assessor's Plat 3 1W 15DD;**
32. Thence clockwise around said tax lot 7000 to a point of intersection with the south right-of-way line of Parkwood Lane;
33. Thence perpendicular across said Parkwood Lane to the north right-of-way line of Parkwood Lane;
34. Thence east along said north right-of-way line of Parkwood Lane and its east extension to the east right-of-way line of Brown Road;
35. Thence south along said east right-of-way line of Brown Road to the northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
36. Thence clockwise around said tax lot 801 to a point of intersection with the Existing north right-of-way line of Wilsonville Road;
- 36a. Thence easterly along said existing north right-of-way line of Wilsonville Road to the east right-of-way line of the Oregon electric railroad;
- 36b. Thence north along said east right-of-way line of the Oregon electric railroad to the proposed north right-of-way line of Wilsonville Road;
37. Thence easterly along said Proposed North right-of-way line to the West Line of tax lot 1402 (Recording No. 75-01885), Assessor's Plat 3 1W 14D;
38. Thence clockwise around said tax lot 1402 to the northwest corner of tax lot 1300 (Recording No. 212-470), of said plat;
39. Thence clockwise around said tax lot 1300 to a point of intersection with Proposed north right-of-way line of Wilsonville Road;
- 39a. Thence east along said proposed north right-of-way line of Wilsonville Road to the westerly right of way line of Boones Ferry Road;
- 39b. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the eastern most corner of tax lot 1500, Assessor's Plat 3 1W 14D;

- 39c. Thence southeasterly perpendicular to said westerly right-of-way line of Boones Ferry Road to the existing easterly right-of-way line of Boones Ferry Road;
- 39d. Thence northeasterly along said existing easterly right-of-way line of Boones Ferry Road to the proposed easterly right-of-way line of Boones Ferry Road;
- 39e. Thence southerly along said proposed easterly right-of-way line of Boones Ferry Road to the proposed right-of-way line of Wilsonville Road;
- 39f. Thence easterly along the proposed right-of-way line of Wilsonville Road to the existing westerly right-of-way line of the I-5 Freeway interchange;
- 39g. Thence northerly along said westerly right-of-way line to the north line of the proposed landscaped area;
- 39h. Thence easterly along said north line to the easterly right-of-way line of the I-5 Freeway interchange;
- 39i. Thence southerly along said easterly right-of-way line to the proposed northerly right-of-way line of Wilsonville Road.
40. Thence easterly and southerly along said Proposed northerly right-of-way line of Wilsonville Road to the existing right-of-way line of Wilsonville Road.
41. Thence northerly along said west right-of-way line of Town Center Loop West to the northeast corner of tax lot 402 (Recording No. 79-24880), of said plat;
42. Thence west along the north line of said tax lot 402 and its west prolongation across the Frontage Road to a point on the east right-of-way line of Interstate Five (I-5) Freeway;
43. Thence north along said east right-of-way line of Interstate Five (I-5) Freeway to the southwest corner of tax lot 100 (Recording No. 76-14390), Assessor's Plat 3 1W 14A;
44. Thence east along the south line of said tax lot 100 to a point of intersection with the west right-of-way line of Parkway Avenue (Boones Ferry Road or Market Road No. 27);
45. Thence northerly along said west right-of-way line of Parkway Avenue to the south right-of-way line of Boeckman Road;
46. Thence west along said south right-of-way line of Boeckman Road to the east right-of-way line of Interstate Five (I-5) Freeway;
47. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to a point of intersection with the east prolongation of the south line of tax lot 300 (Recording No. 648-246), of said plat;
48. Thence west along said east prolongation of the south line of tax lot 300 across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the southeast corner of said tax lot 300, said corner being on the west right-of-way line of Boones Ferry Road;
49. Thence northerly along said west right-of-way line of Boones Ferry Road to a point of intersection with the west extension of the north line of tax lot 702 (Recording No. 84-04435), Assessor's Plat 3 1W 11;
50. Thence east along said west extension of the north line of tax lot 702 across Boones Ferry Road and Interstate Five (I-5) Freeway to the northwest corner of said tax lot 702, said corner being on the east right-of-way line of Interstate Five (I-5) Freeway;
51. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to the north right-of-way line of Boeckman Road;
52. Thence east along said north right-of-way line of Boeckman Road to the west right-of-way line of Parkway Avenue;

53. Thence northerly along said west right-of-way line of Parkway Avenue to a point of intersection with the west extension of the south line of tax lot 500 (Recording No. 83-04047), of said plat;
54. Thence east along said west extension of the south line of tax lot 500 across Parkway Avenue to the southwest corner of said tax lot 500;
55. Thence counter-clockwise around said tax lot 500 to the southeast corner of tax lot 401 (Recording No. 84-7300), of said plat;
56. Thence counter-clockwise around said tax lot 401 to its northwest corner;
57. Thence west along the west prolongation of the north line of said tax lot 401 to west right-of-way line of Parkway Avenue;
58. Thence northerly along said west right-of-way line of Parkway Avenue to a point one-hundred feet (100') south of the south right-of-way line of Wiedemann Road (County Road);
59. Thence west along a line perpendicular to said Parkway Avenue across Interstate Five (I-5) Freeway and Boones Ferry Road to a point on the west right-of-way line of Boones Ferry Road;
60. Thence north along said west right-of-way line of Boones Ferry Road for a distance of two-hundred and fifty feet (250') from said point to a point on Boones Ferry Road;
61. Thence east from said point along a line perpendicular to said Boones Ferry Road across Boones Ferry Road and Interstate Five (I-5) Freeway to a point on the west line of tax lot 100 (Recording No. 681-895), of said plat;
62. Thence counter-clockwise around said tax lot 100 to a point of intersection with the south right-of-way line of Parkway Center Drive (Parkway Avenue);
63. Thence north along the north prolongation of the east line of said tax lot 100 to the point of beginning.

Excepting:

Commencing at a point of intersection of the south right-of-way line of Wiedemann Road (County Road) and the east right-of-way line of Parkway Avenue (East Frontage Road or County Road 217), Section 11, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence along said south right-of-way line of Wiedemann Road to a point nine-hundred and fifty-two point eleven feet (952.11') west of the northeast corner of tax lot 500 (Recording No. 74-14523), Assessor's Plat 3 1W 12 and index;
2. Thence south and parallel to the east line of said tax lot 500 to the northwest corner of tax lot 601 (Recording No. 76-19493), of said plat;
3. Thence continuing clockwise around said tax lot 500 to the southeast corner of tax lot 200 (Recording No. 74-14523), Assessor's Plat 3 1W 11;
4. Thence clockwise around said lot 200 to the point of beginning.

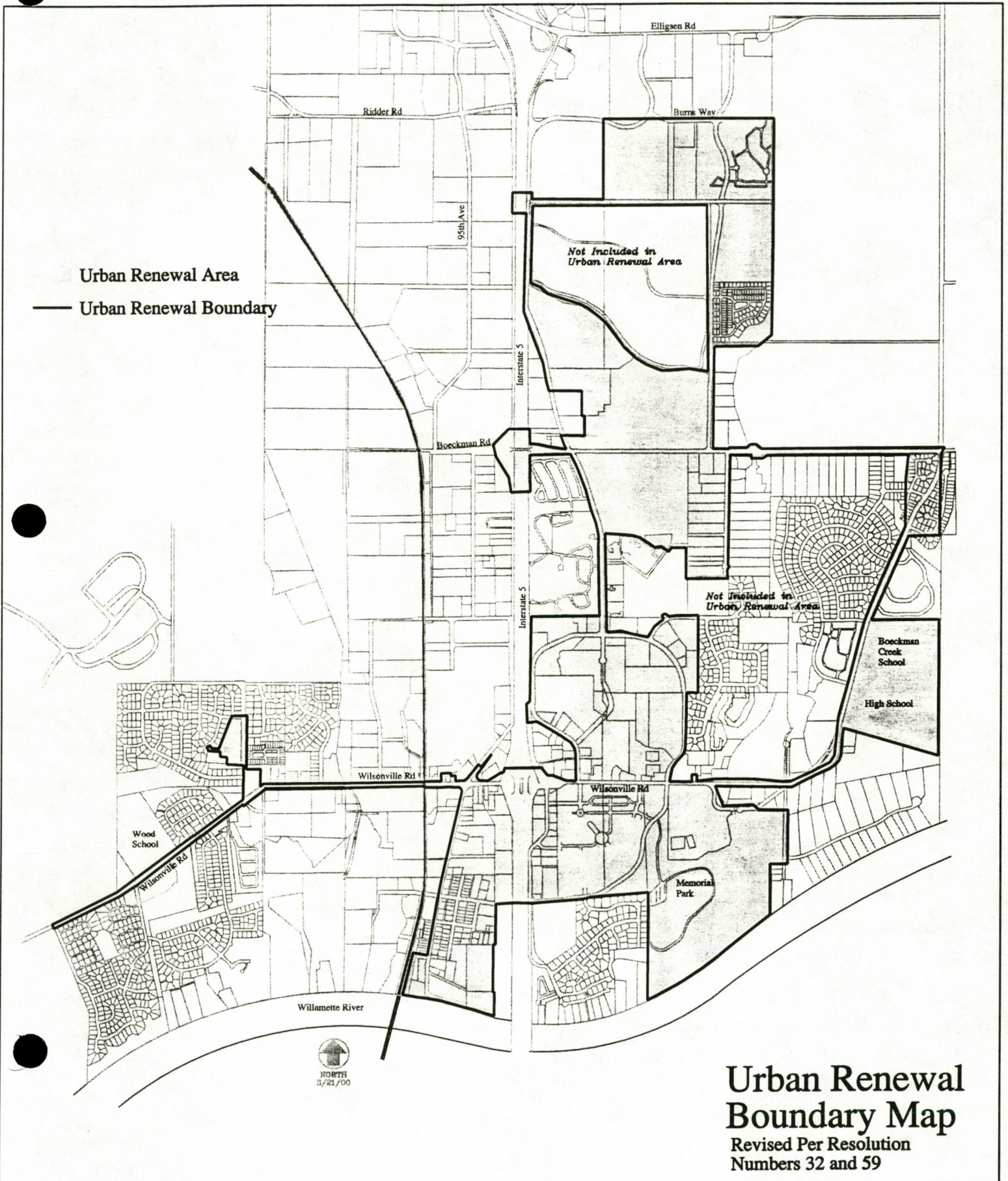
Excepting:

Commencing at a point of intersection of the south right-of-way line of Boeckman Road (County Road No. 80 or Robert Road) and the east right-of-way line of Canyon Creek Road (Jensen Road), Section 13B, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence east along said south right-of-way line of Boeckman Road to the westerly right-of-way line of Wilsonville Road (Market Road No. 12);
2. Thence southerly and westerly along said westerly right-of-way line of Wilsonville Road to the easterly right-of-way line of Town Center Loop East;
3. Thence northerly along said easterly right-of-way line of Town Center Loop East to the southwest corner of tax lot 404 (Recording No. 79-00279), Assessor's Plat 3 1W 13;
4. Thence counter-clockwise around said tax lot 404 to a point of intersection with the south right-of-way line of Vlahos Drive;
5. Thence north and perpendicular to said south right-of-way line of Vlahos Drive to the north right-of-way line of Vlahos Drive;
6. Thence west and southwesterly along said north right-of-way line of Vlahos Drive to the northerly right-of-way line of Town Center Loop East;
7. Thence westerly along said northerly right-of-way line of Town Center Loop East to the east right-of-way line of Parkway Avenue (Boones Ferry Road, Market Road No. 27 or County Road No. 824);
8. Thence north along said east right-of-way line of Parkway Avenue to the southwest corner of tax lot 2601 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;
9. Thence counter-clockwise around said tax lot 2601 to the southwest corner of tax lot 2700 (Recording No. 76-14390), of said plat;
10. Thence counter-clockwise around said tax lot 2700 to a point of intersection with the northwest right-of-way line of Roger Boulevard;
11. Thence clockwise around the terminus of said Roger Boulevard to a point of intersection with the northwest line of tax lot 2704 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;
12. Thence clockwise around said tax lot 2704 to the northwest corner of tax lot 1403 (Recording No. 83-28877), of said plat;
13. Thence east along the north line of said tax lot 1403 to the east right-of-way line of Canyon Creek Road;
14. Thence north along said east right-of-way line of Canyon Creek Road to the point of beginning.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains eight-hundred ~~fifty-six~~ **sixty-eight** and ~~ninety-two~~ **fourteen** hundredths (~~856.92~~ **868.14**) acres, more or less.

(Amended by Urban Renewal Agency Resolution Nos. 32 and 59)



**Urban Renewal
Boundary Map**
Revised Per Resolution
Numbers 32 and 59

(Deletions in ~~strikeout~~; additions in **boldface**)

- 601 A. 7) Wilsonville Road ... Work includes: Widening and improving Wilsonville Road, including landscaping and traffic separations from I-5 east to where it is proposed to be realigned, except where already completed; from I-5 west to ~~Brown Road~~ **the City limit**, and adjusting and revising local access to Wilsonville Road. Work also includes improvements to the **intersections of** Wilsonville Road ~~and Boones Ferry Road intersection~~ **and at cross streets and** access closures and adjustments along Boones Ferry Road to facilitate efficient traffic movement on, along and through Wilsonville Road. Work will also include improvements to storm drains, water and sewers in and along Wilsonville Road and Boones Ferry Road. Necessary activities required to carry out the plan may occur immediately outside of the urban renewal area.

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- 601 E. 8) Tranquil Nature Park ... Of approximately 4.9 acres. Work includes clearing underbrush, constructing trails **and sidewalks**, picnic areas, security lighting and restrooms. Park development shall retain the maximum number of existing trees possible and the site's natural environmental values. The park shall be developed with a passive, family oriented, natural emphasis.

- 601 F. Livability Projects

Improvements on public or private property may be undertaken to enhance community livability and insure a more attractive and functional city, and may include a broad range of pedestrian, streetscape and landscape improvements. The Agency may undertake projects and/or make grant or loan assistance available, as it deems necessary, to achieve Plan objectives or assist property owners within the area to achieve these objectives.

COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

CITY OF
WILSONVILLE
in OREGON



30000 SW Town Center Loop
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
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DATE: June 5, 2000
TO: Urban Renewal Agency Board Chair and Members
FROM: C.J. Sylvester, Economic Development Director
SUBJECT: Proposed Urban Renewal Plan Amendment to Indebtedness Date and Plan Duration

Recommendation: Staff recommends the Agency Board adopt Resolution No. 63 recommending City Council amend The Year 2000 Plan as regards latest date of indebtedness and Plan duration.

Background: The Year 2000 Plan was originally drafted at a time when it was unknown if Measure 5 would be approved by the voters, and there was additional uncertainty as to its eventual statutory language if approved. The Plan continues to reflect these uncertainties from a decade ago.

Since then, Measures 47 and 50 have subsequently revised urban renewal Plan requirements. The new statutory requirement for adoption of a statement of maximum indebtedness was accomplished in 1998 by Ordinance No. 498. This indebtedness statement effectively limits the collection of taxes by the "special levy" to this maximum amount.

The latest date for issue of bonded indebtedness and Plan duration referred to in the Plan language would require that no Urban Renewal activities take place after September 2004. By adopting the statement of maximum indebtedness as required by Measure 50, an effective curb has been placed on the Urban Renewal Agency regarding Year 2000 Plan activities. This was the statutory intent. However, this financial constraint allows far more flexibility in meeting future needs than an arbitrary date that is not tied to any particular level of project activity.

Staff feels this amendment regarding completion of Plan projects and activities has sufficient influence on Plan Goals and Objectives that it should be processed as a Council-Approved Amendment. Staff is recommending the Agency Board recommend to City Council adoption of this amendment which deletes obsolete language as it has been superseded by the currently adopted statement of maximum indebtedness.



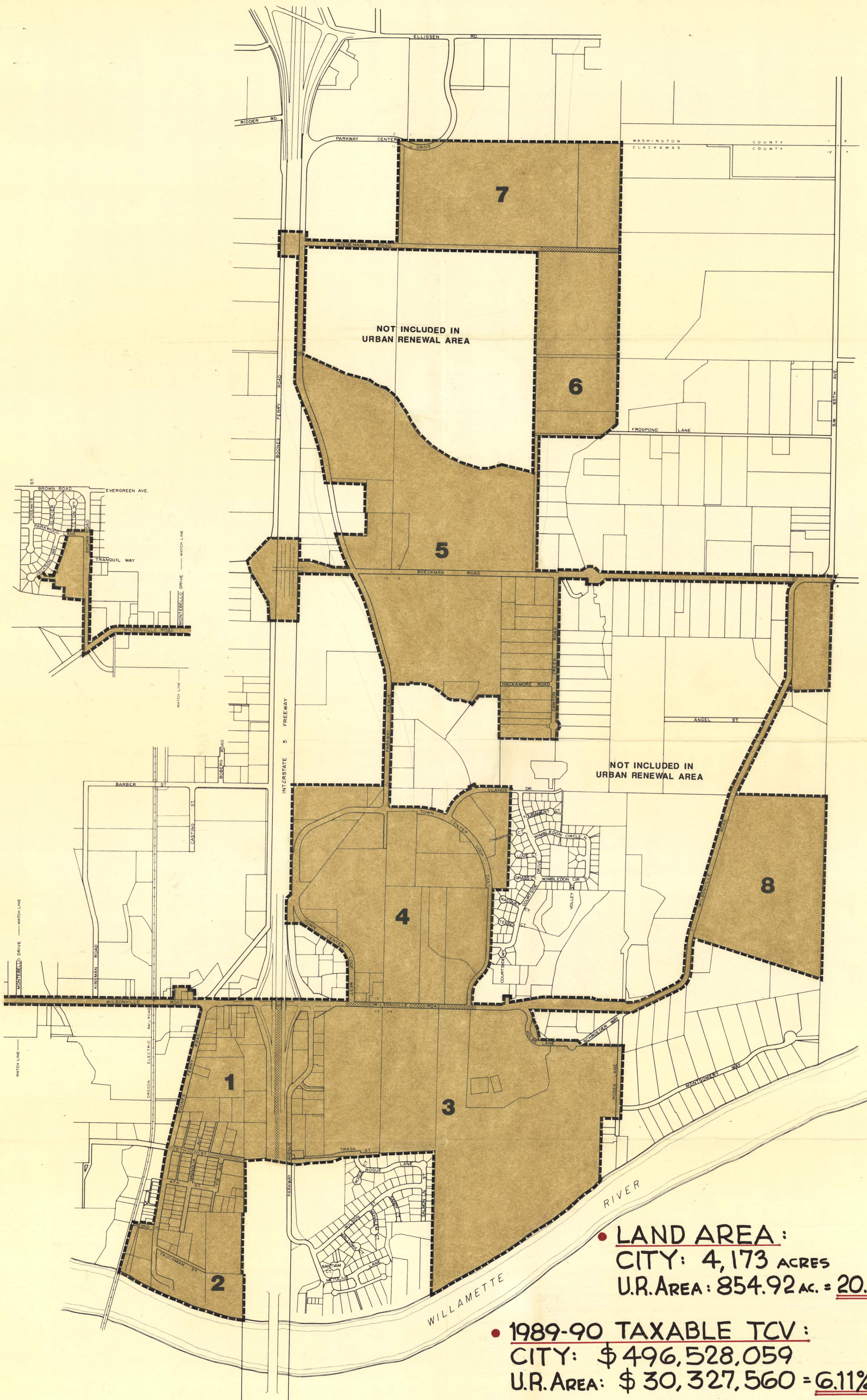
C.J. Sylvester
Economic Development Director

5/30/00

Date

CJS/bjh
BH673-05





• **LAND AREA:**
 CITY: 4,173 ACRES
 U.R. AREA: 854.92 AC. = 20.49%

• **1989-90 TAXABLE TCV:**
 CITY: \$496,528,059
 U.R. AREA: \$30,327,560 = 6.11%