

**CITY OF WILSONVILLE
URBAN RENEWAL BUDGET COMMITTEE MEETING MINUTES**

**WILSONVILLE CITY HALL
29799 SW TOWN CENTER LP E**

May 28, 2019

A regular meeting of the Wilsonville Urban Renewal Budget Committee was held at Wilsonville City Hall on Tuesday, May 28, 2019. Budget Committee Chair Andrew Karr convened the meeting from May 28, 2019 at 8:11 p.m.

Budget Committee members present:

Tim Knapp, URA Chair
Susie Stevens, URA Member

Andrew Karr, Committee Member
Arthur Park, Committee Member
Bill Amadon, Committee Member
Daphnee Legarza, Committee Member

Budget Committee members absent:

Kristin Akervall, URA Member
Charlotte Lehan, URA Member
Ben West, URA Member

Paul Bunn, Committee Member

Staff present included:

Bryan Cosgrove, City Manager	Cathy Rodocker, Finance Director
Keith Katko, Assistant Finance Director	Robert Wurpes, Police Chief
Mike McCarty, Parks & Rec. Director	Andy Stone, IT Director
Jeanna Troha, Assistant City Manager	Patty Nelson, City Engineer
Chris Neamtzu, Community Develop. Director	Delora Kerber, Public Works Director
Pat Duke, Library Director	Zach Weigel, Capital Proj. Engineering Mgr.
Chris Neamtzu, Community Development Dtr.	David Carlson, Building Inspector
Margie Trader, Accounting Technician	Delora Kerber, Public Works Director
Katie Macadam, Accountant	Beth Wolf, Senior Systems Analyst
Zoe Monahan, Assistant to the City Manager	Mike McCarty, Parks & Recreation Dtr.
Kerry Rappold, Natural Resources Manager	Ellie Work, Grants & Program Manager
Andrea Villegrana, Human Resources Dtr.	Miranda Bateschell, Planning Director
Jordan Vance, Economic Development Manager	

APPROVE BUDGET COMMITTEE MINUTES

A. Minutes of June 6, 2018 Urban Renewal Budget Committee Meeting

Motion: Chair Karr moved to approve the minutes of the June 6, 2018 Urban Renewal Budget Committee Meeting as presented. Member Park seconded.

Vote: The motion passed 6 to 0.

URBAN RENEWAL BUDGET MESSAGE

Finance Director Rodocker presented the Budget Message for the proposed FY2019-20 Wilsonville Urban Renewal Budget via PowerPoint, which included the assessed value and debt for each district.

URBAN RENEWAL BUDGET PRESENTATION

Finance Director Rodocker presented the Urban Renewal Budget via PowerPoint, reviewing the Capital Projects 5-Year Plan, Capital Project Funds, and Debt Service Funds for the City's three urban renewal districts.

PUBLIC HEARING/CITIZEN INPUT

Chair Karr called the public hearing to order at 8:22 pm and read the conduct of hearing format into the record. He confirmed there was no public testimony and closed the public hearing at 8:23 pm.

QUESTIONS FROM THE BUDGET COMMITTEE

There were none.

URBAN RENEWAL COMMITTEE DELIBERATIONS

A. Motion to approve the FY 2019-20 Urban Renewal Proposed Budget

Motion: Member Amadon moved for Approval of the FY2019-20 Proposed budget for the Urban Renewal Agency in the amount of \$47,565,963.00; and set the Incremental Assessed Value in the West Side Plan District to approximately \$401,201,000, which will generate an estimated levy of \$5,238,840; and set the Incremental Assessed Value in the Year 2000 Plan District to approximately \$322,000,000, which will generate an estimated levy of \$4.2 million; and levy the full amount of the divided taxes amount for the Coffee Creek District.
Member Legarza seconded the motion.

B. Discussion

URA Member Stevens confirmed with Staff that in three or four years, the West Side and Year 2000 Districts would close. During the time of the recession, the Committee talked about the effect of compression on the School District. She asked if compression was still an issue with the timing of the closures now that the economy was more robust.

- Finance Director Rodocker said Staff would have to check on that. She believed the School District was aware of the Year 2000 District closure date in FY2023, but she was not sure about the upcoming closure of the West Side District two years later. She confirmed compression could be an issue with the School District.
- City Manager Cosgrove added Staff would check in with the School District, noting the Economic Development Task Force recommended that the City do the least harm possible to the School District. However, he had recently heard from the District that the real market value was now close to where compression would be okay. The City would still want to do a true up with the District and if there was any disparity that would do them harm, Staff would

return to Council to discuss the possibility of leaving the district open. He confirmed the debt ceiling was maxed out, so no new projects would be added if the district remained open.

- Finance Director Rodocker clarified Staff would have to look into whether the City could legally leave the urban renewal district open in order to do no harm to the School District. In that case, the City would be keeping the district open, but not necessarily collecting funds.
- City Manager Cosgrove said the separation between market value and assessed value was really prominent about five or six years ago, so the School District's levy dropped approximately \$5 million when the recession hit, the market tanked, and housing prices decreased or stabilized.

URA Member Knapp stated the history of Wilsonville's urban renewal success was illustrative of what a significant tool urban renewal is. The Year 2000 Plan District was the oldest and its assessed value grew 1000 percent, which was a strong example of how public dollars could be leveraged to create very significant improvements for the community. Careful monitoring of the districts had resulted in success even though early on, the amount of urban renewal that would flow into the district was limited by state law, which was subsequently changed. Urban renewal had turned Wilsonville Rd from an old decrepit county road with no shoulders to an urban street with curbs, gutters, sidewalks, bike lanes, and landscaping. City Hall was constructed with urban renewal dollars, which some people said was not a good investment, but he believed it facilitated the growth of the community. Urban renewal had helped the School District by installing Astroturf on the ball fields at the high school so the District could more fully utilize the facility. So many urban renewal projects related to how the community was functioning now and had become an expected part of the community. People often criticize urban renewal as a tool, but he always noted the success and what the thoughtful use of public dollars had accomplished in Wilsonville. The community had grown through the use of urban renewal in very significant ways. All the programs the Committee discussed were being sustained by taxes coming in from the community. He concluded that the City had used urban renewal responsibly, and it had returned results for the community that the City could not have achieved in any other way within the same timeframe.

Member Amadon asked if the frozen asset value of the Coffee Creek District included the Coffee Creek Correctional Facility.

- City Manager Cosgrove explained the facility would not have any tax implications because it was public. Only private development was assessed at a permanent rate, but the City did get some revenue sharing from the State for the facility.

C. Final motion to approve the FY 2019-20 Urban Renewal Proposed Budget

Chair Karr called for a vote.

URA Member Knapp	Yes	Chair Andrew Karr	Yes
Member Amadon	Yes	URA Member Stevens	Yes
Member Legarza	Yes	Member Arthur Park	Yes

Vote: Motion carried 6 to 0.

City Manager Cosgrove thanked the citizen members of the Committee and encouraged the Committee to let Staff know about any topics they would like to have a more in-depth discussion on when Staff presented to the Committee in the fall. He also thanked Chair Karr for chairing the meetings as well as his fine Staff for all their hard work.

ADJOURN

The 2019-20 Wilsonville Urban Renewal Budget Committee meeting was adjourned at 8:35 p.m.

Respectfully submitted,

DocuSigned by:

Kimberly Veliz

E781DE10276B498

Paula Pinyerd, ABC Transcription Services, Inc. for
Kimberly Veliz, City Recorder