

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

RESOLUTION NO. 114

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AND MATRIX DEVELOPMENT AND PROPERTY OWNERS DONALD E. BISCHOFF/SHARON L. LUND, ARTHUR C. AND DEE W. PICULELL, THE DEARMOND FAMILY LLC AND LOUIS J. AND MARGARET P. FASANO, AND VALERIE AND MATTHEW KIRKENDALL AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE AGENCY FOR THE DEVELOPMENT OF PROPERTY OWNED OR ACQUIRED BY MATRIX AND THE AFOREMENTIONED PROPERTY OWNERS WITHIN THE VILLEBOIS VILLAGE MASTER PLAN AREA.

WHEREAS, the Urban Renewal Agency of the City of Wilsonville and Matrix Development and the Property Owners Donald E. Bischoff/Sharon L. Lund, Arthur C. and Dee W. Piculell, the Dearmond Family LLC and Louis J. And Margaret P. Fasano, and Valerie and Matthew Kirkendall wish to express a common understanding of the financial commitments and obligations associated with the development of property currently and prospectively owned or acquired by Matrix and the aforementioned Property Owners in the Villebois Village Master Plan; and

WHEREAS, the above referenced property will be the subject of annexation petitions, if not within the City; and

WHEREAS, in accordance with W.C. 4.700, the City Council is requiring the adoption of a development agreement as a condition of annexation of property within the Villebois Village Master Plan area; and

WHEREAS, both the City and the Urban Renewal Agency of the City of Wilsonville have adopted the Villebois Development Finance Plan, which outlines the general responsibilities of the City, the Urban Renewal Agency of the City of Wilsonville and the private developers and owners within the Villebois Village Master Plan area and forms the basis for individual development agreements with particular landowners; and

WHEREAS, the City, the Urban Renewal Agency of the City of Wilsonville and Matrix Development in coordination with the aforementioned Property Owners have negotiated specific

infrastructure construction and financing commitments for the property owned and to be acquired by Matrix Development and the aforementioned Property Owners; and

WHEREAS, the City of Wilsonville has an approval resolution of the Development Agreement proposed for adoption this same evening; and

WHEREAS, it appearing to the Urban Renewal Agency board that the terms of the proposed Development Agreement are in the public interest;

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

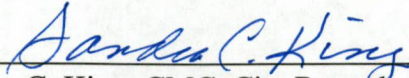
1. The Board of the Urban Renewal Agency of the City of Wilsonville hereby approves the "Development Agreement Between the City of Wilsonville, the Urban Renewal Agency of the City of Wilsonville, Matrix Development and Property Owners Donald E. Bischoff/Sharon L. Lund, Arthur C. and Dee W. Piculell, the Dearmond Family LLC and Louis J. and Margaret P. Fasano, and Valerie and Matthew Kirkendall," attached hereto as Exhibit A and incorporated herein as if fully set forth. Such agreement may undergo non-substantive reformatting, grammatical and other minor language modifications by the City Attorney on behalf of the Urban Renewal Agency of the City of Wilsonville.
2. The Board hereby authorizes the Executive Director to execute such Development Agreement on behalf of the Urban Renewal Agency of the City of Wilsonville.
3. This resolution is effective upon adoption.

ADOPTED by the Board of the Urban Renewal Agency of the City of Wilsonville at a regular meeting thereof this 7th day of June, 2004, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Chair

ATTEST:



Sandra C. King, CMC, City Recorder

SUMMARY of Votes:

Board Chair Lehan	Yes
Board Member Kirk	Yes
Board Member Holt	Yes
Board Member Scott-Tabb	Yes
Board Member Knapp	Yes