

**Urban Renewal Task Force Meeting**  
**April 24, 2017**

**Attendees:**

<b>Councilors</b>	<b>Staff</b>	<b>Non-Staff</b>
<b>Councilor Starr</b>	<b>Bryan Cosgrove</b>	<b>Al Steiger</b>
	<b>Susan Cole</b>	<b>Brian Sherrard</b>
	<b>Nancy Kraushaar</b>	<b>Jessica Pelz</b>
	<b>Kim Rybold</b>	<b>Cindy Dolezel</b>
	<b>Jordan Vance</b>	<b>Scott Vanden Bos</b>
		<b>Bill Bach</b>
		<b>Elaine Howard</b>
		<b>Nick Popenuk</b>

**Summary**

<b>Agenda Item</b>	<b>Actions</b>
Year 2000 URA Maximum Indebtedness / Project List	<ul style="list-style-type: none"> <li>• Staff reviewed options around keeping the Year 2000 URA open for three or four additional years to fund the Boeckman Dip Bridge project, a major transportation project located on Boeckman Road just east of Canyon Creek Road.</li> <li>• Councilor Starr asked if the project could potentially be funded by another URA, such as the West Side URA. Councilor Starr noted the importance of closing the Year 2000 URA on time to maintain public trust. Staff agreed to assess the West Side URA Plan’s capacity for acreage and ability to increase maximum indebtedness.</li> <li>• Brian Sherrard said TVFR is generally supportive of urban renewal projects that promote economic development or better city transportation, and that he could see the value in funding the Boeckman Dip Bridget project through URA dollars.</li> <li>• Bill Bach motioned to allow Staff to proceed with a substantial amendment process to fund the Boeckman</li> </ul>

	<p>Dip Bridge, first analyzing the feasibility of a West Side District amendment vs. a Year 2000 amendment and providing a recommendation for City Council consideration. Motion was seconded by Cindy Dolezel. Motion passes 5-0.</p>
TIF Zone Program Evaluation	<ul style="list-style-type: none"><li>• Elaine Howard reviewed the performance of the TIF Zone Program, which was established in 2011 to stimulate development on vacant, underutilized industrial buildings in Wilsonville. She noted that 3 of the 6 properties have developed without utilizing City incentives.</li><li>• Staff requested added flexibility in TIF program criteria to negotiate with developers – particularly for Building 83 which is challenging for developers due to the high cost of improvements needed and general development limitations due to BPA easement on the north and SROZ (Significant Resource Overlay Zone) on the east.</li><li>• Al Steiger motioned to allow Staff to pursue modifications to the TIF Zone Program. Motion was seconded by Jessica Pelz. Motion passed 5-0.</li><li>• Staff will check expiration dates of TIF Zones, draft letter with amended resolution for taxing districts to pass, and prepare notice and presentation materials for an Open House to discuss need for flexibility.</li></ul>
Coffee Creek URA Update	<ul style="list-style-type: none"><li>• Staff provided an informational update on status of the Coffee Creek Urban Renewal Area, financing of the first capital project (Garden Acres Road), and the project plan to adopt form-based code in this district. No recommendations were sought by Staff from the Task Force for these topics.</li><li>• Several task force members noted that the intersection of Ridder and 95<sup>th</sup> is problematic for turning trucks, and will likely get worse as Coffee Creek develops. Nick Popenuk suggested potentially conducting a traffic study on this intersection to determine if project could be funded through a Coffee Creek URA amendment.</li></ul>