



Urban Renewal Task Force – Town Center Feasibility Study
May 30, 2023; 10am
Wilsonville City Hall
or [via Zoom](#)

Minutes

1. Introductions (10 min.)

a. Meeting Attendees

i. Task Force

City Council President Kristin Akervall, Jennifer Jenkins (Level Development NW), Seth Henderson (Level Development NW), Susan Myers (Capital Realty), J.P. & Stephanie Perfili (Crumb Cookies), Cassandra Ulven (TVF&R), Laura Edmonds (Clackamas County), Christine Reynolds (Resident & Public Finance expert), John Wynton (ROIC), Dick Spence (Resident), Stuart Tanz (ROIC)

ii. Staff

Matt Lorenzen, Chris Neamtzu, Miranda Bateschell, Kim Rybold, Zach Weigel, Keith Katko

iii. Consultants

Elaine Howard (Elaine Howard Consulting), Nick Popenuk (Tiberius Solutions)

2. Context (40-50 min.)

a. Urban Renewal Basics – Slides 3-10

Matt Lorenzen reviewed the mechanics of tax increment finance (aka urban renewal) and described the geography, purpose, and status/timeline of the 4 existing plan areas in the city. 2 of the 4 existing areas will close in the next year.

b. Town Center Plan – Slides 11-15

Councilor Akervall discussed the Town Center Plan—the process used to create the plan, and the vision and goals set forth in the plan.

Kim Rybold presented the various components of the Town Center Plan.

c. Town Center Infrastructure Funding Plan – Slides 16-17

Kim Rybold gave a brief summary of the purpose and findings of the 2022 Town Center Infrastructure Funding Plan. She noted that there are numerous potential funding sources, some of which are more flexible and powerful than others. Urban renewal was identified as the most flexible and powerful tool to support infrastructure construction costs. (Not the only funding source, but the most flexible and powerful.)

d. Urban Renewal Strategic Plan (2022) – Slide 18

Matt Lorenzen briefly described the Urban Renewal Strategic Plan, which provides a vision and policy guidance for the use of urban renewal citywide. Among other recommendations, the Plan recommends the City explore the feasibility of a new urban renewal area in Town Center.

Before section 3, the group paused to collect thoughts, reactions, and questions about the material covered up to this point.

Seth Henderson inquired if the City had explored the possibility of accessing Federal grant funds to support infrastructure. City Engineer, Zack Weigel, indicated that staff are always watching for programs that are aligned with the City's needs, but that much of the infrastructure money that we've heard about in the news has gone to the construction and rehabilitation of bridges throughout the country. At this point there are not many dollars left.

3. Town Center Feasibility Study – Slides 19-24

Elaine Howard described the experience of her firm and Tiberius Solutions. The firms have worked together on over 100 urban renewal projects and studies, several of which for the City of Wilsonville.

The purpose of a feasibility study is to explore the financial capacity of several test-case boundaries in order to determine if a financial forecast model shows there will be sufficient increment generated to complete those projects needed in the target area.

The components also include the documentation of "blight" within the area, impacts on taxing districts, and other recommendations of the task force to the City Council.

The timeline will be ambitious, with the goal of completing the study by August so the Council may decide if they would like to put ask the electorate for an advisory vote on the November 2023 ballot, to affirm the intent to establish a new urban renewal area in the Town Center area.

The floor was opened for the discussion of boundary alignment.

Cassandra Ulven asked about the proposed bike-pedestrian bridge over I-5. She asked how such a bridge would entice developers to invest in the area.

Zach Weigel noted that this project is about connecting and completing the bike-ped infrastructure loop in the City. The bridge connects the Transit Center, west-side businesses and residents with Town Center, and provides the possibility for cyclists and pedestrians to access Town Center from the west-side without having to brave a crosswalk at the Wilsonville Road interchange.

Cassandra inquired further if the bridge would entice developers in some way.

Susan Myers noted that if she were building an office building in the area, she would want to know there was a safe connection between the transit center and Town Center for employees.

Councilor Akervall also pointed to the Transit Oriented Development which will soon be constructed at the Transit Center, which includes over 100 apartments. A bridge crossing will enable greater connectivity between those residents and the Town Center.

Miranda Bateschell noted that a bridge crossing will bolster market feasibility for development projects as it connects customers to Town Center that would be otherwise cut off.

Susan Myers asked if a large catch basin across Wilsonville Road, which serves storm runoff within Town Center, should be included in the boundary.

Zach Weigel noted that the Engineering division does not expect costly upgrades to that facility will be needed.

Matt Lorenzen summed up the conversation saying that it may be dubious if a bridge would entice development, but he noted that infrastructure projects in general are intended to support new development and bolster feasibility rather than to entice the development itself.

Matt Lorenzen continued the boundary discussion by noting the inclusion of the Village at Main commercial properties within the boundary, which will benefit from connectivity improvements between this area and the rest of Town Center to the north.

Stephanie Perfili said she considered the Village at Main area for her business, but ultimately chose a different location near Safeway due to the higher traffic in the area.

Matt Lorenzen advanced the conversation by asking for input from the Task Force about other boundary alignment alternatives.

Nick Popenuk noted that today's task is not to define "the" boundary, but rather to brainstorm if there are other adjacent areas that we ought to at least explore.

Susan Myers asked about property owned by Siemens (formerly Mentor Graphics) south of Boeckman Road, north of Town Center. She inquired about zoning.

Kim Rybold explained the zoning status, which is that it is currently in a holding zone, with a comprehensive plan recommendation of Industrial. Conceivably the land to the north would have the PDI zone applied to it, with a development application. The southern property carries a residential designation.

Susan asked if the City and community would want industrial development at this site. Kim Rybold noted that the northern site is identified by Metro as a "Regionally Significant Industrial Area" and as such, it would be very difficult to re-zone it away from an employment use.

Seth Henderson noted there should be a defensible connection between any areas included within the area and how they will benefit from the projects to be included in the plan.

Nick Popenuk said he felt he had sufficient input at this point to run some logical boundary alternatives to start the analysis process for continued discussion and revision at a subsequent meeting.

Councilor Akervall thanked everyone for their input and asked what's next and how participants stay engaged. Matt Lorenzen noted that minutes and meeting video would be posted and distributed. A poll for our next meeting date and time will be forthcoming.

4. Meeting adjourned