

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 58

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE MAKING FINDINGS AND DETERMINATIONS AUTHORIZING MINOR CHANGES TO THE YEAR 2000 PLAN, THE URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, MODIFYING THE LANGUAGE REGARDING ACQUISITION OF REAL PROPERTY

WHEREAS, the Year 2000 Plan, the Urban Renewal Plan for the City of Wilsonville, provides in Section 1201 for the Urban Renewal Agency to adopt by resolution minor changes to the Plan which do not modify its goals and objectives; and

WHEREAS, Section 602 of the Plan identifies Acquisition of Real Property activities; and

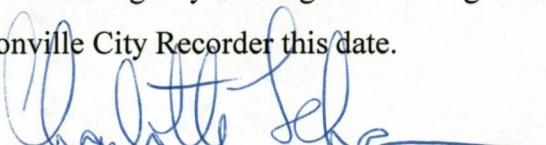
WHEREAS, Section 603 of the Plan identifies Agency's Procedures for Property Acquisition; and

WHEREAS, modifying Sections 602 and 603 of the Plan will streamline project-related activities and improve the Agency's ability to meet Plan goals and objectives in a timely and expeditious manner.

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

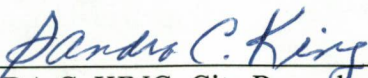
1. That Sections 602 and 603 are amended as described in Exhibit 'A' attached hereto and by this reference incorporated herein; and
2. That this modification of language is a minor change to the Year 2000 Plan; and
3. The Year 2000 Plan shall be amended, with this Resolution serving as the findings and Exhibit 'A' providing the revised language for Sections 602 and 603 of the Plan.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 20th day of March 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	Yes
Board Member Kirk	Yes
Board Member Helser	Yes
Board Member Barton	Yes
Board Member Holt	Yes

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

602. Acquisition of Real Property

A) Intent

It is the intent of this Plan to authorize the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsections ~~602-B~~ **602.C and 602.D.** ~~below.~~

B) Purpose of Property Acquisitions

Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used by the Agency to achieve the objectives of this Plan. ~~based on any one of the following criteria:~~

C) **Property Acquisitions Requiring Urban Renewal Plan Amendment**

Where it is determined by the Agency that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other than the owners of record of such property, the Agency may acquire such property. (previously 602.B.4)

Acquiring land for development by the private sector, where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall be accomplished only following a formal, minor amendment to this Plan. Therefore, each such development and the property acquisition required shall be processed on a case-by-case basis and no such acquisition shall be accomplished until a minor amendment to the Plan has been completed.

If such Plan amendment is approved, Section 602.E.(2) of this Plan shall be amended to include the property to be acquired, and a map exhibit shall be prepared showing the properties to be acquired and the purpose of such acquisition. Such map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of the Plan.

D) Property Acquisitions Not Requiring Urban Renewal Plan Amendment

Land acquisition not requiring a Plan amendment pursuant to Section 602.C of this Plan requires the prior approval of the Agency by Resolution. The Agency may acquire land without amendment to this Plan where:

(1) Such conditions exist as may affect the health, safety and welfare of the Area as follows:

~~1)(a)~~ Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;

~~2)(b)~~ Where detrimental land uses or conditions such as incompatible uses, or adverse **environmental or other** influences ~~from noise, smoke or fumes~~ exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;

~~3)(2)~~ ~~Where it is determined by t~~ The Agency **determines** that the property is needed to provide public improvements and facilities as follows;:

a) Right-of-way acquisition for **utilities**, streets, alleys, bicycle paths or pedestrian ways.

~~b)~~ Sites for parks, squares and other facilities for the benefit of the public which are to be developed by the Agency, the City, or any other public entity;

~~e)b)~~ Property acquisition for **any other public use and/or facility**, ~~off-street parking facilities; or~~

~~d)(3)~~ ~~Where t~~ The owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property **to the Agency by any legal means, including by gift.**

⊖ E) Property Which May be Acquired by Plan Amendment

~~The Agency may acquire property either through a substantial plan change, or by the procedures set forth in Section 603 of this Plan. The Agency has identified the following properties for acquisition pursuant to Section 602 of the Plan: determined that the objectives of this Plan would be furthered by acquiring the following listed property:~~

(1) Property or property interests, ~~to Be A~~ acquired prior to March 20, 2000 Minor Amendment, affecting all or part of the following tax lots: ~~for Parks and Recreation Facilities:~~

<u>Map</u>	<u>Tax Lot Number</u>
3-1W-13CD	600, 602 & 1000
3-1W-23	100
3-1W-24	700
3-1W-14D	1200, 1300, 1301, 1400, 1401, 1402, 1405, 1500 & 1903
3-1W-23AB	401, 1400 & 1401

(Amended by Ordinance No. 416, and URA Resolutions nos. 7, 32, 34, 40 & 41)

(2) Property or property interests to be acquired pursuant to Section 602.C of the Plan:

No properties have yet been identified under Section 602.C of the Plan for acquisition.

603. Agency's Procedures for Identifying Property to be Acquired Property Acquisition

Appraisal and Acquisition Policies adopted by resolution and as amended from time to time shall govern Agency acquisition procedures.

~~Project activities listed in Sections 601 or 602 identified in this Plan may require acquisition of property not identified by the Agency as of the effective date of this Plan. However, should such action be required by the Agency, the following procedures shall be undertaken prior to such property acquisition:~~

~~— A) — First the Agency shall determine the properties which may be acquired.~~

~~—— B) —— The Agency, or its designated representative, shall then contact the owner (or owners) of the property at the address shown on the most current tax roll to inform the owner of Agency's interest in acquiring the property and the reasons for such interest.~~

~~—— C) —— The Agency, at a regularly scheduled meeting, shall discuss the results of the contact with the owner of the affected property and determine whether or not to proceed with the acquisition process.~~

~~—— D) —— If it is the Agency's determination to proceed with the acquisition process, they shall set a time and place for a public hearing on the matter. The owner of the property which may be acquired shall be notified of such public hearing by registered mail, return receipt requested.~~

~~—— E) —— At the public hearing, the Agency shall explain the public purpose, public interest or the Plan objectives that would be furthered by such property acquisition. The Agency shall then receive comment from the affected property owner, if any, and from the public at large.~~

~~—— F) —— After the owner and public have been heard, their comments shall be considered by the Agency. The Agency, by resolution, shall then make a finding, based on the reasons for the acquisition and the content of the owner's and public testimony whether or not to proceed with the acquisition. In order to proceed, the finding shall include a determination that the acquisition is necessary pursuant to one or more purposes set forth in Section 602, above. The resolution shall also set forth the anticipated disposition of said real property and a time schedule for any such acquisition and disposition.~~

~~—— G) —— If the Agency's finding and determination is to proceed with the acquisition process, the Agency, by resolution, shall cause a minor change to this Plan to be prepared in conformance with Section 1201. Such change shall consist of a map or maps and a legal description of the property to be acquired including a copy of the Agency's finding described in Subsection F above. The change shall be assigned an appropriate exhibit number and placed in Part 2 of this Urban Renewal Plan.~~

~~—— H) —— The Agency shall then proceed with the acquisition process.~~