

**PLANNING COMMISSION
WEDNESDAY, OCTOBER 14, 2015
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Approved
12/9/2015
With 1 change on last page

Minutes

I. CALL TO ORDER - ROLL CALL

Vice Chair Jerry Greenfield called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, Phyllis Millan, Simon Springall, and City Councilor Charlotte Lehan. Al Levit arrived at 6:07 pm. Marta McGuire was absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Kristin Retherford, Miranda Bateschell

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

III. CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

IV. CITY COUNCIL LIAISON REPORT

No Council liaison report was given due to Councilor Lehan's absence.

V. CONSIDERATION OF THE MINUTES

A. Consideration of the September 9, 2015 Planning Commission minutes

The September 9, 2015 Planning Commission minutes were unanimously approved with a correction to show Commissioner Levit as absent.

VI. WORK SESSION

A. Urban Renewal Update on: (Retherford)

- West Side Urban Renewal Plan Substantial Amendment
- Year 2000 Urban Renewal Plan Minor Amendment
- Coffee Creek Urban Renewal Agency Update

Chris Neamtzu, Planning Director, introduced Kristin Retherford, the City's Economic Development Manager, noting that three items were being reviewed tonight in preparation for the public hearing on one of those items next month.

Kristin Retherford, Economic Development Manager, stated that her responsibilities included managing the City's urban renewal areas. Two of the City's five existing urban renewal areas were traditional, larger geography renewal areas, and three were single-property urban renewal areas called Tax Increment Finance (TIF) Zones, which were established to provide business incentives in the form of a partial property tax rebate and enable the City to compete with neighboring jurisdictions that offered enterprise zones, which were not available in Wilsonville.

- The TIF program grew out of the City's Economic Development Strategy process, which began about five years ago, and was followed by a year-long incentive strategy process that led to both the establishment of an Urban Renewal Task Force about two years ago, and the adoption of the City's first Urban Renewal Strategy one year ago. Tonight's presentation regarded implementation items from the Urban Renewal

Strategy, which involved a substantial amendment to the West Side Urban Renewal Area, a minor amendment to the Year 2000 Urban Renewal Area, and a Coffee Creek Feasibility Study to establish a new urban renewal area in the Coffee Creek Industrial Area that was currently outside city limits at the northwest part of town.

- She noted that consultant Nick Popenuk had helped Staff develop the Urban Renewal Strategy over the last couple of years, as well as the West Side Urban Renewal Plan Substantial Amendment and Coffee Creek Feasibility Study.

Nick Popenuk, ECONorthwest, provided a broad stroke explanation of how urban renewal worked to set the stage for the presentation on the proposed amendments and feasibility study as follows:

- When first establishing an urban renewal area, an area of the community was identified as blighted, which was specifically defined by the State and did not regard the common perception of rundown, unsafe, or hazardous buildings. State statutes that govern urban renewal in Oregon included a long list of other characteristics that could identify blight, including insufficient infrastructure, parcels not in ideal order or size, and buildings or improvements that were not up to the full economic potential of the area. Blight was more of an academic consideration.
 - Once an area was identified as blighted, an urban renewal area could be established around that area. A boundary would be created on a map, and then the tax rolls from that first year became the frozen base. So, if that area on the map had \$100 million of assessed value, from that date forward, all the properties in that area would continue to pay taxes on that \$100 million value. Those taxes would continue to be disbursed to all the taxing districts that typically benefit, such as the school districts, City, County, Metro, etc. However, as property values in that area increase over time, taxes received from that increased assessed value, called increment value, would be directed to the urban renewal area. In other words, as additional growth in value occurred in the urban renewal district, taxes from that additional value were separated from the rest of the property tax revenue and invested back in projects intended to increase the assessed value of the area. The revenue collected from urban renewal is called Tax Increment Financing (TIF).
 - TIF used to be calculated using all the tax rates, but now, only the permanent property tax rates were affected when creating a new urban renewal area, so local option levees, such as the school district's levy, were no longer affected by urban renewal. Additionally, only general obligation bonds approved prior to 2001 were affected.
 - Calendar expiration dates were no longer required or recommended for urban renewal areas, which precluded a situation where there was a rush to do all the projects before plan expired. Setting an expiration date also caused havoc when trying to borrow money with a known date and time at which the revenue stream would completely disappear.
 - However, all urban renewal areas must include what is called a maximum indebtedness, the total dollar amount that plan could spend over its lifetime. If an urban renewal area had a maximum indebtedness of \$10 million, once \$10 million was spent, the urban renewal area could not spend another penny, must be shut down, and stop collecting tax increment revenue.
- A big part of tonight's discussion was to determine the right maximum indebtedness amount for the current urban renewal areas, as well as that proposed in Coffee Creek, in order to accomplish the projects identified in the plan.
- One important aspect was that limitations exist within each city in terms of how extensively urban renewal could be used. All urban renewal areas combined could not take up more than 25 percent of the acreage or 25 percent of the assessed value of the community. This limitation was relevant to Wilsonville because had two large urban renewal areas that were already in place and there was not enough acreage for the new, third urban renewal area being considered, so some of the proposed amendments focused on reducing the size of the existing renewal areas to free up acreage to use for urban renewal for the Coffee Creek area.

- He clarified the 25 percent limitation requirement included both assessed value and acreage, meaning there must be less than 25 percent of the City's acreage and less than 25 percent of the City's assessed value in urban renewal areas.

Ms. Retherford stated the City had a lot of room with regard to the assessed value, but the acreage limitation was very close to the 25 percent threshold. She clarified that urban renewal areas were typically larger geographical areas. The PowerPoint included maps of the City's existing urban renewal areas.

Mr. Popenuk noted that according to the statutes, a TIF zone was a smaller area within the urban renewal area that was focused on one specific property.

Ms. Retherford explained the Planning Commission's role was to ensure the proposed West Side Urban Renewal Plan Substantial Amendment conformed to the Comprehensive Plan at the November meeting and then recommend or not recommend that amendment to City Council. If the voters approved the creation of a Coffee Creek Urban Renewal Area in November, Staff would proceed with the development of that plan and the Commission would apply these same steps, potentially in the spring, to make a recommendation on that to Council.

- She reviewed the elements of the Urban Renewal Strategy that would be presented as follows:
 - The substantial amendment to the West Side Urban Renewal Plan (West Side Plan) would increase the maximum indebtedness, which was heavily discussed and vetted through the Urban Renewal Task Force as a priority so that projects within the West Side Plan could be completed and the urban renewal district closed. The City proposed closing the West Side Plan around 2025 if the substantial amendment was approved and the outstanding projects completed.
 - Proposed closure for the Year 2000 Plan was in 2019 or 2020 and was also a high priority of the Task Force. This was the City's oldest urban renewal plan and its projects were almost complete.
 - Another high priority of the Urban Renewal Strategy process was to do a feasibility study to determine if urban renewal would be an appropriate tool to use in the Coffee Creek area in order to fund infrastructure for private development.

Mr. Popenuk noted that substantial amendment and minor amendment were official terms in the statutes that govern urban renewal and refer to the process needed for the approval of those amendments. Specific categories of changes exist for urban renewal plans that fall under either substantial or minor. Substantial amendments were required to go through the same process the original urban renewal plan adoption went through, which included Planning Commission and City Council hearings, public notice, conferring with the other taxing districts, etc. Minor amendments had a lower threshold for the public process involved, and accordingly, smaller housekeeping items could be used. Anything that would involve increasing the amount of spending or the duration a district would be in place became a substantial amendment that must go through the entire process.

Mr. Popenuk and Ms. Retherford presented the proposed West Side Plan Substantial Amendment, the Year 2000 Minor Amendment, and the Coffee Creek Urban Renewal Agency Update, via PowerPoint, providing some background leading to the three initiatives. They responded to questions from the Commission as follows:

- Upon completion of the substantial and minor amendments, the Old Town Escape could be built in the next few years and this year, the City had budgeted to begin looking at alignments.
- Money collected after revenues hit a certain threshold must be shared with other taxing districts, which were all the agencies that currently receive tax funding, such as the City of Wilsonville, school district, Metro, etc.
- To keep the increase in maximum indebtedness at the lower threshold of \$9.5 million, the Kinsman Road Extension was also removed from the West Side Plan project list. The City received additional funding through the State, so SDC funding, as well as federal and state funding, would be used, enabling the City to remove the project from the list.
- Although included in the Villebois Master Plan, the property being removed in the northern part of Villebois along Tooze Rd (Slide 5) did not provide a lot of benefit to the West Side Plan District. The property was

owned by the Chang family, who were not party to any of the City's development agreements in Villebois. The Changs planned to develop or sell their property in the next two to three years, but the City did not need development from that area to finance the projects in the West Side Plan. The property would also be one of the later sections in Villebois to develop, so the timing was not that great. Because of the acreage issue, it made sense to remove the Chang acreage.

- The City already had infrastructure all around the Chang property. The last remaining project needed was the Tooze Road Improvement Project, which was slated for construction in 2016-2017; however, sufficient revenue was being generated by the district to cover those improvement costs.
 - The Tooze Road Improvement Project had a couple different funding sources, including federal funds, TIF money, as well as some urban renewal program income, which resulted from selling property in an urban renewal district or receiving rental income from urban renewal properties. Use of program income was less constrained than TIF revenue.
 - Expending TIF revenue was very prescriptive and limited by the maximum indebtedness. Program income was not subject to those same restrictions, so it could be spent on projects like at Tooze Rd without affecting the maximum indebtedness of the area.
 - The revenue from the sale of the 10-acre, city-owned parcel, the former school site located adjacent to the Chang property, would contribute to the Tooze Road Improvement Project.
 - Removing the two parcels in northern Villebois would not affect the build out of Villebois.
 - Although the Kinsman Road Extension project was within the boundary of the West Side Plan, the funding for the project had been removed from the planning list. A number of boundary modifications were being made as part of the substantial amendment, but no action had been made to date to remove the Kinsman Rd alignment; it was simply being removed from the project list, so no urban renewal tax increment funding would be used to pay for the Kinsman project.
 - With regard to the Sprinklers Project (Slide 6), when the first Villebois development agreements went into place, along with the creation of the West Side Urban Renewal Plan, an agreement was made with Tualatin Valley Fire & Rescue (TVF&R) to garner their support for creating this urban renewal district, that the City would require that all single-family residences within Villebois be sprinkled. To avoid passing that burden completely on to the private developer, the City would issue a system development charge (SDC) credit to the developer for the increased cost of sprinkling a home, and then the City reimbursed the Water SDC Fund with urban renewal revenue so the Water SDC Fund was not impacted.
 - The original cost estimates for the sprinkler reimbursements were about \$2.5 million, but in looking at the size and number of homes being built in Villebois, the true value at build out would be closer to \$6.5 million. Rather than urban renewal backfilling the entire amount of SDC credits, a \$500,000 cap per year had been established. Water SDCs would pay a part of the costs, so the burden would not fall solely on urban renewal.
 - This was not a typical urban renewal project and it involved a long history and very detailed financial process.
 - On Slide 6, "Other Transportation" was just a relic of the original West Side Plan language; however, the project regarded Brown Road. The original category stated "Other Transportation Projects" without defining that it regarded improvements to the section of Brown Rd from Villebois to Wilsonville Rd to handle the additional traffic.
 - No external funding assistance was available for the Brown Road project, which was required by the City's development agreements. The Task Force looked particularly for projects that could be eliminated or removed from the Plan, but the City was legally obligated to fund the Brown Road improvements.
 - Only the Kinsman Road Extension and the road improvements for the Old Town Escape were being removed from the West Side Plan.
 - An annexation in the Villebois area could impact the anticipated schedule for the West Side Plan (Slide 7). The City was annexing portions of Tooze Rd and Grahams Ferry Rd in northern Villebois, as well as another property, as a housekeeping item prior to the public hearing to keep things clean when spending urban renewal money on the Tooze Rd project.
 - The Chang annexation was for a slightly different purpose. Part of the right-of-way did about the Chang property, but in the Villebois Master Plan, one of the regional parks was on the Chang property. Prior to

doing any development on their property, the Changs agreed to provide a public easement to construct the park. If that property remained in the County, both land use process would have to be followed. Annexing that portion of the Chang property would enable the City to develop the park under the City's internal processes.

- The Changs agreed to be annexed. They planned to sell or develop the property and understood this was a responsibility they had since the City had these other initiatives underway with Polygon, the developer. The regional park straddled Polygon property, City-owned property, and the Chang property, so in order for the park to be designed and constructed all at once, the Changs agreed to participate.
 - Annexing the Chang property would also help with the City's acreage percentage for urban renewal.
- The West Side Plan called for \$2 million of urban renewal money to be contributed to the Villebois parks system, much of which had been spent for the Piazza. Urban renewal funds would also be used for Montague Park this next year, and smaller amounts would be used for other parks in the area. The majority of the costs for parks in Villebois came from private developers and SDCs.
- The West Side District was a poster child example for how urban renewal should work; the investment was made, the infrastructure installed, and tremendous growth had occurred, about 1,800% growth in about 13 years which would be returned to the tax rolls. The district was expected to close in about 10 years.
- While the Year 2000 Plan could be repaid by 2019, there was an oddity in how this urban renewal area was affecting the school district, its local option levy, and its compression losses. Despite common sense, the Year 2000 Plan actually helped the school district financially in periods of high compression losses.
 - Compression regarded the Measure 5 limitation on how much an individual property could pay. Compression losses were particularly bad during recessions when property values decline. When working with the school district and Urban Renewal Strategic Plan Task Force a couple years ago, this was a big issue. The district recognized that if the Year 2000 Plan closed down right away, the district would take a substantial hit on their local option levy tax revenues and advocated for a slower, phase out of the district to avoid being hit hard all at once. The hope was that as the economy continued to improve, this would not be an issue by 2019, but the City and school district were communicating each year to review the numbers to see if it would be a problem.
 - The Urban Renewal Strategic Plan Task Force considered how quickly the Year 2000 Plan could be paid down if all of the increment was collected and the \$4 million cap removed, but decided to keep the cap and release the surplus increment because of the compression issue. City Staff would meet with the school district and county assessor each year when the new tax revenues come in to see how the compression issue was resolving itself. When the City first looked at closing the Year 2000 Plan, the school district would have lost about \$1 million of their local option levy revenue. Last December that had improved by a couple hundred thousand dollars and with the amount of growth expected this year, they hoped the compression issue would be resolving itself.
- Slide 12 showed half of the Canyon Creek Estates outside the urban renewal district because the northern part of the subdivision was removed through a minor amendment a few years ago during one of the yearly exercises to keep the district from exceeding its \$4 million cap.
- Removing properties did not affect the tax rates homeowners pay, and being within an urban renewal area made no difference on a property owner's tax bill. Urban renewal was not an additional tax, but a division of the tax bill. Essentially, the taxpayers paid money to different place.
 - Although calculated based on the specific properties within a specific urban renewal area, the tax assessor spreads that payment across everyone citywide. Regardless of whether a property was in an urban renewal area, the property tax statement would show that a small amount of the tax bill was for urban renewal because the County equalized how taxes were distributed. A long legal process was used to determine that was the right way to do urban renewal.
 - One way to think about it was instead of the tax assessor analyzing and establishing urban renewal funding lot by lot, the taxes were all collected and then divided back out to every property within the city, rather than considering it lot by lot within an urban renewal district.
 - When collecting property tax revenue, the assessor did not want to keep separate bank accounts for those in and outside the urban renewal area. All the tax payments were collected and then allocated

out to the right taxing districts based upon what each should receive. Because the money gets mixed, the tax rate gets spread across everyone.

- The tangible benefit was if there was one large property tax account in a small urban renewal area and that particular property tax owner was late in paying their tax bill, that urban renewal agency would not go bankrupt due to having such a small revenue stream one year. Spreading it out across everyone, insulated people from oddities in the tax collection process.
- Urban renewal districts do not impact individual homeowners' taxes because property owners were not paying an additional tax to support urban renewal. The incremental growth based on assessed value funded urban renewal.
 - While there was no impact of urban renewal on property tax bills, one minor caveat regarded how general obligation bonds were calculated, which resulted in a very trivial impact, but prevented claims that urban renewal had zero impact on property tax rates.
- The process could create confusion and resistance in the general population, which was why the City went out for a public vote when creating a new urban renewal area to ensure the citizens were on board. The City also addressed many calls from the public when they receive their property tax statements.
- The minor amendment for the Year 2000 Plan would not return to the Planning Commission for a hearing.
- Related to the Coffee Creek Urban Renewal Agency, the Industrial Lands Analysis for Coffee Creek 1 regarded the property just north of Republic Services and predated the improvements Republic Services had been doing recently.
 - At this time, it was undetermined whether Republic Services would be included in the Coffee Creek Urban Renewal district.
- Including the Commerce Circle properties, which were already developed and generating tax revenue, in the Coffee Creek district would not have much effect on other taxing districts. However, not including the Commerce Circle properties would result in a smaller impact on taxing districts each year because less tax revenue would be generated.
 - If the district was languishing for decades to get enough revenue to do the projects, the long term impacts to the taxing districts could be just as bad, or worse, than bringing in the Commerce properties up front and having a little bigger reduction in the taxes received early on and per year, but it would accelerate the development occurring and close the district sooner so that all those funds would go back to the taxing districts.
 - TVF&R, which has been very engaged in statewide conversations on urban renewal and its impacts on taxing districts, was a big proponent of urban renewal areas that bring in enough money to get the projects done quickly and then close down, rather than a district that would limp along year after year.
- Coffee Creek 2, the area on the west side of Grahams Ferry Rd, was not proposed for inclusion in the Coffee Creek Urban Renewal Area, primarily because the larger property owners have indicated they were not interested in redeveloping their properties in the next 10 to 15 years, but want to continue operating their existing businesses. Therefore, Coffee Creek 2 would not benefit the urban renewal area. If the property owners start seeing development occur, they might change their minds.
 - While tight on the acreage percentage, excluding Coffee Creek 2 was not driven completely by acreage issue. Businesses in Coffee Creek 2, included Kodiak, a paving company, hardscape company, and school district bus storage.
- The Coffee Creek Urban Renewal Area was in the Sherwood School District. The school district was not represented on the Task Force, which was formed to consider a citywide urban renewal plan, but the school district's finance director and superintendent were interviewed; neither had much experience with urban renewal or was involved much with Wilsonville. If the City proceeded with the Coffee Creek Urban Renewal District, the City would need to consult and confer with all the affected taxing districts, including the Sherwood School District.
- The title for the ballot measure stated something like, "Should an urban renewal district be created to fund Coffee Creek infrastructure?" Urban renewal was in the title, however, and this would be an advisory vote.
- Fiber conduit was listed on the Coffee Creek Project List with a zero cost amount because no solid cost estimates were available and the conduit would be installed as part of the road projects. The cost for the

actual conduit would be minimal when installed at the same time as the water, sewer, and road projects. The City wanted to ensure fiber conduit was in the plan, so it could be added as necessary and the roads would not have to be torn up later.

- The City's Information Technology (IT) Department was undertaking a citywide IT Strategy. The City had done some direct fiber projects in the last couple years and extending that into Coffee Creek was being considered, but from more of a high level perspective, so a lot of details were still to be determined.
- There was no better way to increase the job number per acre than fiber, so it was included on the project list to ensure the conduit was a priority in the area.
- No precedent really existed of other urban renewal areas in Oregon that actually paid for fiber with urban renewal dollars, but that might be because most plans were adopted 10 or 20 years ago when fiber was not even on project lists. Paying for that type of infrastructure with urban renewal dollars was a good idea.
- Administrative fees were assumed to be a certain percentage of the total project costs over the long-term life of the district, while financing fees were only estimated to be a small percentage of the bonds being issued, which explained the significant differences in costs. In this case, most of the financing for Coffee Creek was assumed to be either loans from the State or bank loans because current urban renewal areas have had a successful recent run of getting bank loans rather than doing expensive municipal bonds with underwriters, a bond council, and others involved.
 - The administrative fees also included the project management for all the different infrastructure projects.
- There had been no discussion yet about an urban renewal district in Basalt Creek, and it was not contemplated in the strategy because its development was so far out on the horizon. The Coffee Creek Urban Renewal District would likely benefit Basalt Creek due to the infrastructure being extended north, so it would be closer to serve the area. The Day Rd improvements would certainly benefit Basalt Creek.
 - The maximum indebtedness issue created conflicts in bundling projects like Coffee Creek and Basalt Creek. A substantial amendment could be proposed later to increase the maximum indebtedness and increase the size of the district, but that magnitude of increase would require concurrence, meaning the City Council ultimately made the decision. Such changes would also require formal input from all the affected taxing districts, indicating whether they support or oppose the change.
- With Coffee Creek, establishing the initial urban renewal plan would require concurrence. The latest change in the law required that the maximum amount of the maximum indebtedness be based on the assessed value of the property in the new urban renewal area. Because Coffee Creek was a small urban renewal area with a small amount of assessed value, it was only allowed to have the bare minimum maximum indebtedness number in the statute, which was \$50 million.
 - The maximum indebtedness number before the voters was \$67 million, and to have a maximum indebtedness of that size, the City would be required to get concurrence from the other taxing districts. City Council would not be able to implement the Coffee Creek district on its own, but would have to get approval from the other taxing districts.
- There was a risk to building infrastructure ahead of knowing what businesses would be in Coffee Creek. The Task Force assumed the State would not loan money, nor would the City borrow money, on spec. A developer would have to be at the table with a specific development plan and be willing to sign a development agreement that the project would be built. The problem was it would take a year or two to complete construction and then a year or two after that before taxes actually started being paid. The City and State could enter an agreement where they had a lot of certainty, but some lag time would exist waiting for revenue to come in; however, a traditional lender, like a bank, would be less interested in loaning the City money in that situation.
 - The City discussed a program with ODOT that did not require payments until completion of construction, which would help shorten the gap. The City could borrow money up front for a major road project, for example, that was planned concurrently with development.

- ODOT was also open to things like interest only payments, and with the inclusion of Commerce Circle, some tax revenue would be generated that might be enough to cover interest only payments in the early years.
- Creating an urban renewal plan was a lengthy process, but the more difficult piece was negotiating with developers, the City, and State to determine how to finance the first piece of infrastructure. It would be a couple of years before those negotiations got figured out, but the City's attorneys were good at crafting those agreements, even to the point of having developers advance the infrastructure and the urban renewal district repay the developer once the increments being generated, which had been done in the past.
- Development was needed in Coffee Creek to create jobs. If voters wanted more jobs in the region and employment lands for businesses to grow and expand, then a public sector investment was needed in Coffee Creek's infrastructure.
 - Development in Coffee Creek was good for Wilsonville because it would ultimately help the City's revenue in terms of assessed value, because at some point, as development occurred, the area would be annexed and the urban renewal district would be closed, so that revenue would come back to support Wilsonville, its school districts, fire services and other taxing districts.
 - Development would also create living wage jobs for Wilsonville's citizens and attract more people for those jobs.
- The Coffee Creek Urban Renewal Area was in the Sherwood School District because the City did a swap so Villebois could be in the West Linn-Wilsonville School District. The City knew it would not have residential development in north Wilsonville, where Coffee Creek and Argyle Square were located, and it wanted to keep students who lived in Wilsonville at Wilsonville schools.
- Tax dollars going to urban renewal today were not available to fund police services, but with the substantial amendment, the revenue sharing formula would kick in on the West Side, so within the next year or two, it was estimated that the \$5 million threshold would be reached and then all taxes collected above the \$5 million would go to the other taxing districts.
 - The original assessed value of the West Side Plan was \$16 million and now, it was \$382 million, so once the urban renewal area was closed, hopefully the long-term future benefits would make up for the short term budget suffering. Of the \$5 million, about one third would go to the City, and of that approximate \$1.5 million, a sizable amount would most likely go to police services.

Commissioner Hurley:

- Understood, but as a professional he knew what was happening in that area and it was not something that could wait, even for another year.
 - Ms. Retherford added she had many such discussions with TVF&R Chief Duyck, which was why TVF&R was very supportive of using urban renewal in places like Coffee Creek for industrial development, but not in residential areas because of the increased service demands.
- Noted TVF&R had the benefit of asking for other bond measures to spread throughout their district. Police services could not, and there were not many other services the City of Wilsonville provided at that level. Street maintenance, for example, would not need to be done until 2020 or 2025 when the West Side Plan finally closed, and the City started getting that money.
 - Ms. Retherford noted that in recognition of such issues, City Council decided about ten years ago to start collecting only the \$4 million on the Year 2000 Plan area, just enough to pay off the debt and share the excess revenue before it was required.
 - Mr. Popenuk noted the West Side Plan was adopted years ago and the remaining projects were those the City was legally obligated to provide. As part of this Urban Renewal Strategic Plan, in large part because of opinions of people like Chief Duyck, it was pretty clear that going forward, the City was looking for urban renewal on targeted strategic investment, particularly for employment generating uses, not residential, and in a way that allowed the City to close the urban renewal areas sooner.
- Agreed things had changed for the better in urban renewal and TIF in the last 10 or 15 years, but there was a bad legacy from the 1990's.

- Ms. Retherford stated that if the City did not increase the maximum indebtedness and close the West Side Plan sooner, the City was still required to finish the projects, which would require General Fund revenue that would take away from services like police.

VII. OTHER BUSINESS

A. 2015 Planning Commission Work Program

Chris Neamtzu, Planning Director, noted the Commissioners were invited to participate in the New Partners for Smart Growth Conference in Portland next February. He would email the Commissioners, as well as the Development Review Board members, about attending the conference. The City would pay the registration fee and he encouraged everyone to participate. He confirmed that with no accommodations or travel involved, the City could accommodate more people participating in the conference.

- As part of the Conference, he would be leading a bus tour, driving around the community with 55 national, and perhaps, international participants, looking at Villebois and some of the City's transportation projects. Unfortunately, the four-hour tour fell on Valentine's Day morning, which was a Sunday, but it was neat opportunity for Wilsonville.

He and Ms. Retherford led a couple presentations and tours for a number of people from the Clackamas County Business Alliance, including Port of Portland Staff and the Westside Economic Alliance. The first day, about 35 people attended, including people from the governor's office and various senators' offices who wanted to learn about the City's economic development efforts. City Staff discussed the Coffee Creek area and the City's success in urban renewal. The Form-Based Code was a significant part of those presentations, but he wanted to get the Code adopted before talking about it in conference venues.

Commission Levit noted the minutes should be corrected to reflect that he was absent from the September meeting.

VIII. ADJOURNMENT

Vice Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 7:46 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant - Planning