



PLANNING COMMISSION
WEDNESDAY, JULY 14, 2021

II. LEGISLATIVE HEARING

A. WIN Program Urban Renewal Plan (Vance) (45 Minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: July 14, 2021		Subject: Conformance of the Twist Bioscience Wilsonville Investment Now (WIN) Zone with the Comprehensive Plan	
		Staff Member: Jordan Vance, Economic Development Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: 7/14/21 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments:	
Staff Recommendation: Staff recommends that the Planning Commission recommend to the Wilsonville City Council that the Twist Bioscience WIN Zone is in conformance with the applicable goals and policies of the City of Wilsonville Comprehensive Plan.			
Recommended Language for Motion: I move to approve Resolution No. LP21-0001.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s) 2012 City Council-adopted Economic Development Strategy	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION: The Wilsonville Planning Commission is being asked to pass a resolution making a recommendation to the City Council regarding the Council’s consideration and adoption of the proposed Twist Bioscience WIN Zone, a single-site urban renewal district. The reason for urban renewal is to provide an economic development tax rebate to a qualifying business consistent with the WIN Administrative Rules which were adopted with Resolution No. 2856.

EXECUTIVE SUMMARY: The focus of the Planning Commission’s review is the conformance of the Twist Bioscience WIN Zone with the Wilsonville Comprehensive Plan. This action does not require a public hearing however, one is being conducted to allow the Commission to gather any community input that there may be on the matter. The Planning Commission is not being asked to approve the WIN Plan, but rather only make a recommendation to the Wilsonville City Council on the conformance issue.

There are no explicit review criteria for a Planning Commission in reviewing an urban renewal plan. The Oregon Revised Statute (ORS) ORS 457.085(4) states that “*An urban renewal plan and accompanying report shall be forwarded to the Planning Commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095*”. The generally accepted practice is for the Planning Commission to pass a motion on the relationship of the Plan to the applicable Goals and Objectives of the City of Wilsonville Comprehensive Plan.

On October 19, 2020 the Wilsonville City Council adopted administrative rules for the Wilsonville Investment Now (WIN) Program, a new local economic development program that seeks to incentivize businesses to operate in Wilsonville by providing site-specific urban renewal tax rebates for qualifying development projects outside of the City’s existing urban renewal areas. The WIN program is a modification to the previous TIF Zone program and was designed in coordination with the Urban Renewal Task Force, comprised of public and private partners including taxing districts, residents, property owners, developers and the Chamber of Commerce. The group provided unanimous support of the initiative and is responsible for suggesting criteria that reward local operators and demonstrate the City’s commitment to diversity, equity and inclusion. Staff provided a briefing to Planning Commission in November, 2020 on the program.

On February 16, 2021, staff received a qualifying WIN application from Twist Bioscience Corporation—a California-based DNA synthesis firm—committing to \$70 million in capital investment, including tenant improvements and equipment, and the creation of 200 new jobs in Wilsonville within the first year of operation. The firm plans to expand into a 190,519 square-foot leased space at ParkWorks Industry Center (formerly called Parkway Woods) at 26600 SW Parkway Avenue, helping to double Twist Bioscience’s manufacturing capacity, increase speed of production, and enable enhanced product offerings in the synthetic biology and biopharma market. Due to the high-investment and job numbers of the project, their WIN application received a total score of 220 points, qualifying the applicant for a 7-year rebate, estimated to be worth approximately \$597,800 in the initial rebate year. The estimated rebate amount is based on projected tax increment finance (TIF) revenue generated by Developer’s \$70 million capital investment in the WIN Zone. The actual amount of reimbursement is limited to the amount of

tax increment finance (TIF) revenue received by the Agency for the proposed WIN Zone, established on behalf of the qualified business, minus 10% City administrative costs.

On June 7th, 2021, the Wilsonville Urban Renewal Agency took the first step to create the City's first WIN Zone by approving URA Resolution No. 315, a Development Agreement stipulating the conditions that Twist Bioscience Corporation must achieve to receive WIN Program benefits in future years, and stipulating the City's obligations to provide property tax reimbursement payments to Twist Bioscience Corporation. On June 21st, 2021, the Wilsonville Urban Renewal Agency authorized implementation of the site-specific urban renewal district via Resolution No. 318.

The proposed maximum indebtedness, the limit on the amount of funds that may be spent on administration, projects and programs in the Twist Bioscience WIN Zone is \$6,230,000. The plan contains 4.4 acres and is estimated to last 7 years, resulting in 7 years of tax increment collections. The Plan would be administered by City staff and the Wilsonville Urban Renewal Agency. Findings that accompany the Planning Commission's action are attached as **Attachment A**.

EXPECTED RESULTS: Strengthened local economy from successful recruitment of large biotech firm to Wilsonville that intends to invest \$70M in capital improvements and create 200 new jobs within the first year of operation. Implementation of City's first WIN Zone (i.e. single-site urban renewal area) within just 7 months of adoption of Resolution No. 2856 WIN Administrative Rules.

TIMELINE: City Council adoption by August 16, 2021.

- ✓ July 14: **Planning Commission** review of Twist Bioscience WIN Zone Plan to ensure conformance to the applicable sections of the Wilsonville Comprehensive Plan.
- ✓ June 24 – August 8: transmittal to all **taxing districts** with required 45-day comment period prior to City Council vote on non-emergency ordinance.
- ✓ August 16: Public hearing and **City Council** vote on non-emergency ordinance in conformance with ORS 457.095(1) Approval of plan by ordinance. Public notice of the hearing will be posted prior.

CURRENT YEAR BUDGET IMPACTS:

The scope of work for the consultant team to assist in implementation of the WIN Zone has an estimated budget of \$20,000 from Community Development Administration professional services.

COMMUNITY INVOLVEMENT PROCESS: WIN program incorporates feedback from the Wilsonville City Council and residents, taxing districts, state economic development groups, private sector, and public and private-sector participants in the Urban Renewal Task Force. Public hearings before the Planning Commission and City Council will afford additional opportunities for citizen input.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Strengthened local economy, more high-wage jobs and high-value development and tenant improvements to Wilsonville resulting in an increased tax base for the City.

ATTACHMENTS:

- A. Findings in Support of Adoption of the Twist Bioscience WIN Zone
- B. Resolution No. LP21-0001 – Recommendation to Adopt the Twist Bioscience WIN Zone

July 14, 2021

Attachment A: Findings in Support of Adoption of the Twist Bioscience WIN Zone

A. *City of Wilsonville Comprehensive Plan*

Citizen Involvement

GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

Response: The Plan conforms to these sections of the Comprehensive Plan through the following series of opportunities for input. The Urban Renewal Task Force comprised of brokers and developers, business and property owners, taxing districts, residents, and community and business advocacy groups was convened to review the proposal and provide input to the City Council. Their collective comments were supportive of establishing this economic development tool.

The item was also reviewed in two City Council meetings, one a briefing on the program and one to review the proposed Administrative Rules. As well, the WIN Area will go through the standard public review and hearing process for any area being funded by tax increment finance dollars including a Wilsonville Urban Renewal Agency meeting, Planning Commission public hearing for review of the WIN Plan’s conformance to the Wilsonville Comprehensive Plan and Wilsonville City Council public hearing adopting the Plan and Report which will be noticed to citizens and posted in three locations in the community. Additionally, the City provided all of the established taxing districts 45 day notice of intent to adopt, providing additional opportunity for comment and/or a project briefing.

At the time of preparing this report, Staff had not received any specific comments on the WIN zone proposal. These criterion are satisfied.

Industrial Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land uses.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a Develop an attractive and economically sound community.

Implementation Measure 4.1.3.b Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth and a broad tax base.

Response: The formation of the WIN Zone conforms to the Wilsonville Comprehensive Plan’s Industrial Development Goal 4.1 and Policies 4.1.3a and 4.1.3b as the WIN Area is an incentive tool used to attract industrial development with high-wage jobs and high-quality development, both supporting an attractive and economically sound community. These criterion are met.

Implementation Measure 4.1.3.c Favor capital intensive, rather than labor intensive, industries within the City.”

Response: This WIN Zone conforms to Implementation Measure 4.1.3.c by promoting capital investment in the WIN Zone. Twist’s commitment to invest upwards of \$70M in an existing facility including tenant improvement and equipment meets this criterions intent.

Economic Development

The State’s Economic Development Goal (Goal 9) is, “To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.” Prior to adoption of this statewide goal, Wilsonville had developed the 1971 General Plan. The 1971 General Plan's goals and objectives included:

To develop an attractive and economically sound community.

Encourage commercial and industrial development to provide a balanced tax base and take advantage of the City's strategic location along I-5 and the rail line.

Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth.

Encourage only industries interested in and willing to participate in development and preservation of a high-quality environment.

Response: The formation of a WIN Zone conforms to the Wilsonville Comprehensive Plans Economic Development goals and objectives as the purposes of the WIN Zone are to increase the number of high-wage and high-quality jobs in the City of Wilsonville that enhance the livability of the area and promote diversified economic growth. The WIN Zone accomplishes this by incentivizing industrial development that meets high-wage and high-quality development targets. In addition, Sites that develop with a WIN Zone incentive will substantially increase the taxable assessed value of the property.

B. City of Wilsonville Economic Development Strategy

The City of Wilsonville Economic Development Strategy was adopted in August of 2012. It specified ten key actions; the relevant ones are:

Action 2.1 Promote reuse of vacant buildings, infill development and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

Action 6.3 Develop a program to assist existing businesses.

Response: The formation of a WIN Zone conforms to the Wilsonville Economic Development Strategy as it promotes the reuse of vacant buildings, infill development and redevelopment, has developed criteria to guide the use of incentives to attract or retain businesses and has developed a program to assist existing businesses. The Administrative Rules of the WIN program are well defined and give extra points to existing businesses. These criterion are met.

C. City of Wilsonville Code, Chapter 4, Planning and Land Development Ordinance

Response: The land uses in the WIN Zone will conform to the Planned Development Industrial Zone designation and development standards in the City of Wilsonville Code, Chapter 4, Planning and Land Development Ordinance, and are incorporated by reference herein. As the Planning and Land Development Ordinance is updated, this document will be updated by reference. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

In conclusion, the establishment of the Twist WIN zone is supportive of and consistent with the citizen involvement, economic development, industrial development and economic development standards of the City's Comprehensive Plan. Additionally, supporting documents including the Economic Development Strategy and the Planning and Land Development Ordinance are also satisfied.

**PLANNING COMMISSION
RESOLUTION NO. LP21-0001**

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING TO THE WILSONVILLE CITY COUNCIL THAT THE PROPOSED TWIST BIOSCIENCE WILSONVILLE INVESTMENT NOW (WIN) ZONE PLAN IS SUPPORTIVE OF AND IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN.

WHEREAS, on December 17, 2012, the Wilsonville City Council approved Resolution No. 2390, referring the Ballot Title “Business Incentive Program for Investment and Job Creation by Manufacturers” to the citizens of Wilsonville for an advisory vote in March of 2013; and

WHEREAS, on March 12, 2013, the citizens of Wilsonville voted to approve the economic development incentive; and

WHEREAS, on May 6, 2013, City Council approved Resolution No. 2417 authorizing staff to take necessary steps to create multiple single-property urban renewal districts to be called Tax Increment Finance (TIF) Zones; and

WHEREAS, all of the designated TIF Zones expired on November 4, 2019 without having ever been utilized, and City Council gave staff direction to pursue modifications to the program with involvement of the Urban Renewal Task Force; and

WHEREAS, the City’s Urban Renewal Task Force met on July 22, 2020 to discuss a revised approach to single-property urban renewal areas known as the Wilsonville Investment Now (WIN) Program, and provided unanimous feedback that the WIN Program is a good direction to take a tax increment finance zone program; and

WHEREAS, the modified tax increment finance zone program offers more flexible criteria to qualifying development projects located outside of the City of Wilsonville’s otherwise designated urban renewal areas. The WIN Program provides urban renewal property tax rebates to qualifying projects and aims to attract high-value investments to the Wilsonville community that strengthen the local economy by retaining and expanding local businesses, attracting new businesses, retaining and expanding high-wage jobs, and contributing to long-term growth in the property tax base through capital investment; and

WHEREAS, Wilsonville is not eligible for traditional Enterprise Zones due to maximum thresholds for unemployment and median family income, and seeks tools to position Wilsonville as competitive with other jurisdictions that offer Enterprise Zones to incent business investment; and

WHEREAS, establishment of such a zone or zones will make the City more competitive with business recruitment, expansion and retention efforts; and

WHEREAS, on October 19, 2020, City Council approved Resolution No. 2856 establishing the Wilsonville Investment Now (WIN) Program Administrative Rules; and

WHEREAS, on June 7, 2021, the Wilsonville Urban Renewal Agency approved URA Resolution No. 315, a Development Agreement stipulating the conditions that Twist Bioscience Corporation must achieve to receive WIN Program benefits in future years, and stipulating the City's obligations to provide property tax reimbursement payments to Twist Bioscience Corporation; and

WHEREAS, on June 21, 2021, the Wilsonville Urban Renewal Agency approved URA Resolution No. 318 directing staff to take necessary steps to prepare a single property urban renewal plan and report for Twist Bioscience, including but not limited to, necessary public outreach, notification and review, consulting and conferring with taxing districts about potential impacts of the Twist Bioscience WIN Zone, review with Planning Commission to ensure Comprehensive Plan conformance, and a public hearing and vote on a non-emergency ordinance by the City Council; and

WHEREAS, on July 14, 2021 the Wilsonville Planning Commission reviewed the Twist Bioscience WIN Zone for conformance with the Wilsonville Comprehensive Plan; and

WHEREAS, the Wilsonville Planning Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, THE WILSONVILLE PLANNING COMMISSION RESOLVES AS FOLLOWS:

1. Does hereby adopt Resolution LP21-0001, as presented at the July 14, 2021, public hearing, including the findings and recommendations contained therein, and does hereby recommend to the Wilsonville City Council that the proposed Twist Bioscience WIN Zone is supportive of and in conformance with the applicable provisions of the City of Wilsonville Comprehensive Plan as approved on July 14, 2021, by the Planning Commission
2. This resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 14th day of July 2021, and filed with the Planning Administrative Assistant on July 14, 2021.

Wilsonville Planning Commission

ATTEST:

Tami Bergeron, Administrative Assistant III

SUMMARY OF VOTES:

Chair Kamran Mesbah	_____
Vice-Chair Jennifer Willard	_____
Commissioner Ron Heberlein	_____
Commissioner Jerry Greenfield	_____
Commissioner Aaron Woods	_____
Commissioner Breanne Tusinski	_____
Commissioner Olive Gallagher	_____

Exhibits:

- A. Twist Bioscience WIN Zone Plan
- B. Twist Bioscience WIN Zone Report

The Twist Bioscience WIN Zone Plan

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Adopted by the City of Wilsonville

Date

Ordinance No.____

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

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LIST OF PARTICIPANTS

Mayor

Julie Fitzgerald

City Council

Kristin Akervall (President)

Charlotte Lehan

Joann Linville

Ben West

Wilsonville Urban Renewal Agency

Julie Fitzgerald (Board Chair)

Kristin Akervall (President)

Charlotte Lehan

Joann Linville

Ben West

Planning Commission

Kamran Mesbah, Chair

Ron Heberlein

Jerry Greenfield

Olive Gallagher

Breanne Tusinski

Jennifer Willard, Vice Chair

Aaron Woods

City Manager

Bryan Cosgrove

Community Development Director

Chris Neamtzu

Finance Director

Cathy Rodocker

City Attorney

Barbara Jacobson

Economic Development Manager

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Elaine Howard Consulting, LLC

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Nick Popenuk

Ali Danko

Rob Wyman

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I. DEFINITIONS

“Agency” is the City of Wilsonville Urban Renewal Agency created under ORS 457.035 and 457.045.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting a WIN Area plan.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the Wilsonville City Council.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards adopted October 2018 and updated in June 2020.

“Economic Development Strategy” means the City of Wilsonville Economic Development Strategy adopted in August 2012.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a WIN Area at the time of adoption. The county assessor certifies the assessed value after the adoption of a WIN Area plan.

“Increment”, “Tax increment”, “tax increment financing” or TIF” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in a WIN Area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum Indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal and tax increment financing.

“Plan” or “WIN Zone Plan” means the official plan for the WIN Area pursuant to ORS 457.

“Plan Area” or “WIN Zone” means a blighted area included in a WIN Area plan or an area included in a WIN Area plan under ORS 457.160.

“Planning Commission” means the Wilsonville Planning Commission.

“Project(s)” or “WIN Zone Project(s)” means any work or undertaking carried out under the Twist Bioscience WIN Zone Plan.

“Report Accompanying Twist Bioscience WIN Zone” or “Report” means the official report that accompanies the Twist Bioscience WIN Zone Plan pursuant to ORS 457.085(3).

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470 and refers to the funds that are associated with the division of taxes accomplished through the adoption of a WIN Zone plan.

“Wilsonville Investment Now Zone” or “WIN Zone” means a blighted area included in an urban renewal plan. “WIN Zone” is synonymous to “urban renewal area” for the purpose of this Plan.

“WIN Zone Plan” means a plan, as it exists or is changed or modified from time to time, as provided in ORS 457.

“Tax increment revenues” means the funds allocated by the assessor to a WIN Zone due to increases in assessed value over the frozen base within the area.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with WIN Zone.

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II. INTRODUCTION

The Twist Bioscience WIN Zone Plan (“Plan”) was developed for the Wilsonville City Council (“City Council”). Pursuant to the Wilsonville City Charter and ORS 457, this Plan will go into effect when it has been adopted by the City Council.

A. *Background and Input*

In 2013, the Wilsonville City Council approved the designation of six separate properties as individual urban renewal districts. Each of these properties was referred to as a Tax Increment Financing (“TIF”) zone. The TIF zones used the same funding mechanism and State legislative framework as standard urban renewal districts. However, rather than fund large-scale, long-term projects, the TIF zones were intended to provide property tax rebates as a development incentive for qualifying companies who invest in any of the six properties.

Ultimately, none of the development that occurred within the TIF Zones met the eligibility thresholds for the program, and the existing TIF Zones incentive program expired in November 2019. While the original TIF Zones were unsuccessful, Wilsonville City staff in tandem with the Urban Renewal Task Force identified a potential new approach to modify the program going forward. The new approach devised by city staff and the advisory committee was created to resolve the limitations of the TIF Zones. The new program is named the Wilsonville Investment Now (“WIN”) Program.

WIN Area Formation Approach. The Wilsonville City Council adopted the framework and WIN Program by Resolution No. 2856 on October 19, 2020. The WIN Program is separate from any individual WIN Area. Individual WIN Areas will be adopted when a developer has submitted a qualifying application for a specific site and after going through the required process of adopting an urban renewal area as established in ORS 457.

The WIN Program is posed to provide the City with a more effective and attractive incentive program to attract new businesses that provide a wider range of high-value, high-wage projects to Wilsonville.

This specific WIN Plan includes input from the community received at public meetings at the Agency and hearings before the City of Wilsonville Planning Commission (“Planning Commission”), and the City Council.

Eligibility Criteria. The criteria for the WIN Program include the following, with points given for each category as defined in the Administrative Rules.

- Value of new construction on site
- Number of new employees on site
- Value of compensation of new employees on site

- Commitment to the advancement of diversity, equity, and inclusion goals
- Prioritizing the expansion of local businesses that have already invested in Wilsonville.

Tiers of Benefits. WIN calls for different levels of benefits being offered to businesses that meet different qualifying thresholds, either four years of benefits or seven years of benefits.

Citywide Eligibility. WIN will not designate specific properties up-front but allow any qualified development to utilize the program citywide. A WIN Area must not already be in an established urban renewal area.

Tax Rebate. Qualified developments will receive a tax rebate if all standards are met. This means participating businesses will pay property tax up front and on time. Participating businesses will receive a rebate for the permanent rate property taxes minus Wilsonville administrative expenses upon the time they have met the required thresholds as defined in the Administrative Rules and the Development Agreement.

Twist Bioscience. Twist Bioscience Corp (“Twist”), a California-based firm specializing in synthetic DNA, submitted a qualifying WIN application to City staff in February 2021 outlining their intention to invest \$70 million in capital investment in both tenant improvements and equipment, and to create 200 new jobs in Wilsonville within 1 year of construction. The firm will lease 190,519 square feet at ParkWorks Industry Center (formerly called Parkway Woods) at 26600 S.W. Parkway Ave. in Wilsonville, Oregon. The facility is expected to become operational in 2022. The Wilsonville expansion is expected to more than double Twist's manufacturing capacity, increase speed of production, and enable enhanced product offerings in the synthetic biology and biopharma market. Twist’s WIN application received 220 points, qualifying them for a full 7-year WIN rebate. Twist and the City of Wilsonville executed a WIN Development Agreement in June 2021, stipulating the conditions that Twist must achieve to receive WIN Program benefits in future years and the City’s obligations to provide property tax reimbursement payments to Twist.

The Twist Bioscience WIN Plan Area (“Plan Area”), shown in Figure 1, consists of approximately 4.4 total acres.

The Plan is estimated to last 7 years, resulting in 7 years of tax increment collections.

The Plan is to be administered by the Wilsonville Urban Renewal Agency. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII of this Plan. All amendments to the Plan are to be listed numerically on the inside cover of the front page of the Plan and then incorporated into the Plan, document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address ORS 457.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XI
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII

B. WIN Areas Overview

The WIN Program is the name for this tool to be used in Wilsonville. This type of tool is authorized through ORS 457 and allows for the use of tax increment financing, a financing source that is unique to WIN Areas (also called urban renewal areas), to fund projects within a specific boundary. Tax increment revenues (the amount of property taxes generated by the increase in total assessed values in the WIN Area from the time the area is first established are used to repay borrowed funds or contractual obligations. The borrowed funds and contractual obligations cannot exceed the maximum indebtedness amount set by the WIN Area plan. The Twist Bioscience WIN Zone will be funded using tax increment financing.

The WIN Zone meets the definition of blight due to the underdeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report Accompanying the Twist Bioscience WIN Zone “Report”).

The Report contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the plan, including fiscal impact in light of increased services;
- Reasons for selection of the area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the area, and the anticipated year in which the debt will be retired;
- A financial analysis of the plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and,
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum Indebtedness ("MI") is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$6,293,000 (Six Million Two Hundred and Ninety-Three Thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on debt proceeds.

IV. PLAN GOALS

The goal of the Plan represents its basic intent and purpose. Accompanying the goal is an objective, which describes how the Agency intends to meet the goal. The WIN Area projects identified in Sections V and VI of the Plan are the specific means of meeting the objective. The goal and objective will be pursued as economically as is feasible and at the discretion of the Agency.

A. *Developer Incentives*

1. To increase the number of high-wage jobs in the City of Wilsonville.

Objectives:

Provide financial incentives for the development of sites which provide high-wage jobs.

2. To increase the assessed value of vacant and underutilized sites which are not currently at their highest and best value thereby increasing taxable assessed value for all taxing districts.

Objectives:

Provide financial incentives in the City of Wilsonville which will provide incentives for high-value development.

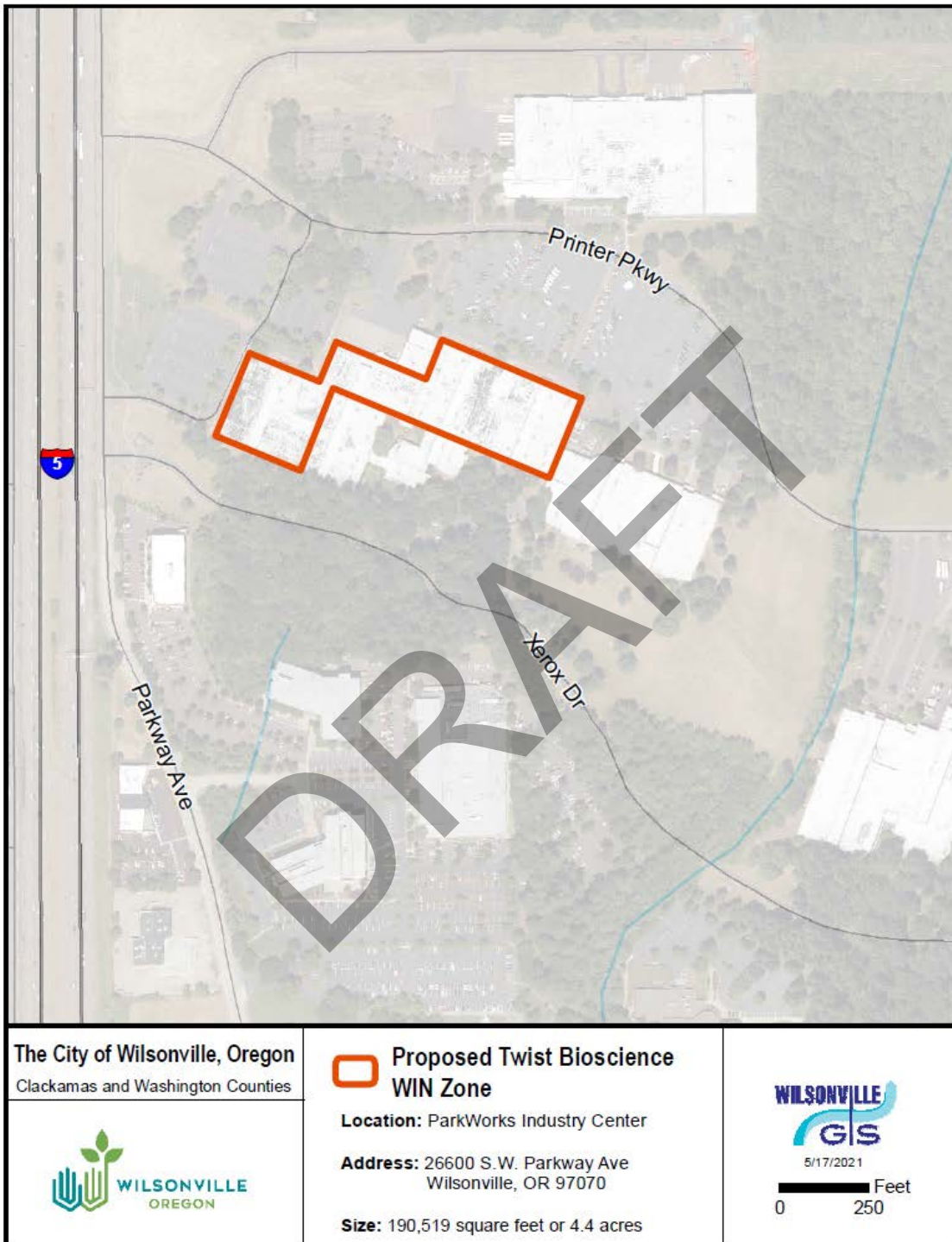
B. *Administration*

1. To provide administrative support for the creation of the WIN Area and implementation of the Plan.

Objectives:

Provide resources to prepare and implement the Plan.

Figure 1 – Twist Bioscience WIN Zone Boundary



Source: City of Wilsonville

V. WIN AREA PROJECT CATEGORIES

The projects within the Plan Area fall into the following categories:

A. *Developer Incentives*

B. *Administration*

VI. WIN AREA PROJECTS

WIN Area projects authorized by the Plan are described below.

A. *Developer Incentives*

The Agency may provide incentives to the qualifying applicants to improve the property in the manner described in the WIN Zone incentive applications and Administrative Rules. This will be completed through a development agreement with the developer that stipulates the amount and timing of the development and the amount and timing of the incentive. These incentives will be a 100% rebate of property tax revenue increment, less the costs to the City of preparing the Plan and administering the program, from the WIN Zone for a duration of seven years as established in the development agreement.

B. *Administration*

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation and annual reports pursuant to ORS 457.460.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

- (1) Add land to the WIN Zone except for an addition of land that totals not more than 1% of the existing area of the WIN Zone; or
- (2) Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan (“Comprehensive Plan”) and/or Wilsonville Development Code that affect the Plan and/or the Plan Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. When a substantial amendment is completed, the Relationship to Local Objectives section will be updated.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan does not anticipate property acquisition and disposition as an eligible activity.

IX. RELOCATION METHODS

As acquisition is not an eligible activity, relocation is not a part of this Plan.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt. In this Plan, the debt is a contractual obligation to provide developer incentives and agreement to reimburse the Agency for preparation of and administration of the Plan.

Tax increment revenues equal the annual permanent rate property taxes imposed on the cumulative *increase* in assessed value within a WIN Zone over the total assessed value at the time a WIN Zone plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies are not part of the tax increment revenues.)

A. General Description of the Proposed Financing Methods

The Plan will be financed using tax increment revenues. Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) developer incentives (2) planning or undertaking project activities, or (3) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan.

B. Tax Increment Financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Plan Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

XI. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the City of Wilsonville Comprehensive Plan, Wilsonville Strategic Plan and the City of Wilsonville Code, Chapter 4 Planning and Land Development Ordinance.

The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the plans relate to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

The zoning designation is Planned Development Industrial (PDI) Zone and the Comprehensive Plan designation for the area is Industrial. Density requirements and development standards for all land in the Plan Area are contained in the City of Wilsonville Code, Chapter 4 Planning and Land Development Ordinance shown in Section C below.

A. *City of Wilsonville Comprehensive Plan*

Citizen Involvement

GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.

The Plan conforms to this section of the Comprehensive Plan as the development of high-wage jobs and high-value development will help facilitate access to any new industrial development within the Area, providing access to industrial lands and new employment opportunities in the Area.

The WIN concept was recommended to City Council and the Urban Renewal Task Force comprised of brokers and developers, business and property owners, taxing districts, residents, and community and business advocacy groups. It was also reviewed in two City Council meetings, one a briefing on the program and one to review the proposed Administrative Rules.

As well, the WIN Area will go through the standard public review process for any area being funded by tax increment finance dollars including Wilsonville Urban Renewal Agency meeting, Planning Commission meeting for review of the WIN Plan's conformance to the Wilsonville Comprehensive Plan and Wilsonville City Council hearing noticed to citizens of Wilsonville.

Industrial Development

Goal 4.1 To have an attractive functional, economically vibrant community with a balance of different types of land uses.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a Develop an attractive and economically sound community.

Implementation Measure 4.1.3.b Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth and a broad tax base.

The formation of the WIN Zone conforms to the Wilsonville Comprehensive Plan's Industrial Development Goal 4.1 and Policies 4.1.3a and 4.1.3b as the WIN Area is an incentive tool used to attract industrial development with high-wage jobs and high-quality development, both supporting an attractive and economically sound community.

Implementation Measure 4.1.3.c Favor capital intensive, rather than labor intensive, industries within the City."

This WIN Zone conforms to Implementation Measure 4.1.3.c by promoting capital investment in the WIN Zone.

Economic Development

The Wilsonville 1971 General Plan's goals and objectives included:

To develop an attractive and economically sound community.

Encourage commercial and industrial development to provide a balanced tax base and take advantage of the City's strategic location along I-5 and the rail line.

Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth.

Encourage only industries interested in and willing to participate in development and preservation of a high-quality environment.

The formation of a WIN Zone conforms to the Wilsonville Comprehensive Plans Economic Development goals and objectives as the purposes of the WIN Zone are to increase the number of high-wage and high-quality jobs in the City of Wilsonville that enhance the livability of the area and promote diversified economic growth. The WIN Zone accomplishes this by incentivizing industrial development that meets high-wage and high-quality development targets. In addition, Sites that develop with a WIN Zone incentive will substantially increase the taxable assessed value of the property.

B. City of Wilsonville Economic Development Strategy

The City of Wilsonville Economic Development Strategy was adopted in August of 2012. It specified ten key actions; the relevant ones are:

Action 2.1 Promote reuse of vacant buildings, infill development and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

Action 6.3 Develop a program to assist existing businesses.

The formation of a WIN Zone conforms to the Wilsonville Economic Development Strategy as it promotes the reuse of vacant buildings, infill development and redevelopment, has developed criteria to guide the use of incentives to attract or retain businesses and has developed a program to assist existing businesses. The Administrative Rules of the WIN program are well defined and give extra points to existing businesses.

C. City of Wilsonville Code, Chapter 4, Planning and Land Development Ordinance

The land uses in the WIN Zone will conform to the Planned Development Industrial Zone designation and development standards in the City of Wilsonville Code, Chapter 4, Planning and Land Development Ordinance, and are incorporated by reference herein.

As the Planning and Land Development Ordinance is updated, this document will be updated by reference. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

Zoning Districts:

Section 4.135. PDI- Planned Development Industrial Zone

- (.01) Purpose: The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.

XII. ANNUAL REPORT

The Agency shall file Annual Reports in compliance with ORS 457.460.

XIII. LEGAL DESCRIPTION

AKS ENGINEERING & FORESTRY	AKS ENGINEERING & FORESTRY, LLC 12965 SW Herman Road, Suite 100, Tualatin, OR 97062 P: (503) 563-6151 www.aks-eng.com	AKS Job #6850-04
	OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA	

EXHIBIT A

Urban Renewal Area Description

A portion of Parcel 3 of Partition Plat 2018-109, Clackamas County Plat Records, located in the Northeast One-Quarter of Section 11 and the Northwest One-Quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the most northerly corner of Parcel 1 of Partition Plat 2005-022, Clackamas County Plat Records, said point bears South 21°55'37" East 1155 feet, more or less, from the east One-Quarter corner of said Section 11; thence North 17°07'34" West 1148 feet, more or less, to a building corner which bears North 75°03'37" East 97 feet, more or less, from said east One-Quarter corner, and the Point of Beginning; thence along a building the following ten (10) courses: North 65°35'04" West 660 feet, more or less, South 24°24'56" West 240 feet, more or less, North 65°35'04" West 240 feet, more or less, North 24°24'56" East 240 feet, more or less, South 65°35'04" East 212.5 feet, more or less, North 24°24'56" East 120 feet, more or less, South 65°35'04" East 267.5 feet, more or less, North 24°24'56" East 120 feet, more or less, South 65°35'04" East 420 feet, more or less, South 24°24'56" West 240 feet, more or less, to the Point of Beginning.

The above described tract of land contains 4.4 acres (190,500 square feet), more or less.

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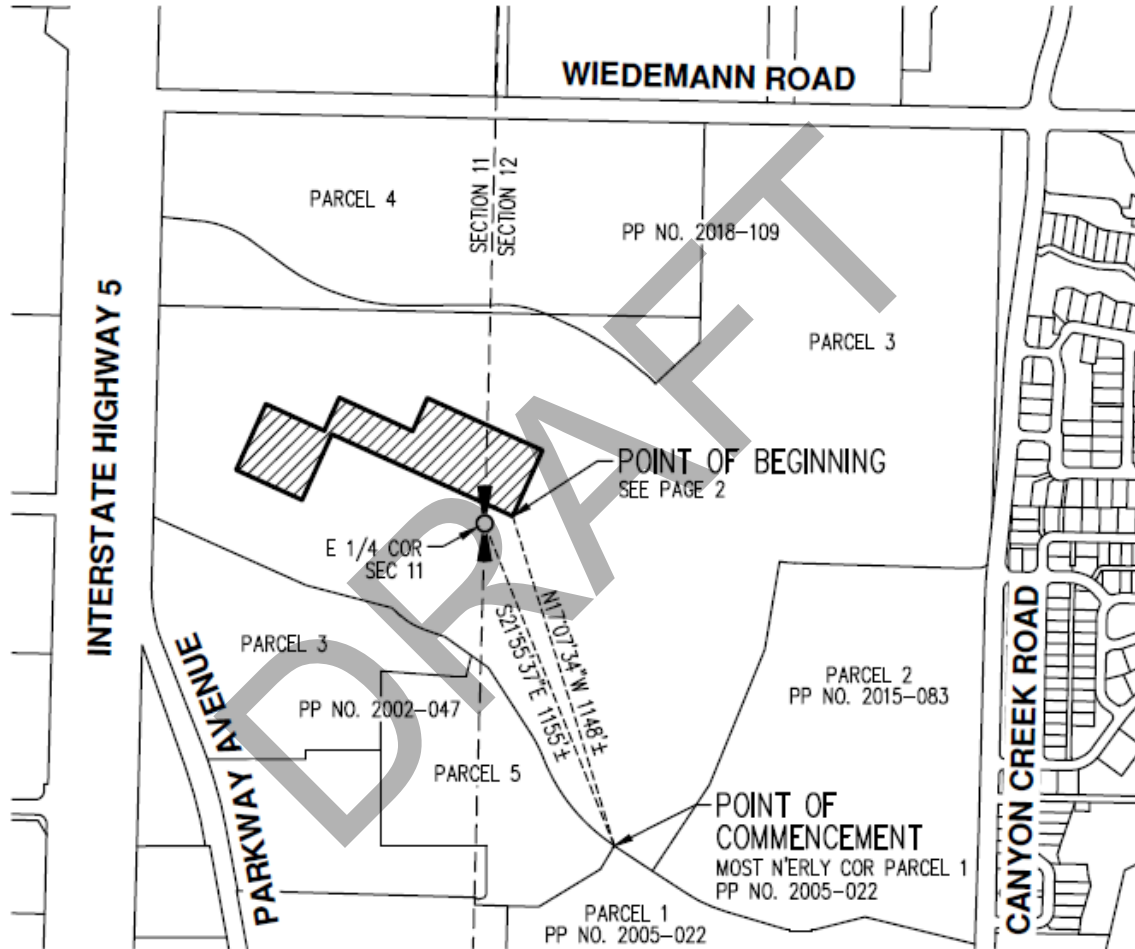
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/22

EXHIBIT B

A PORTION OF PARCEL 3 OF PARTITION PLAT 2018-109,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 11 AND,
THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



5/19/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22

PREPARED FOR

CITY OF WILSONVILLE
29799 TOWN CENTER LOOP E
WILSONVILLE, OR 97070

SCALE: 1" = 500 FEET



URBAN RENEWAL AREA MAP

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



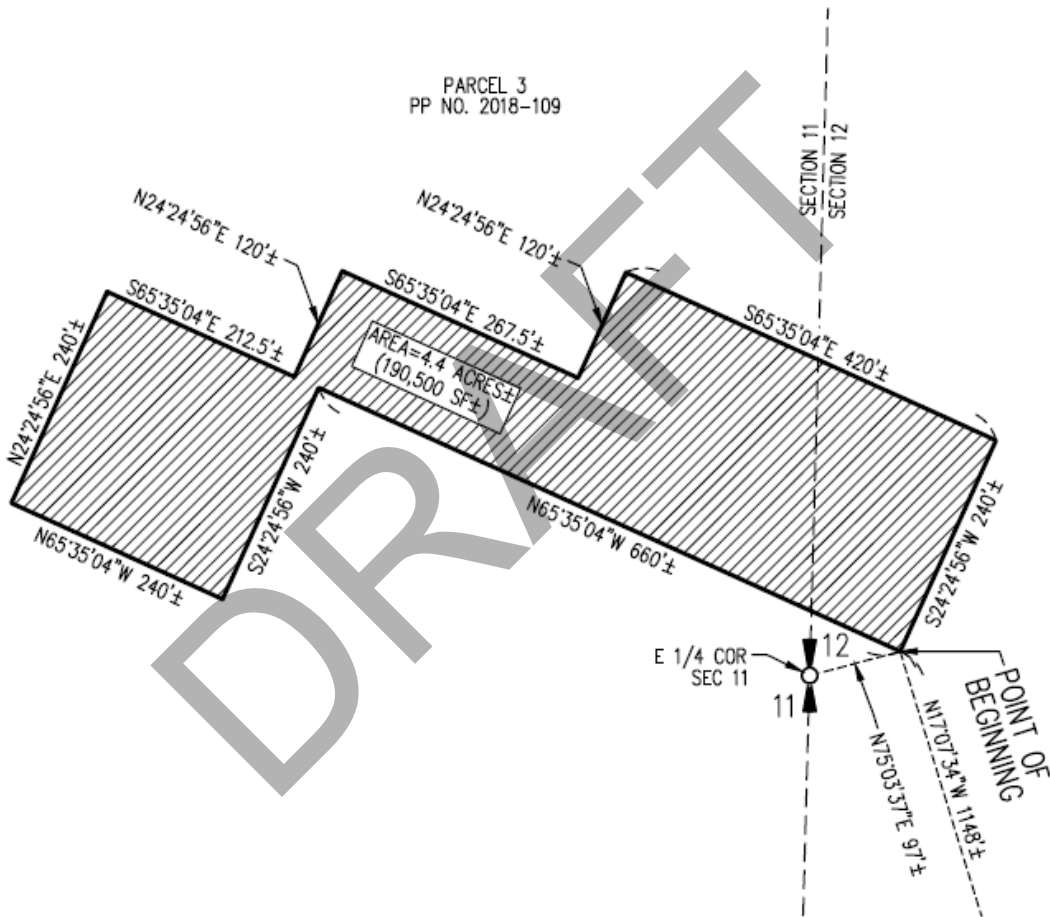
EXHIBIT
B

DRWN: WCB
CHKD: NSW
AKS JOB:
6850-04

UWC: 6850-04 20210519 EXB | EXB1

EXHIBIT B

A PORTION OF PARCEL 3 OF PARTITION PLAT 2018-109,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 11 AND,
THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



5/19/2021

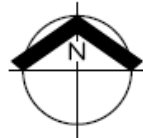
REGISTERED
PROFESSIONAL
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Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
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RENEWS: 6/30/22

PREPARED FOR

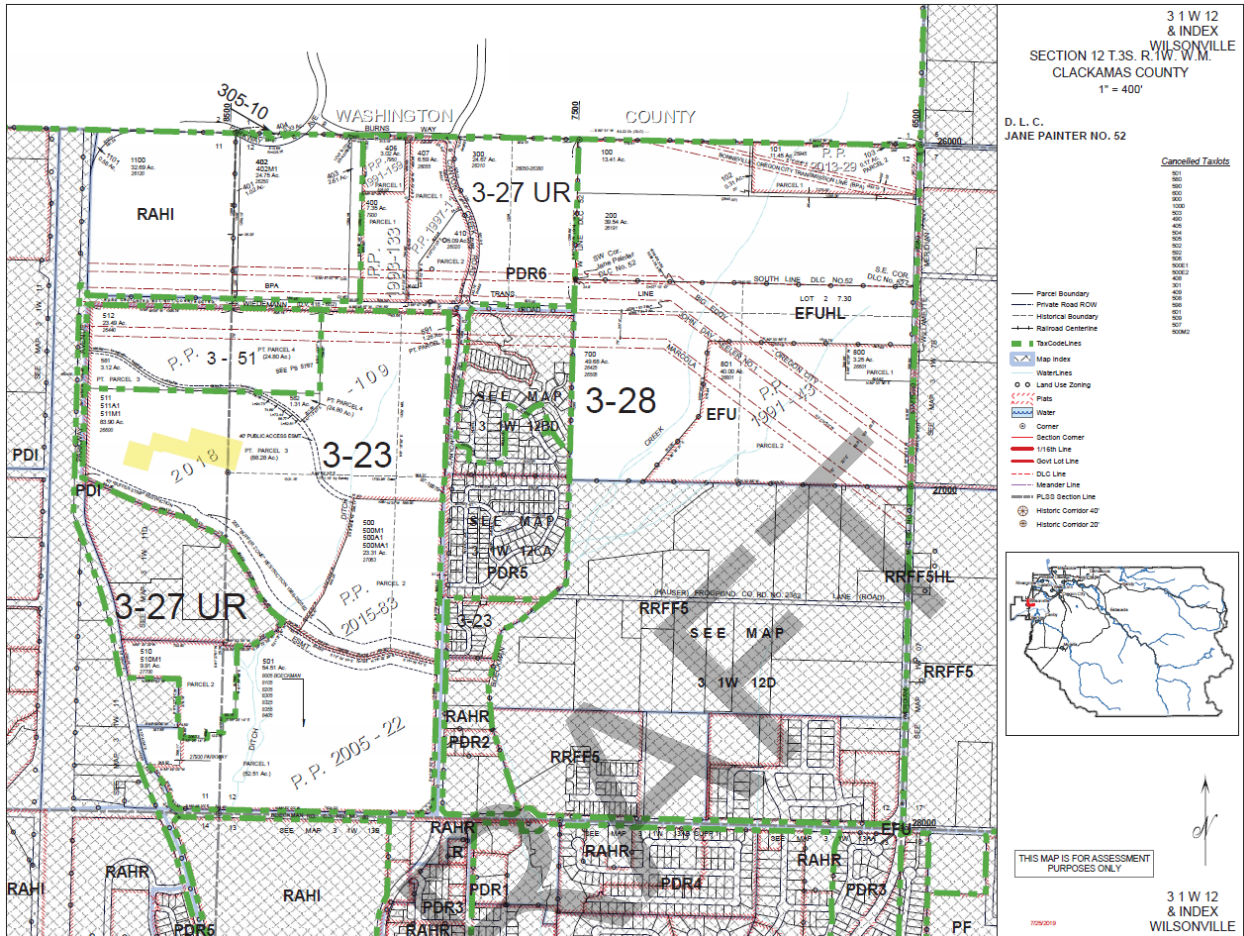
CITY OF WILSONVILLE
29799 TOWN CENTER LOOP E
WILSONVILLE, OR 97070

SCALE: 1" = 150 FEET



URBAN RENEWAL AREA MAP		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: WCB CHKD: NSW AKS JOB: 6850-04

DWG: 6850-04 20210519 EXB | EXB2



DRAFT

The Report on Twist Bioscience WIN Zone Plan

DRAFT

Report on Twist Bioscience WIN Zone Plan Adopted by the City of Wilsonville

Date

Ordinance No.____

LIST OF PARTICIPANTS

Mayor

Julie Fitzgerald

City Council

Kristin Akervall (President)

Charlotte Lehan

Joann Linville

Ben West

Wilsonville Urban Renewal Agency

Julie Fitzgerald (Board Chair)

Kristin Akervall (President)

Charlotte Lehan

Joann Linville

Ben West

Planning Commission

Kamran Mesbah, Chair

Ronald Heberlein

Jerry Greenfield

Olive Gallagher

Breanne Tusinski

Jennifer Willard, Vice Chair

Aaron Woods

City Manager

Bryan Cosgrove

Community Development Director

Chris Neamtzu

Finance Director

Cathy Rodocker

City Attorney

Barbara Jacobson

Economic Development Manager

Jordan Vance

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk

Ali Danko

Rob Wyman

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I. DEFINITIONS`

“Agency” is the City of Wilsonville Urban Renewal Agency created under ORS 457.035 and 457.045.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting a WIN Zone plan.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the Wilsonville City Council.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards adopted October 2018 and updated in June 2020.

“Economic Development Strategy” means the City of Wilsonville Economic Development Strategy adopted in August 2012.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a WIN Area at the time of adoption. The county assessor certifies the assessed value after the adoption of a WIN Area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in a WIN Area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum Indebtedness” means the maximum principal amount of indebtedness that may be incurred by a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal and tax increment financing.

“Plan” or “WIN Zone plan” means the official plan for the WIN Zone pursuant to ORS 457.

“Plan Area” or “WIN Zone” means a blighted area included in a WIN Zone plan under ORS 457.160.

“Planning Commission” means the Wilsonville Planning Commission.

“Project(s)” or “WIN Zone Project(s)” means any work or undertaking carried out under the Report on Twist Bioscience WIN Zone Plan.

“Report Accompanying Report on Twist Bioscience WIN Zone” or “Report” means the official report that accompanies the Report on Twist Bioscience WIN Zone Plan pursuant to ORS 457.085(3).

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470 and refers to the funds that are associated with the division of taxes accomplished through the adoption of a WIN Area plan.

“Wilsonville Investment Now Zone” or “WIN Zone” means a blighted area included in an urban renewal plan. “WIN Zone” is synonymous to “urban renewal area” for the purpose of this Plan.

“WIN Zone Plan” means a plan, as it exists or is changed or modified from time to time, as provided in ORS 457.

“Tax increment revenues” means the funds allocated by the assessor to a WIN Area due to increases in assessed value over the frozen base within the area.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with WIN Zone.

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II. INTRODUCTION

The Report on the Report on Twist Bioscience WIN Zone Plan (“Report”) contains background information and project details that pertain to the Report on Twist Bioscience WIN Area Plan (“Plan”). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Wilsonville City Council (“City Council”) as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;(ORS 457.087(1))
- Reasons for selection of the area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the Plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))and
- A relocation report. (ORS 457.087(9))

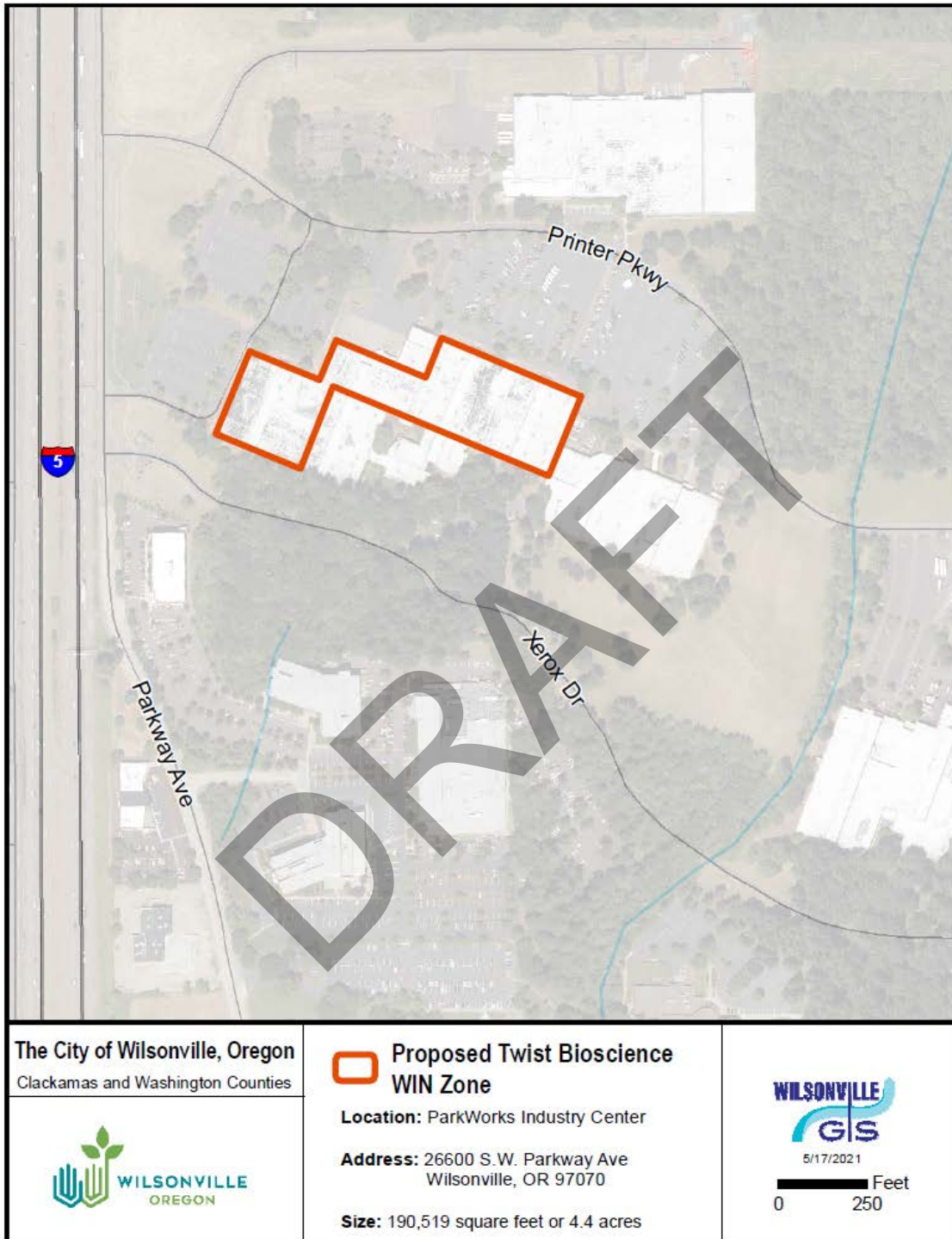
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087(1)	X
ORS 457.087(2)	XI
ORS 457.087(3)	III
ORS 457.087(4)	IV
ORS 457.087(5)	VI
ORS 457.087(6)	IV, V, VI
ORS 457.087(7)	IV, V, VI
ORS 457.087(8)	VIII
ORS 457.087(9)	XII

The Report provides guidance on how the Plan might be implemented. As the Wilsonville Urban Renewal Agency (“Agency”) reviews revenues and potential projects each year, it has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Figure 1 – Report on Twist Bioscience WIN Zone Boundary



Source: City of Wilsonville

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN WIN AREA PROJECTS AND THE EXISTING CONDITIONS IN THE WIN AREA

The projects identified for the Report on Twist Bioscience WIN Zone (“Plan Area”) are described below, including how they relate to the existing conditions in the Plan Area.

A. Developer Incentives

WIN Zone projects authorized by the Plan are described below.

The Agency may provide incentives to qualifying applicants to improve the property in the manner described in an approved WIN Program application, in conformance with applicable City Administrative Rules. Additional details will be identified in a development agreement that stipulates the amount and timing of the development and the amount and timing of the incentive. These incentives will be a rebate of property tax revenue increment, less the costs to the City of administering the program, from the WIN Zone for a duration of seven years as established in the development agreement.

Existing Conditions: The area is the site of the former Xerox campus and is now an underutilized, industrial-zoned area of Wilsonville that has had a history of partial vacancy. The area is part of an 88-acre campus which includes old or deteriorated office buildings that are being converted by the property owner to a multi-tenant light industrial campus of modern industrial/flex space. The campus is ripe for rehabilitation and redevelopment, and if it was fully utilized and converted to a higher-value use such as manufacturing, the values would increase.

A. Administration

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation and annual reports pursuant to ORS 457.460.

Existing Conditions: Since there is not a Plan, there are no existing dollars allocated to administration of the Plan.

A table showing the projects and total estimated costs is shown in Table 2. The total costs are estimated based on the projected future assessed value of the project.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The initial year cost estimates for the projects are shown in Table 2 below. These are all estimates acknowledging that these project activities must fit within the maximum indebtedness. These costs will change each year as the assessed value changes as seen in Table 3. These costs are shown in nominal, year of expenditure (YOE) dollars, and must not exceed the maximum indebtedness of \$6,293,000. The estimated project costs assume a 90% rebate to the developer and up to 10% to the Agency for administration of the Plan.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 2 - Estimated Cost of Each Project in Initial Year

Project	Estimated Cost	Percentage of Total
Developer Incentives	\$ 538,020.00	90 %
Administration	\$ 59,780.00	10 %
TOTAL	\$ 597,800.00	100%

Source: City of Wilsonville and Tiberius Solutions

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through fiscal year ending (“FYE”) 2030 are calculated based on projections of the growth in assessed value of new development within the Area and the consolidated tax rate that will apply in the WIN Area.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, truncation loss, and receipt of delinquent taxes from prior years. In Oregon, when the full amount of the property tax bill is paid by November 15, the tax payer gets a 3 percent discount. If the tax payer pays two thirds of the tax by November 15, they get a 2 percent discount. To get a discount on the current year’s tax bill, all delinquent taxes, penalty, and interest must first be paid in full.¹

The first year of tax increment collections (TIF)² is anticipated to be FYE 2024. Gross TIF revenue is calculated by multiplying the tax rate times the excess value used. Excess value is the increased assessed value over the frozen base. The frozen base is not inserted into this table as it is irrelevant in the computations. The tax rate is expressed per thousand dollars of assessed value, so the calculation is “tax rate times excess value used divided by one thousand.”

¹ www.oregon.gov/dor, Property Tax Payment Procedure

² TIF is also used to signify tax increment revenues

Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Assessed Value			Rate	Tax Increment Finance Revenue		
	Total	Frozen Base	Increment		Gross	Adjustments	Net (Current)
2024	\$48,720,000	\$0	\$48,720,000	\$12.9159	\$629,263	-\$31,463	\$597,800
2025	\$43,281,600	\$0	\$43,281,600	\$12.9159	\$559,021	-\$27,951	\$531,070
2026	\$37,860,048	\$0	\$37,860,048	\$12.9159	\$488,997	-\$24,450	\$464,547
2027	\$32,455,849	\$0	\$32,455,849	\$12.9159	\$419,197	-\$20,960	\$398,237
2028	\$27,069,525	\$0	\$27,069,525	\$12.9159	\$349,627	-\$17,481	\$332,146
2029	\$21,701,611	\$0	\$21,701,611	\$12.9159	\$280,296	-\$14,015	\$266,281
2030	\$22,352,659	\$0	\$22,352,659	\$12.9159	\$288,705	-\$14,435	\$274,269
Total					\$ 3,015,104	\$ (150,755)	\$ 2,864,349

Source: Tiberius Solutions

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VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The maximum indebtedness is \$ 6,293,000 (Six Million Two Hundred and Ninety-Three Thousand). This is also the estimated total amount of tax increment revenues required to service the maximum indebtedness as no formal borrowings or interest payments are anticipated in the Plan.

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are shown in Table 2.

The Agency is anticipated to complete the project and to terminate the Plan in FYE 2030, a 7-year tax rebate program.

VIII. REVENUE SHARING

Revenue sharing is not expected to be a component of the plan.

Revenue sharing is defined in ORS 457.470 and requires that the impacted taxing jurisdictions will receive a share of the incremental growth in the Plan Area at specifically defined thresholds. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (10%=\$629,300). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. Note that the first threshold for revenue sharing does not apply until at least the eleventh year after adoption of the Plan, and therefore is not expected to apply for this WIN Area.

The second threshold is set at 12.5% of the maximum indebtedness. This threshold does not have the same 11-year restriction as the 10% threshold. If this threshold is met, revenue for the district would be capped at 12.5% of the original maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the WIN Area.

The impact of tax increment financing on overlapping taxing districts consists of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the WIN Area. These projections are for impacts estimated through FYE 2030 and are shown in Table 5 and Table 6.

The West Linn Wilsonville School District and the Clackamas Regional Education Service District (“ESD”) are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. If new school aged students move into these units and attend the local schools, the funding through the State School Fund would increase.

Table 5 and Table 6 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 5 shows the general government levies, and Table 6 shows the education levies.

Table 4 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	City of Wilsonville	Clackamas County - City	Clackamas County Extension & 4H	Clackamas County Library	Clackamas County Soil Conservation	FD64 Tualatin Valley F&R	Port of Portland	Road District 15 Wilsonville	Metro	Vector Control	Subtotal
2024	\$116,663	\$111,276	\$2,314	\$18,393	\$2,314	\$70,592	\$3,245	\$0	\$4,471	\$301	\$329,570
2025	\$103,641	\$98,855	\$2,056	\$16,340	\$2,056	\$62,712	\$2,882	\$0	\$3,972	\$267	\$292,781
2026	\$90,659	\$86,472	\$1,798	\$14,293	\$1,798	\$54,857	\$2,521	\$0	\$3,474	\$234	\$256,107
2027	\$77,718	\$74,129	\$1,542	\$12,253	\$1,542	\$47,027	\$2,161	\$0	\$2,978	\$200	\$219,550
2028	\$64,820	\$61,827	\$1,286	\$10,220	\$1,286	\$39,222	\$1,803	\$0	\$2,484	\$167	\$183,114
2029	\$51,966	\$49,566	\$1,031	\$8,193	\$1,031	\$31,444	\$1,445	\$0	\$1,992	\$134	\$146,802
2030	\$53,525	\$51,053	\$1,062	\$8,439	\$1,062	\$32,388	\$1,489	\$0	\$2,051	\$138	\$151,206
Total	\$558,992	\$533,178	\$11,088	\$88,131	\$11,088	\$338,242	\$15,546	\$0	\$21,423	\$1,442	\$1,579,130

Source: Tiberius Solutions

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Table 5 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Clackamas Community College	Clackamas ESD	West Linn/Wilsonville School District	Subtotal	Total
2024	\$25,836	\$17,065	\$225,329	\$268,230	\$597,800
2025	\$22,952	\$15,160	\$200,177	\$238,288	\$531,070
2026	\$20,077	\$13,261	\$175,102	\$208,440	\$464,547
2027	\$17,211	\$11,368	\$150,108	\$178,687	\$398,237
2028	\$14,355	\$9,482	\$125,196	\$149,032	\$332,146
2029	\$11,508	\$7,601	\$100,370	\$119,479	\$266,281
2030	\$11,853	\$7,829	\$103,381	\$123,063	\$274,269
Total	\$123,792	\$81,766	\$1,079,661	\$1,285,219	\$2,864,349

Source: Tiberius Solutions

Please refer to the explanation of the schools funding in the preceding section

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Table 7 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for the year after FYE 2031. The frozen base is the assessed value of the Plan Area established by the county assessor at the time the Plan is established. Excess value is the increased assessed value in the Plan Area above the frozen base.

Table 6 - Additional Revenues Obtained after Termination of Tax Increment Financing in FYE 2031

Taxing District	Tax Rate	Gross Tax Revenue in 2031		
		From Frozen Base	From Increment	Total
General Government				
City of Wilsonville	2.5206	\$0	\$58,032	\$58,032
Clackamas County - City	2.4042	\$0	\$55,352	\$55,352
Clackamas County Extension & 4H	0.0500	\$0	\$1,151	\$1,151
Clackamas County Library	0.3974	\$0	\$9,149	\$9,149
Clackamas County Soil Conservation	0.0500	\$0	\$1,151	\$1,151
FD64 Tualatin Valley F&R	1.5252	\$0	\$35,115	\$35,115
Port of Portland	0.0701	\$0	\$1,614	\$1,614
Road District 15 Wilsonville	0.0000	\$0	\$0	\$0
Metro	0.0966	\$0	\$2,224	\$2,224
Vector Control	0.0065	\$0	\$150	\$150
<i>Subtotal</i>	<i>7.1206</i>	<i>\$0</i>	<i>\$163,939</i>	<i>\$163,939</i>
Education				
Clackamas Community College	0.5582	\$0	\$12,852	\$12,852
Clackamas ESD	0.3687	\$0	\$8,489	\$8,489
West Linn/Wilsonville School District	4.8684	\$0	\$112,086	\$112,086
<i>Subtotal</i>	<i>5.7953</i>	<i>\$0</i>	<i>\$133,427</i>	<i>\$133,427</i>
Total	12.9159	\$0	\$297,366	\$297,366

Source: Tiberius Solutions

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF WIN AREAS/URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base of the Report on Twist Bioscience WIN Zone (assumed to be FYE 2021 values) is projected to be \$_____. The total assessed value of the City is \$3,805,484,854. The increment of the existing urban renewal areas is \$1,211,334,369. To get the total percentage of assessed value in urban renewal, you divide the total assessed value of the City minus the increment of the urban renewal areas by the frozen base values of the urban renewal areas. In Wilsonville, this results in **Percent of AV in URAs%** of the City’s assessed value being located in the urban renewal, which is below the 25% threshold. This is shown in Table 8.

The Report on Twist Bioscience WIN Zone contains 4.4 acres. There are 1,120.36 acres in urban renewal in other urban renewal areas in the City. The City contains 4,946 acres. This results in 22.65% of the City’s acreage being located in urban renewal, which is below the 25% threshold.

The AV will be added once the assessor provides the information. Since the percentage of AV in urban renewal in Wilsonville is 6.26%, the addition of this TIF Zone will not exceed statutory limitations of 25%. This is also true for page 19.

Table 8- Assessed Value Statutory Limit Verification

Urban Renewal Area	Frozen Base/AV	Excess Value	Acres
West Side URA	\$ 18,017,272	\$ 697,884,073	411
Year 2000 URA	\$ 45,326,441	\$ 483,489,199	449
Coffee Creek	\$ 99,003,704	\$ 29,961,097	258
Twist Bioscience WIN Zone		\$ 0	4.4
Total in URAs	\$ 162,347,417	\$ 1,211,334,369	1,122.40
City of Wilsonville*	\$3,805,484.854		4,946
Percent of Total	6.26%		22.69%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Wilsonville and Clackamas County Department of Assessment and Taxation (FYE 19-20)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen bas

URA – urban renewal area

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Plan Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Plan Area measures 4.4 total acres in size. The present land is on a privately owned 88-acre campus which includes old or deteriorated office buildings that are being converted by the property owner to a multi-tenant light industrial campus of modern industrial/flex space. The campus is ripe for rehabilitation and redevelopment, and if it was fully utilized and converted to a higher-value use such as manufacturing, the values would increase.

2. Zoning and Comprehensive Plan Designations

The zoning designation is Planned Development Industrial and the Comprehensive Plan designation for the area is Industrial.

B. Infrastructure

This WIN Zone is a sub portion of one tax lot only, not including right of way. Therefore, there are no infrastructure needs to be identified for the Area.

C. Social Conditions

The Plan Area is a sub portion of one parcel with no existing residents. To meet the requirement for examination of social conditions, information for the city as a whole is provided.

According to the United States Census 2019 updated data, the City of Wilsonville had a population of 24,918. Approximately forty-five percent of the residents live in owner-occupied housing, with the median value of housing units at \$408,800. Of those who are over twenty-five years of age, approximately 45% have a bachelor's degree. The median household income is \$69,043.

Table 7 - Race in the Area

White alone	19,654	83.9%
Black or African American alone	307	1.3%
American Indian and Alaska Native alone	357	1.5%
Asian alone	1,056	4.5%
Native Hawaiian and Other Pacific Islander alone	332	1.4%
Some other race alone	521	2.2%
Two or more races	1,191	5.1%
Total	23,418	100%

Source: American Community Survey 2013-2018 Five Year Estimates

The largest percentage of residents are between 25 to 34 years of age (19%).

Table 8 - Age in the Area

Under 5 years	1,658	8%
5 to 9 years	1,455	7%
10 to 14 years	1,050	5%
15 to 17 years	767	3%
18 to 24 years	2,374	11%
25 to 34 years	4,158	19%
35 to 44 years	3,173	14%
45 to 54 years	2,852	13%
55 to 64 years	1,510	7%
65 to 74 years	2,005	9%
75 to 84 years	918	4%
Total	21,920	100%

Source: American Community Survey 2013-2018 Five Year Estimates

Table 9 - Income in the Area

Less than \$10,000	425	5%
\$10,000 to \$19,999	578	7%
\$20,000 to \$29,999	658	8%
\$30,000 to \$39,999	876	10%
\$40,000 to \$49,999	487	6%
\$50,000 to \$59,999	926	11%
\$60,000 to \$74,999	1,218	14%
\$75,000 to \$99,999	1,064	12%
\$100,000 to \$124,999	939	11%
\$125,000 to \$149,999	702	8%
\$150,000 to \$199,999	664	8%
Total	8,537	100%

Source: American Community Survey 2013-2018 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Plan Area

According to the Clackamas County Department of Assessment and Taxation, the assessed value of the property is \$_____. The site is presently vacant and underutilized and is not contributing its fair share to the overall tax base of the City.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Plan Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of WIN Zone funding are for developer incentives to assist in the development of jobs and increased assessed value on industrial properties in Wilsonville and administration of this project.

Development in the Plan Area will require City services. This development is inside the urban growth boundary and the City is expecting to provide services to the property. As the development will be new construction, it will be up to current building code and will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by increased jobs and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH PLAN AREA IN THE PLAN

The reason for selecting the Plan Area is to provide the ability to fund developer incentives necessary to cure blight within the Plan Area. The area is underdeveloped and has a prevalence of depreciated values to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if property is acquired that requires relocation, the Agency shall comply with applicable relocation requirements.