



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: October 17, 2022		Subject: Urban Renewal Strategic Plan, 2022	
		Staff Member: Matt Lorenzen, Economic Development Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: Recommendations of the Urban Renewal Task Force are conveyed within the attached (draft) Urban Renewal Strategic Plan.	
Staff Recommendation: Please advise staff of any desired revisions to the draft 2022 Urban Renewal Strategic Plan.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: 5.2 – Update the Urban Renewal Strategic Plan	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Shall the Council move the draft 2022 Urban Renewal Strategic Plan forward for final adoption on November 21, 2022? What revisions, if any, are desired by Council before adoption?

EXECUTIVE SUMMARY:

The City of Wilsonville (the “City”) established a precedent in 2013, when leaders convened an Urban Renewal Task Force (URTF) to make recommendations and develop a strategic plan to guide the City’s urban renewal activities. Since that time the URTF has periodically convened, as indicated by Council, to discuss and make recommendations on urban renewal matters, most recently to inform the creation of the Wilsonville Investment Now (WIN) Zone program.

*(Note: The terms **Urban Renewal** and **Tax Increment Finance** are used interchangeably in this staff report as well as in the attached draft Strategic Plan.)*

[The 2014 Urban Renewal Strategic Plan](#) served the City well until recently, when the current Council determined, during the 2021-23 goal setting process, the City needed an updated plan and strategy. Indeed, the City’s two largest and oldest urban renewal areas, Year 2000 and West Side, are both nearing their maximum indebtedness having completed all critical projects contained in each area’s respective urban renewal plans. With two districts (Year 2000 and Westside) nearly ready to sunset, each containing large areas of acreage and significant assessed value, there is an opportunity and need to consider new uses of urban renewal in the City, with input from a broad representation of stakeholders, such as the membership of the URTF, which includes affected taxing districts, residents, business owners, real estate professionals, and developers.

In addition to potential new uses of tax increment finance, the URTF discussed the existing Coffee Creek plan area and the most recently adopted Twist Bioscience plan area, created under the WIN Zone program, to determine if those plan areas need any additions or modifications.

The URTF met five (5) times throughout the summer, led by Councilor Kristin Akervall, and staff, Matt Lorenzen, Economic Development Manager, with significant support from other staff in the Community Development Department. The first meeting was in March 2022, and the last in early September.

The 2022 Urban Renewal Strategic Plan (the “Plan”) is structured very similarly to the 2014 document. You will read in the attached Plan about the City’s past and current accomplishments using tax increment finance. The Plan goes on to examine each of the city’s four (4) existing urban renewal areas and the challenges and opportunities facing each, as well as recommendations for strategic next steps. Finally, the Plan conveys the recommendations of the URTF regarding potential new uses of tax increment finance. Such uses do not necessarily constitute an exhaustive list; rather, they are the areas and issues the URTF prioritized, and which they, therefore, recommend the Council prioritize moving forward.

EXPECTED RESULTS:

Adoption of the Plan will result in a clear vision and direction for urban renewal activities in the City going forward. The Council shall advise staff regarding any recommended revisions to the Plan document before advancing it for final adoption at the November 21, 2022 City Council meeting.

TIMELINE:

It is anticipated the Council will consider and adopt a final 2022 Urban Renewal Strategic Plan document at their November 21, 2022 meeting. One can expect the 2022 Plan will remain relevant for a similar period as the 2014 Wilsonville Urban Renewal Strategic Plan, or until such time the Council determines a new strategy is needed.

CURRENT YEAR BUDGET IMPACTS:

No current year budget impacts. Consultant expense and expenses associated with the final in-person meeting of the URTF came from funds allocated under the Community Development Department budget.

COMMUNITY INVOLVEMENT PROCESS:

The URTF is a City Manager-appointed group, selected carefully to provide a broad representation of stakeholders affected by Wilsonville's urban renewal activities.

The public has the opportunity to comment on the draft Strategic Plan document before Council adopts it. There will be a hearing to consider the adoption of the 2022 Urban Renewal Strategic Plan, at a meeting of the City Council, on November 21, 2022. Public hearing notices will be posted consistent with the City Code requirements.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Tax increment finance is one of few tools available to Oregon cities that allows for critical infrastructure investment to support prospective development and redevelopment in blighted areas. The City has used urban renewal to transform Wilsonville in remarkable ways in the past. It is anticipated that current and future uses of urban renewal will yield similar outcomes, improving infrastructure to support safety, livability, and to bolster the tax rolls in the long-term with new assessed value associated with private development activity, spurred by public investment.

ALTERNATIVES:

The Council may choose to revise, reject, or recommend for adoption the attached draft 2022 Urban Renewal Strategic Plan.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. 2022 Urban Renewal Strategic Plan (draft)
2. [2014 Wilsonville Urban Renewal Strategic Plan \(hyperlink\)](#)