

EXHIBIT A – BALLOT TITLE
CITY OF WILSONVILLE
CLACKAMAS COUNTY, OREGON

CAPTION

Vote to create the Wilsonville Town Center Development District

QUESTION

Should the City adopt proposed Ordinance No. 905 establishing the Wilsonville Town Center Development District to address blight?

SUMMARY

This measure uses tax increment financing (TIF). TIF is not a new tax or tax rate increase.

The City proposes to create the Wilsonville Town Center Development District via Ordinance No. 905 to address blight and revitalize Town Center. TIF is a funding tool authorized under Oregon law. Future growth in property tax revenues within the district helps fund projects inside the district boundary while taxing districts continue receiving property tax revenues based on current assessed values. The Town Center Development District proposes to help fund the following:

Gathering Spaces and Parking:

- Streetscapes, plazas for open air dining and events
- Parking facilities, traffic mitigation improvements

Small Business & Economic Development:

- Incentives for new restaurants, food carts, and small local businesses

Public Infrastructure:

- Landscaped streets, sidewalks, and other improvements supporting new business, housing in Town Center

Plan Details:

- Maximum indebtedness (spending cap) of \$ 152 million (\$ 85.5M in today's dollars)
- Structured as smaller borrowings over time
- Plan duration of 28 years
- New development in Town Center generates the tax increment revenues that pay for these projects