

RESOLUTION NO. 3146

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING THE CITY MANAGER TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT WITH PALINDROME WILSONVILLE LIMITED PARTNERSHIP.

WHEREAS, the 2020 Equitable Housing Strategic Plan (EHSP) identified exploration of transit-oriented development (TOD) at the Wilsonville Transit Center as a high-priority action the City should explore; and

WHEREAS, in December 2022, following a two-step Request for Qualifications/Request for Proposals process, City Council selected Palindrome as the preferred development partner for the TOD project; and

WHEREAS, in January 2024, the Development Review Board approved the development plans for the TOD project; and

WHEREAS, the TOD project proposes to include 121 units of housing affordable to households making between 30% and 80% of Area Median Income, including 20 units of Permanent Supportive Housing, along with ground-floor tenants including a welcome center for SMART, a new home for Wilsonville Community Sharing, and a coffee house/taproom space; and

WHEREAS, in 2022, the City of Wilsonville obtained a \$1.9 million grant from the State of Oregon to support the construction of the ground-floor tenant spaces; and

WHEREAS, the City of Wilsonville, as part of the two-step selection process, identified an additional \$1.42 million to subsidize the TOD project's systems development charges related to the affordable housing units, estimated to total approximately \$3.3 million; and

WHEREAS, to further support the financing of the TOD project, in December 2023, the City Council adopted Resolution No. 3096, which retained the parks system development charge rate as of December 2023 for the affordable housing portion of the TOD project; and

WHEREAS, to memorialize the terms and conditions required of both Palindrome and the City to ensure the successful construction of the TOD project, the parties have negotiated a draft disposition and development agreement attached hereto as Exhibit A.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Findings. The City Council adopts the above-recitals and the staff report accompanying this Resolution as its findings.

Section 2. The City Council authorizes the City Manager to execute a disposition and development agreement substantially similar to Exhibit A attached hereto. The City Manager is further authorized to refine attachments to be included with Exhibit A and make any other non-substantive revisions that may be required. The City Manager is also authorized to negotiate and execute a systems development charges deferral agreement with Palindrome pursuant to Resolution No. 3147, if adopted by the Council, and the terms and conditions of Exhibit A.

Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 20th day of May, 2024, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, MAYOR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Linville

Councilor Berry

Councilor Dunwell

EXHIBIT:

A. Disposition and Development Agreement