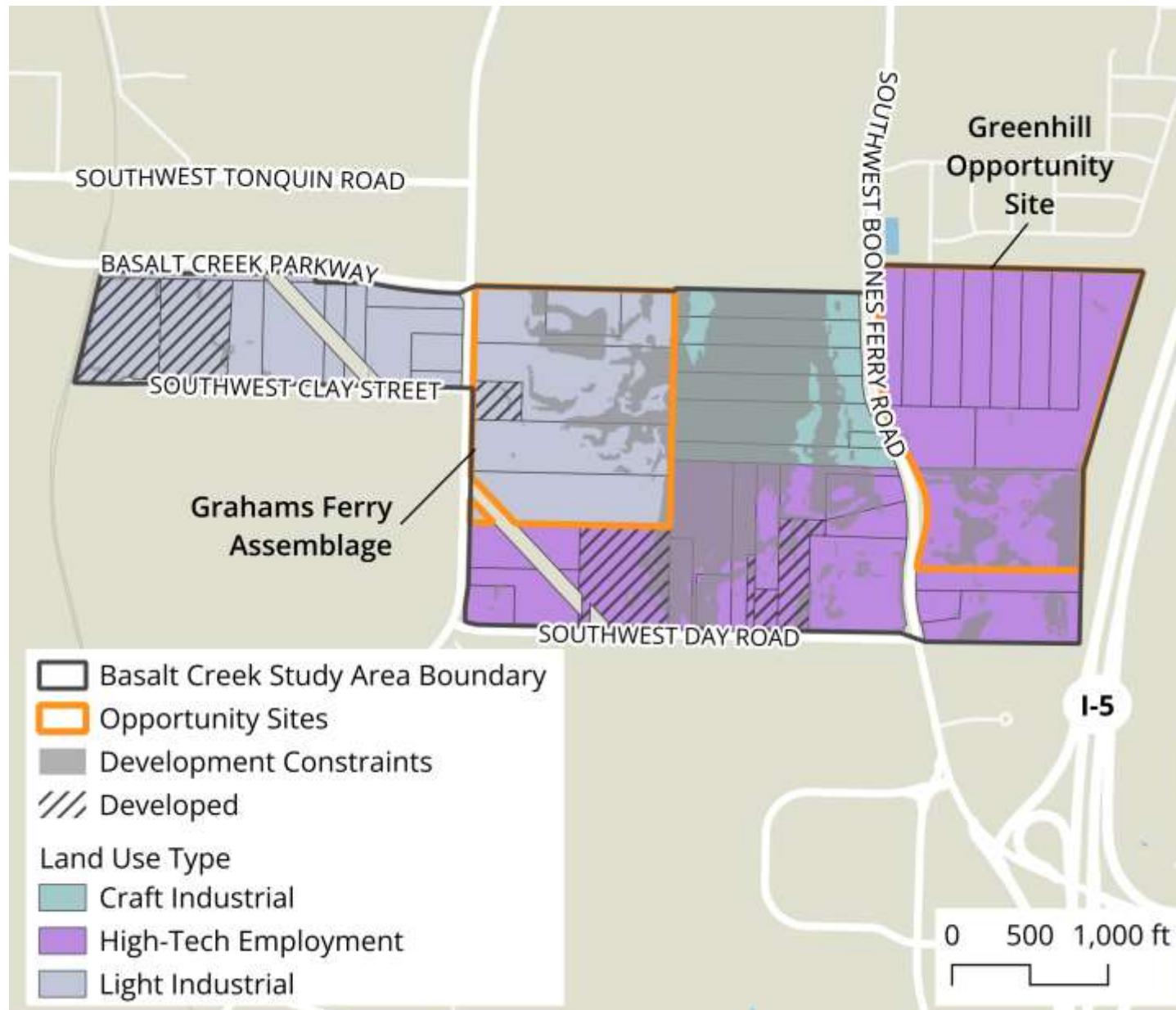


Basalt Creek Infrastructure Funding Analysis

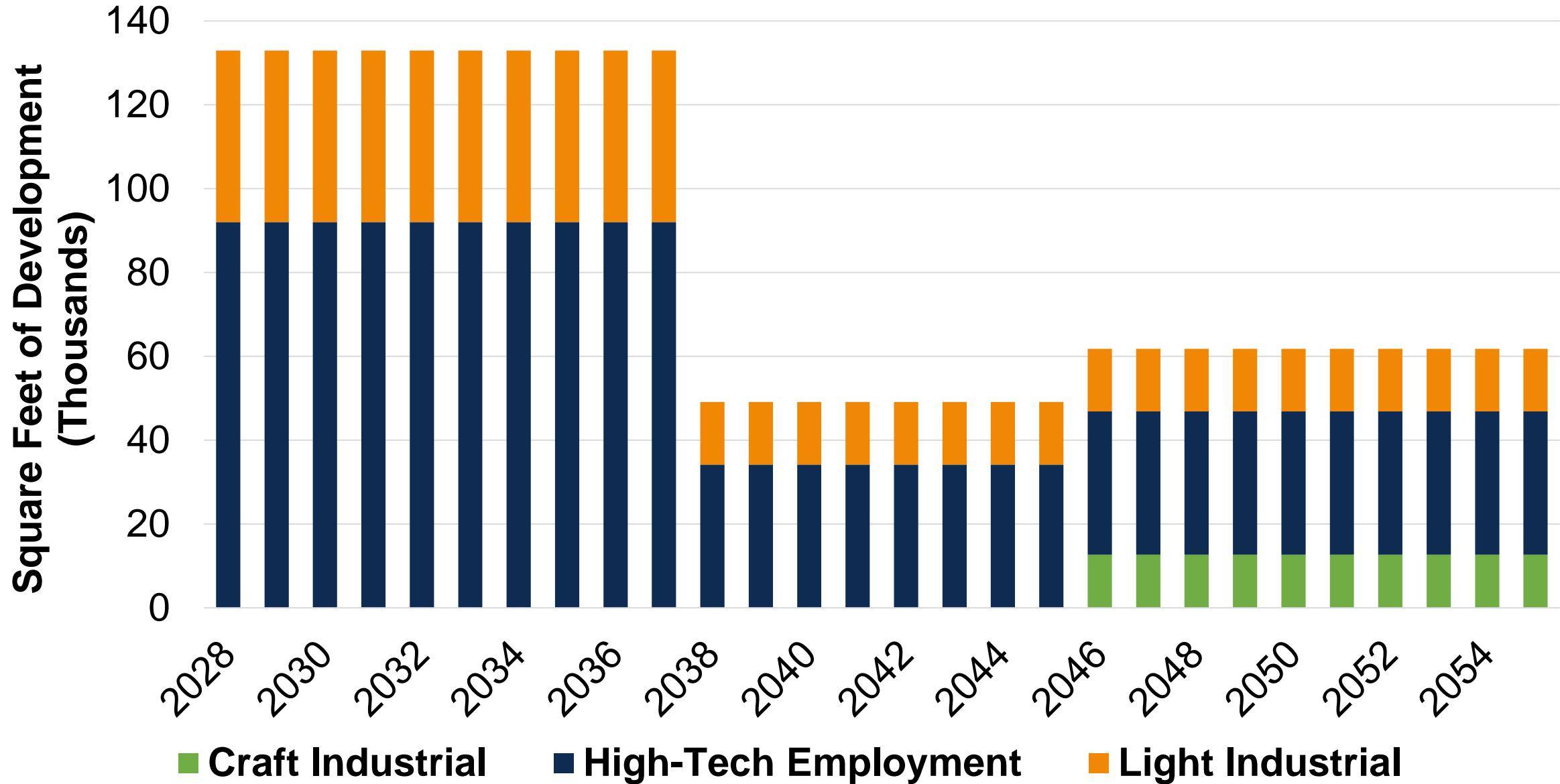
Nick Popenuk
Tiberius Solutions
January 5, 2026



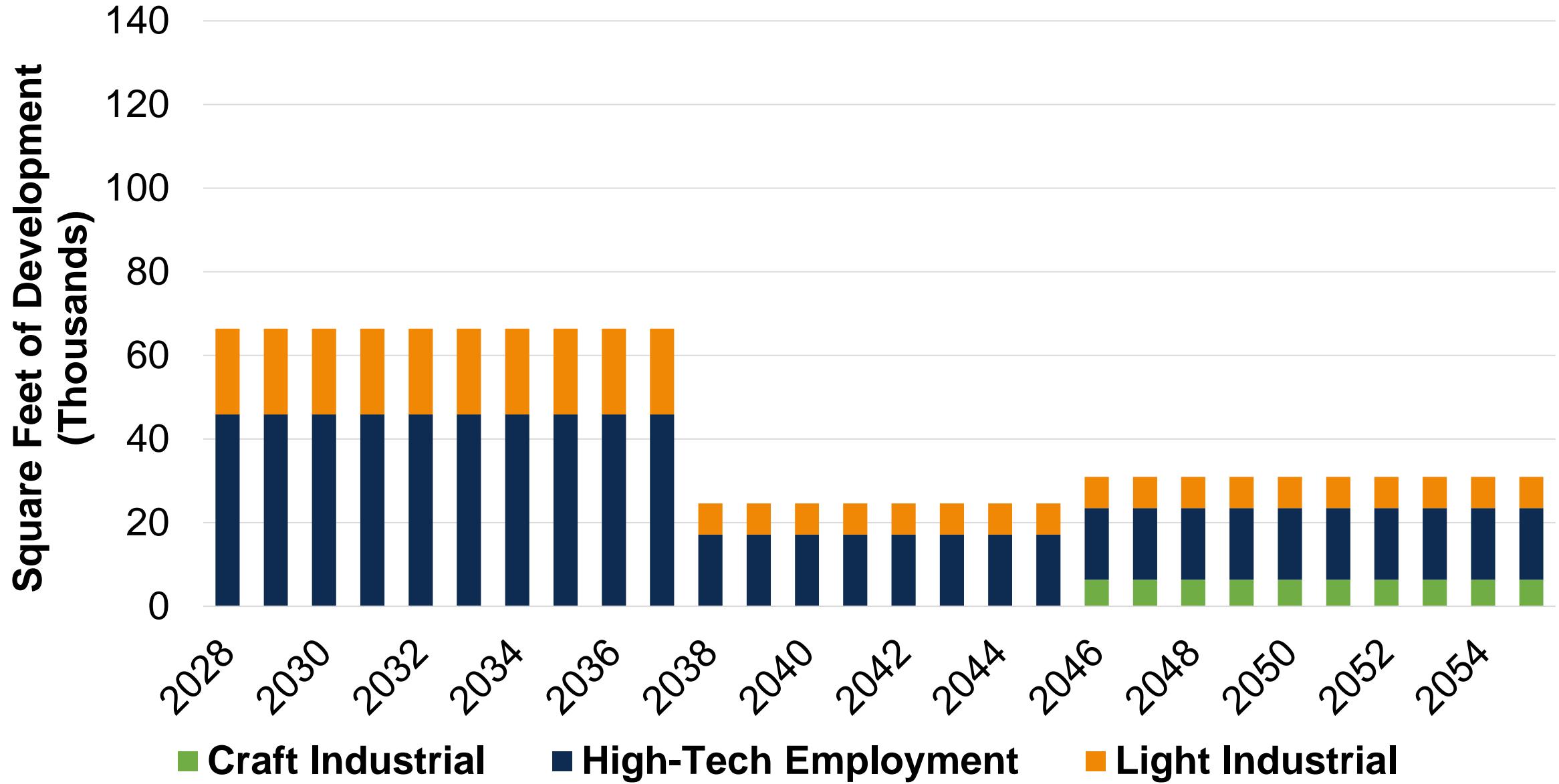
Study Area Boundary



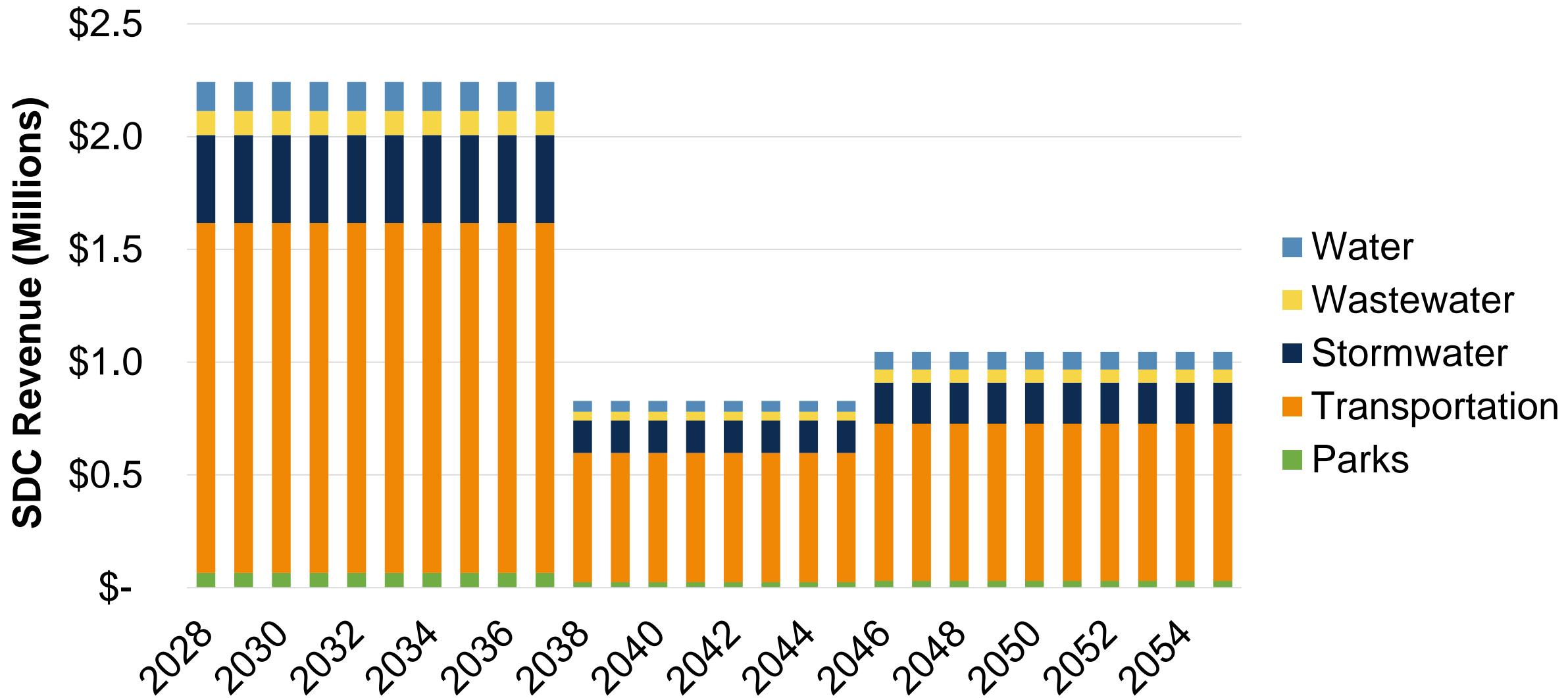
Development Forecast: Full Buildout



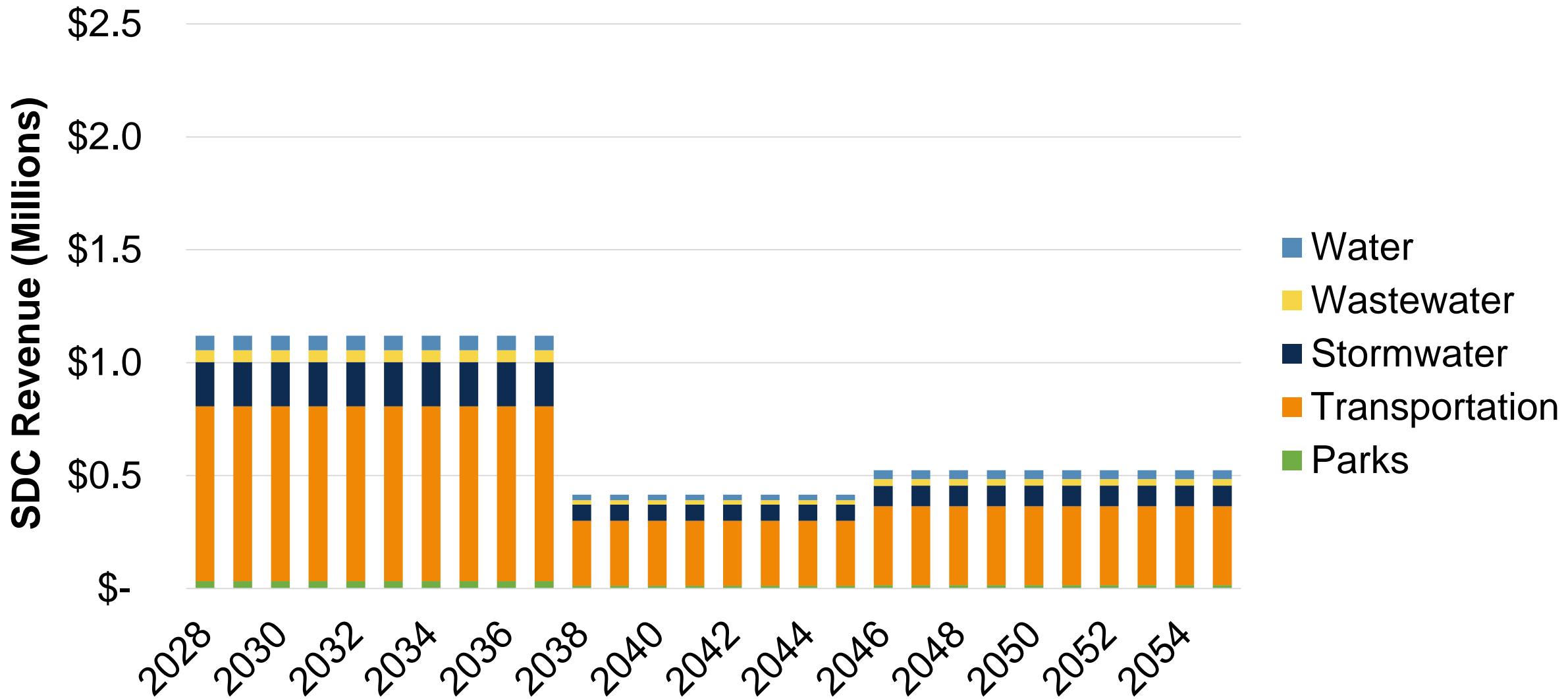
Development Forecast: 50% Buildout



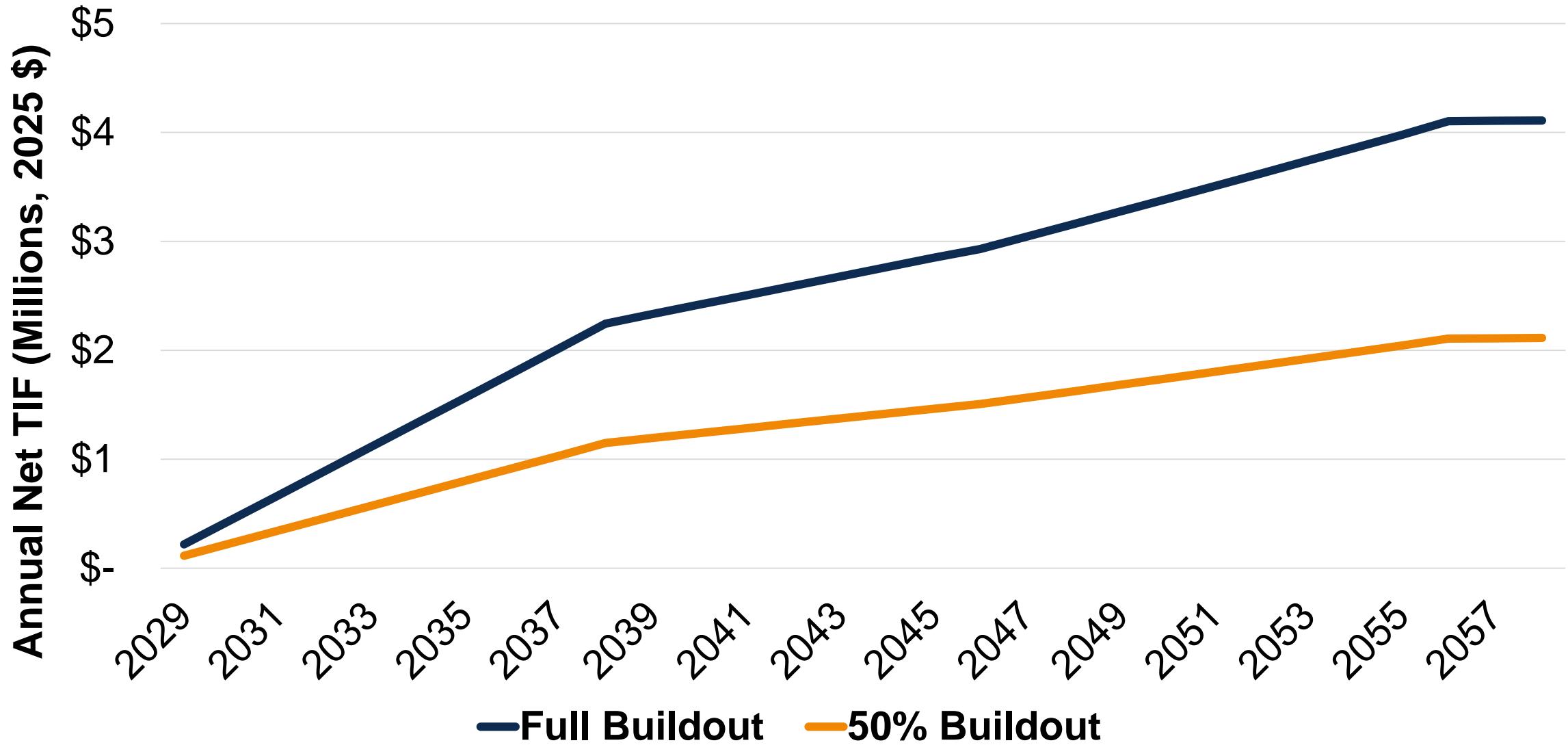
SDC Revenue Forecast, Full Buildout



SDC Revenue Forecast, 50% Buildout



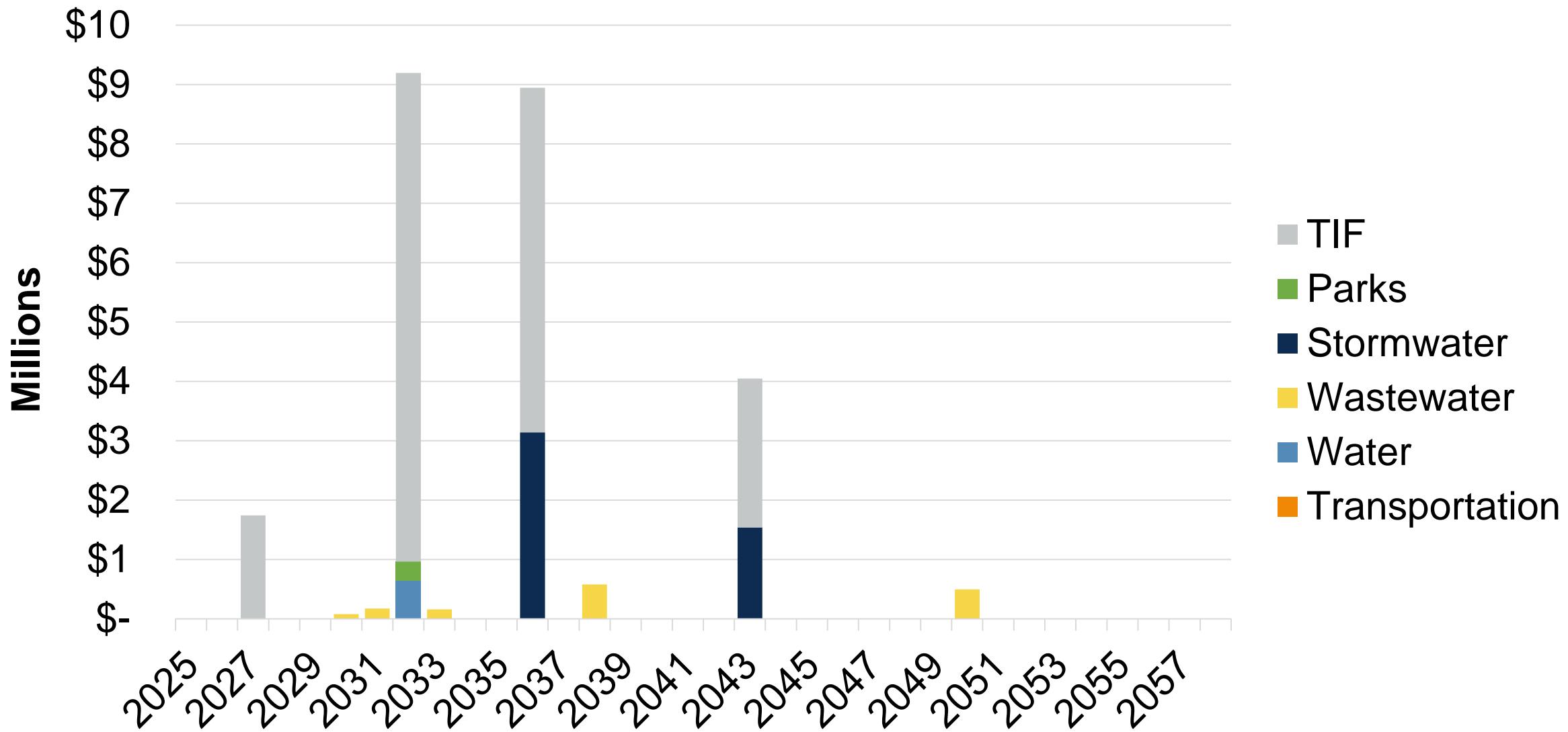
TIF Revenue Forecast, 2025 Dollars



Cash Flow Analysis

- Considers when specific infrastructure projects are needed, and whether revenue would be available at that time
- Four scenarios considering the amount of new construction, and which opportunity site develops first
- Preliminary look at financial feasibility; not a final funding plan
- Identifies the magnitude of funding gaps that would need to be resolved through further efforts

Cash Flow, Full Buildout, Greenhill Opportunity Site Develops First



Cash Flow Challenges

Buildout	First Opportunity Site	Funding Shortfall Amount	Funding Shortfall Duration	Long-Term Surplus TIF
Full	GFA	\$2,300,000	9 years	\$54,000,000
Full	Greenhill	\$300,000	4 years	\$52,500,000
50%	GFA	\$2,300,000	10 years	\$12,600,000
50%	Greenhill	\$1,000,000	13 years	\$12,200,000

Options for Addressing Shortfalls

- Delaying the timing of public improvements
- Developer-led construction of public improvements
- Creative financing options
- Other funding sources
 - Regionally Significant Industrial Sites (RSIS) program
 - Local Funding Tools

Other Funding Sources: RSIS Program

- Reimburses City for costs to develop industrial land
- City of Wilsonville already accepted into RSIS program
- No up-front funding
- Piecemeal cost recovery contingent on development/jobs
- Can be used to repay debt

Other Funding Sources: Local Funding Tools

Buildout	Geography	Who Pays?	Timing
Supplemental SDC	Subarea	Developer	Up-front
Local Improvement District	Subarea	Owner	Up-front or annual
Public Service Fee	Subarea or Citywide	Utility Customer	Recurring
General Obligation Bond	Citywide	Owner	Annual

Conclusions (1 of 2)

- SDCs alone are insufficient to fund necessary infrastructure
- Transportation SDCs are anticipated to be substantial
- TIF plus SDCs generate sufficient long-term revenue, but still results in temporary funding shortfalls
- Biggest funding challenges are early on
- Developer-led infrastructure could resolve funding

Conclusions (2 of 2)

- TIF capacity exceeds infrastructure funding gaps
- Full buildout scenarios outperform 50% buildout
- Greenhill site has lower upfront costs than the Grahams Ferry Assemblage site
- RSIS funding is uncertain but worth pursuing
- TIF also involves uncertainty

Next Steps

- Finalize Infrastructure Funding Analysis, incorporating input from City Council.
- Final document will be an appendix to Basalt Creek Master Plan
- Will inform future discussions about infrastructure financing options

Discussion Questions

- Does the City Council have feedback on the draft Infrastructure Funding Analysis presented this evening?
- Are there areas where the Council would like additional clarification or further analysis?
- Would Council like staff to further evaluate alternative or supplemental infrastructure funding tools in addition to Tax Increment Financing (TIF)?

Thank You

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