



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: May 6, 2024		Subject: Resolution No. 3139 Intergovernmental Agreement with Metro for Wilsonville Industrial Land Readiness Project Staff Member: Cindy Luxhoj AICP, Associate Planner, and Daniel Pauly, Planning Manager Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" 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 checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends Council adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Attract high-quality industry and support economic opportunity for all in Wilsonville	<input checked="" type="checkbox"/> Adopted Master Plan(s): Basalt Creek Concept Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL

On March 7, 2024, Metro Council adopted Resolution Number 24-5386, which included approval of \$290,000 in grant funding for the Wilsonville Industrial Land Readiness (WILR) project. Wilsonville Resolution No. 3139 authorizes the City Manager to enter into an Intergovernmental Agreement with Metro allowing the City to utilize the Metro funds.

EXECUTIVE SUMMARY:

The subject intergovernmental agreement will facilitate \$290,000 in grant funding from Metro for the Wilsonville Industrial Land Readiness project. The project has two phases based on geography, with the first phase focused on the new industrial areas in Basalt Creek at the north end of the City and the second phase focused citywide. Together the two phases of the project will support attracting high-quality industry and economic opportunity to Wilsonville.

The first phase of the project is focused on the Basalt Creek and West Railroad Planning Areas. These two areas are future industrial areas outside City limits but within the Urban Growth Boundary at the northwest corner of the City, the first encompassing land north of SW Day Road and the other, property west of the railroad tracks. The Basalt Creek Planning Area is the subject of the Basalt Creek Concept Plan, adopted by the City in 2018. The first phase will help prepare the land for development and implement the Concept Plan with such actions as determining the zoning standards that should be applied and creating an infrastructure finance plan. The first phase also includes additional analysis for the West Railroad Planning Area to help move it toward development readiness. This phase of the project has begun and is anticipated to extend to the end of 2024.

In August 2023, Mayor Fitzgerald and City Manager Bryan Cosgrove signed a letter supporting the City's application to Metro for a \$170,000 grant to add to a \$100,000 grant from Business Oregon for the first phase of the project.

Subsequently, staff worked with Metro to access \$120,000 in additional grant funding for a second phase, increasing the total grant amount to \$290,000. The second phase will expand the effort to increase industrial land readiness citywide. This second phase will include such actions as inventorying Wilsonville's industrial lands, reviewing market trends, developing an economic strategy related to industrial lands, and recommending citywide Development Code refinements to support anticipated economic activity in the City's industrial lands. This second citywide phase was a separate project on the City's work program that did not yet have funding, so it is fortunate the Metro funding was available to support this important work. The second phase is planned to begin this summer and continue to mid- 2025. The second phase is important for future planning in the City including maximizing efficient use of land in the City and understanding the future need of additional industrial land.

EXPECTED RESULTS:

Authorization of the City Manager to enter into an Intergovernmental Agreement with Metro for the use of \$290,000 of Metro grant funding for the Wilsonville Industrial Land Readiness project.

TIMELINE:

Related work has begun under a \$100,000 grant from Business Oregon. Metro-funded components of the project will begin this summer and extend into mid-2025.

CURRENT YEAR BUDGET IMPACTS:

No impact on the current fiscal year. The grant expenses will be billed and reimbursements will occur in fiscal year (FY) 2024-2025, with some potentially continuing into FY 2025-2026.

COMMUNITY INVOLVEMENT PROCESS:

The project scope funded by the grant includes community involvement.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Benefits to the community include realization of the policy objectives set out in the Basalt Creek Concept Plan by bringing this important area to development readiness, recommending citywide Development Code refinements to support anticipated economic activity in the City's industrial lands, and furthering the Council's goal of attracting high-quality industry with good jobs and supporting economic opportunity for all in Wilsonville.

ALTERNATIVES:

Authorize, not authorize, or request modifications to the Intergovernmental Agreement.

CITY MANAGER COMMENT:

N/A

ATTACHMENT:

1. Resolution No. 3139 with Exhibits including proposed Intergovernmental Agreement