

RESOLUTION NO. 3236

A RESOLUTION OF THE CITY OF WILSONVILLE APPROVING A COUNCIL-APPROVED AMENDMENT TO THE COFFEE CREEK URBAN RENEWAL PLAN WHICH ALLOWS THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE TO ACQUIRE, OPTION, PREPARE (INCLUDING, BUT NOT LIMITED TO, PURSUING LAND USE ACTIONS), AGGREGATE, HOLD, SELL, RESELL, AND/OR ENCUMBER REAL PROPERTY IN THE URBAN RENEWAL AREA.

WHEREAS, on June 5, 1990, the City of Wilsonville established an Urban Renewal Agency entitled the Urban Renewal Agency of the City of Wilsonville (Ordinance No. 369); and

WHEREAS, on October 17, 2016, the City of Wilsonville adopted the Coffee Creek Urban Renewal Plan (Ordinance No. 796); and

WHEREAS, the Wilsonville City Council desires to amend the Coffee Creek Renewal Plan to allow the Urban Renewal Agency of the City of Wilsonville to acquire, option, prepare, hold and/or resell real property in the Area as detailed in the attached Plan Amendment; and

WHEREAS, this action is a Council-approved Amendment according to Section IX of the Coffee Creek Urban Renewal Plan, which requires approval by the Urban Renewal Agency by Resolution and approval by the City Council by Resolution; and

WHEREAS, this Plan Amendment has been reviewed and by the Urban Renewal Task Force, as required by Section IX of the Coffee Creek Urban Renewal Plan.

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

Section 1. The Wilsonville City Council amends The Coffee Creek Urban Renewal Plan, as outlined in Exhibit A, which is attached hereto and incorporated by reference as if fully set forth herein, thereby authorizing the Urban Renewal Agency of the City of Wilsonville to acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Urban Renewal Area.

Section 2. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 2nd day of February, 2026, and filed with the Wilsonville City Recorder this date.

Shawn O'Neil, Mayor

ATTEST:

Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Chair O'Neil

Vice Chair Berry

Member Cunningham

Member Scull

Member Shevlin

EXHIBIT:

A. Amendment Language

Exhibit A

Coffee Creek Urban Renewal Plan

Council-approved Amendment – Adopted February 2, 2026

Resolution No. 3236; URA Resolution No. 357

The sections of the Coffee Creek Urban Renewal Plan that are to be amended in the 2026 Amendment are shown below. Additions are shown in red *italics*. Where selected additions are made within a subsection of the Plan, a portion of that subsection is shown to demonstrate the context of the change.

GOALS AND OBJECTIVES

Goal 2: Economy

Create conditions that are attractive to the growth of existing business and attract new businesses to Wilsonville to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities. Increase property values so that the Area will contribute its fair share to the costs of public services provided.

Objectives:

1. Build utility infrastructure to accommodate growth in the Area.
2. Assist in the improvement of transportation infrastructure to support existing development and allow for future development.
3. Leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.
4. *Acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area, for the purpose of creating development sites of a feasible size, configuration, and cost.*

OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The projects within the Area include:

Public infrastructure including transportation and utility improvements

Land Aggregation. The Agency may acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area.

Debt service and plan administration

URBAN RENEWAL PROJECTS

B. Land Aggregation

Acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area for Private Development to facilitate the sale, aggregation, and development of property and the creation of jobs within the Area is a project under the Plan. Any specific property to be acquired or optioned by the Agency shall be identified and approved by Minor Amendment. Any such property shall be acquired from a willing seller and disposed of, as required by Section VI, subsections B. and C. of this Plan.

B-C. Debt Service and Plan Administration

This project will allow for the repayment of costs associated with the implementation of the Coffee Creek Urban Renewal Plan. It also includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs.

RELATIONSHIP TO LOCAL OBJECTIVES

As part of the Coffee Creek Urban Renewal Plan preparation, the original Task Force was briefed again, another open house was held and there were hearings by the Washington County Planning Commission, Washington County Commission, Wilsonville Planning Commission, and Wilsonville City Council.

Furthermore, the 2026 Council-Approved Amendment, which allows the Agency to acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area for private development or redevelopment, comes from a recommendation found in the 2022 Urban Renewal Strategic Plan, written and adopted by the City Council with guidance from the Urban Renewal Task Force (see pg. 19 of the 2022 Urban Renewal Strategic Plan).

The Plan conforms to this section of the Comprehensive Plan as the development of infrastructure will help facilitate access to any new industrial development within the Area, providing access to industrial lands and new employment opportunities in the Area. *Moreover, the 2026 Council-Approved Amendment, which allows the Agency to acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area for private development or redevelopment will expedite and facilitate the transition of the Coffee Creek area from an unincorporated rural area, to an urban industrial development pattern, hosting high-wage jobs and high-value development as envisioned by the Comprehensive Plan and the Coffee Creek Master Plan.*