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CITY COUNCIL MEETING STAFF REPORT

Meeting Date: February 2, 2026		Subject: 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. Staff Member: Matt Lorenzen, Economic Development 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 type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: Any decisions related to purchasing an interest in real estate will come at a later date and will in all cases be made by Council. Approving this urban renewal plan amendment does not authorize staff to expend funds that have not been budgeted nor to purchase any interest in real estate.	
Staff Recommendation: Staff recommends the Council adopt Resolution 3236 to further the land aggregation strategy in Coffee Creek.			
Recommended Language for Motion: I move to adopt Resolution No. 3236.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Coffee Creek Master Plan Urban Renewal Strategic Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Does the Council wish to adopt Resolution No. 3236, which amends the Coffee Creek urban renewal plan to allow for land aggregation activities as described in this report and attachments?

EXECUTIVE SUMMARY:

Background

Staff presented to the City Council on the topic of a Land Aggregation Strategy for the Coffee Creek industrial area on July 21, 2025. For more detailed background information, please see the staff report under [item A. in the pre-Council Work Session](#). Meeting video is [available here](#).

Briefly:

The Coffee Creek area was added to the urban growth boundary (UGB) in the early 2000s. Despite standard approaches and best efforts to facilitate development in this area, the pace of development has been slow, due mainly to the lack of large, contiguous sites served by utilities. Private investment can do the work of extending utilities and building roads, but not if they don't have a site of sufficient size and configuration to work with. In most cases, the private sector alone has not been willing or able to aggregate property and pay the premium needed in order to motivate current owners to sell.

To be sure, this area will continue to struggle without some entity, whether private or public, intervening to proactively orchestrate desired outcomes. The potential of this area is great, but it is locked up. The proposed land aggregation and disposition approach serves to unlock that potential to the benefit of the urban renewal area, while it exists, as well as local and state budgets through job creation and new, taxable capital investment, after the plan expires.

By allowing the Urban Renewal Agency (the City) to make strategic interventions—purchasing, aggregating, and disposing of property—the pace and scale of private development will improve in the Coffee Creek area, creating a stronger return-on-investment for the urban renewal agency, and for taxing districts in the long-term.

The Urban Renewal Task Force (URTF) met on January 12, 2026, as required by the Coffee Creek Urban Renewal Plan for a Council-approved amendment, to review the proposed amendment and resolution language. That meeting video and minutes are [available here](#), when published. The URTF, an ad hoc committee of the City, came to consensus and recommended that the Council adopt Resolution No. 3236. Certain task force members expressed some skepticism about the potential success of the City's future land aggregation efforts, but all agreed that having this tool available was important and, at any rate, not detrimental.

Resolution No. 3236

The 2022 Urban Renewal Strategic Plan states:

“A minor amendment to the Coffee Creek Urban Renewal Plan should be completed to add property acquisition and related activities (e.g. optioning) as an eligible project.”

Upon more in-depth staff review of the Coffee Creek urban renewal plan, staff believes the scope of the proposed amendment meets the threshold for a “Council-approved Amendment”—as defined in the plan itself under Section IX.

The language developed by staff, with input from the City Attorney, to be inserted as a Project under the Coffee Creek Urban Renewal Plan is as follows:

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.

Similar language is inserted in several other places in the Coffee Creek Plan, which can be reviewed in the attachments to this report.

EXPECTED RESULTS:

By making strategic interventions—purchasing, aggregating, and disposing of property—the pace and scale of private development will improve in the Coffee Creek area, creating a stronger return-on-investment for the urban renewal agency, and for taxing districts in the long-term.

TIMELINE:

There is no prescribed timeline for the implementation of this strategy. Indeed, implementation of the strategy will be largely opportunity driven. If Resolution No. 3236 is adopted, staff will begin conversations with brokers and property owners to identify potential acquisitions. Any potential acquisition, with preliminary due diligence, will be brought to the City Council for further review and discussion in Executive Session before any further action is taken.

CURRENT YEAR BUDGET IMPACTS:

Current costs are staff time only. We cannot budget for this program, as land acquisition expenses are totally unknowable. If a land acquisition is proposed and considered by Council, URA budget impacts will be discussed at that time, in conjunction with a budget supplemental, if needed.

COMMUNITY INVOLVEMENT PROCESS:

The Coffee Creek Master Plan and the Urban Renewal Strategic Plan were both public processes that involved stakeholder and public engagement, through task force meetings and public City Council meetings where the draft plans were considered and eventually adopted.

The Urban Renewal Task Force is an ad hoc committee, appointed by the City Manager, comprised of over 20 members, representing four main stakeholder groups: Residents, Impacted Taxing Districts, Real Estate Brokers, Developers & Land-owners in the area. Councilor Shevlin of the City Council chairs the Committee, and Commissioner Andrew Karr represents the Planning Commission.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The City's general fund depends on property tax, and expenses for public services regularly exceed the 3% annual growth allowed by Oregon property tax law. This means new development is needed in order to maintain, and ideally improve, public services in the long-term. Industrial development is efficient, in that it does not have the same public service demands (public safety, emergency services, schools, library, etc.) that new residential development has. By spurring growth in this area, the City is future-proofing its job base and its long-term tax revenue stream,

to serve future generations.

The potential of this area is great, but it is locked up. This land aggregation and disposition approach serves to unlock that potential to the benefit of local and state budgets through job creation and new, taxable capital investment.

ALTERNATIVES:

The alternatives were discussed in the July 21, 2025 staff report which was included as pages 5 – 13 in the City Council packet (attachment 4).

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3236, with Exhibit A
2. [Coffee Creek Urban Renewal Plan – adopted 2016](#) (link)
3. [2022 Urban Renewal Strategic Plan](#) (link)
4. [Alternatives identified in the July 21, 2025 staff report](#) (link)