



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: August 3, 2026		Subject: Resolution No. 3279 Staff Member: Amanda Guile-Hinman, City Attorney; Matt Lorenzen, Economic Development Manager Department: Legal; Community Development	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☒ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable Comments: N/A	
Staff Recommendation: n/a			
Recommended Language for Motion: I move to adopt Resolution No. 3279.			
Project / Issue Relates To:			
☐ Council Goals/Priorities: Goal 4: Community understands Town Center Plan, Urban Renewal, and other funding sources for infrastructure through engagement to inform Council direction	☒ Adopted Master Plan(s): Town Center Plan (2019)	☐ Not Applicable	

ISSUE BEFORE COUNCIL: Does the City Council wish to adopt Resolution No. 3279, referring the issue to the voters?

EXECUTIVE SUMMARY:

The body of work presented in this report represents the culmination of years of iterative work, informed by Council direction, community feedback, and best practices.

Councilors or community members seeking additional context and background information may refer to previous City Council meetings, including but not limited to:

- [March 16, 2026](#)
- [April 6, 2026](#)
- [June 1, 2026](#)
- [June 29, 2026](#)
- [July 20, 2026](#)
- [July 30, 2026](#)

The July 30, 2026 packet includes thorough explanations of each document and exhibit included in Resolution No. 3279.

At the July 30 City Council meeting, the Council deliberated about the contents and language of the 6 documents attached to this report. The Council reached agreement that the Ballot Title **Question** should be amended.

As presented on July 30, the Question read as follows:

Should the City adopt proposed Ordinance No. 905 establishing the Wilsonville Town Center Development District to address blight?

The amended language (See **Attachment 5**) now reads:

Should the City adopt proposed Ordinance No. 905 establishing the Wilsonville Town Center Development District, an urban renewal district?

EXPECTED RESULTS:

The City Council will consider the adoption of Resolution No. 3279, which would incorporate all of the documents in this report and refer the creation of the Town Center Development District (an urban renewal district) to voters.

TIMELINE:

The City must file the relevant paperwork with Clackamas and Washington County Elections no later than August 14, 2026 in order for the proposed measure to appear on the November 3, 2026 ballot. If the Council adopts Resolution No. 3279, the City Recorder will file all applicable documents with the County Elections offices before the deadline.

CURRENT YEAR BUDGET IMPACTS:

There is no cost associated with filing the measure referral paperwork.

COMMUNITY INVOLVEMENT PROCESS:

Community engagement has been a central component of both the Wilsonville Town Center Plan and the proposed Town Center Development District. The Town Center Plan was developed through a multi-year public planning process, culminating in Council adoption of the Plan in 2019.

Since that time, the City has continued to engage the community as it evaluated implementation strategies, including urban renewal. Public input, the Urban Renewal Task Force, market analysis, technical studies, Council direction, and developer feedback informed multiple revisions to the proposed Development District, resulting in refinements to redevelopment assumptions, project priorities, financing, maximum indebtedness, and the overall implementation strategy.

The proposed Development District Plan presented to the Council reflects this iterative planning process. If the City Council refers Proposed Ordinance No. 905 to the voters, the November 3, 2026 General Election will provide the community with the opportunity to determine whether the proposed Development District should proceed.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

If Council refers this matter to voters, voters approve, and the Council subsequently adopts Ordinance No. 905, the Town Center Development District Plan will provide a substantial funding mechanism to implement projects and programs that will effectuate the vision established in the 2019 Town Center Plan.

ALTERNATIVES:

The Council could adopt Resolution No. 3279, amend the exhibits to Resolution No. 3279, or reject Resolution No. 3279.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3279
2. Exhibit A to Res. No. 3279: Proposed Ordinance No. 905
3. Exh. A to Ord. 905 - Town Center Development District Plan
(with Appendix A: Legal Description)
4. Exh. B to Ord. 905 - Accompanying Report
(with Appendix A: Development Assumptions)
5. Exhibit B to Res. No. 3279: Ballot Title
6. Exhibit C to Res. No. 3279: Explanatory Statement