

**ORDINANCE NO. 498**

**AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING THE SECOND AMENDMENT TO THE YEAR 2000 URBAN RENEWAL PLAN TO ESTABLISH A MAXIMUM AMOUNT OF INDEBTEDNESS**

WHEREAS, the City Council of the City of Wilsonville ("Council") adopted the Year 2000 Urban Renewal Plan by Ordinance No. 373, dated August 30, 1990, which Plan was substantially amended by Ordinance No. 416, dated June 7, 1993, which urban renewal plan and amendment is called herein the "Plan"; and

WHEREAS, the Council wishes to further amend the Plan in accordance with the provisions of Chapter 457 of Oregon Revised Statutes (1997 Edition) to establish the maximum amount of indebtedness to be issued or incurred under the Plan (the "Amendment"); and

WHEREAS, the Council finds and determines, based upon the information contained in the reports accompanying the Plan, that:

- 1) The Year 2000 Urban Renewal Area (the "Area") is blighted;
- 2) The rehabilitation and redevelopment of the Area is necessary to protect the public health, safety or welfare of the City of Wilsonville;
- 3) The Plan conforms to the City of Wilsonville Comprehensive Plan and the economic development policies contained within the Comprehensive Plan and provides an outline for accomplishing the urban renewal projects the urban renewal plan proposes;
- 4) Provision has been made to house displaced persons within their financial means in accordance with ORS 281.045 to 281.105 and, except in the relocation of elderly or disabled individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing;
- 5) The acquisition of real property as provided for in the Plan is necessary to achieve the objectives of the Plan;

6) Adoption and carrying out of the urban renewal plan is economically sound and feasible;

7) The municipality shall assume and complete any activities prescribed it by the Plan; and

WHEREAS, the Wilsonville Urban Renewal Agency (hereinafter the "Agency") has forwarded the proposed maximum amount of indebtedness to the City of Wilsonville Planning Commission for its recommendation, and the Planning Commission, on May 13, 1998, adopted Resolution No. PC9801 recommending approval of the maximum amount of indebtedness; and

WHEREAS, the Agency has consulted and conferred with the governing bodies of the taxing districts that levy taxes within the Area, and no written recommendations have been received from such governing bodies; and

WHEREAS, the Agency met with the Board of Commissioners of Clackamas County on May 21, 1998 to review the proposed maximum amount of indebtedness for the Plan; and

WHEREAS, the Agency has undertaken a review of the records relating to the scope and cost of projects in the Plan and the schedule for their completion as of December 5, 1996. A description of the review is included in the Report on this Amendment, which Report is hereby incorporated into this Ordinance as additional findings; and

WHEREAS, Urban Renewal Agency Resolution No. 43 recommends to the City Council amending the Urban Renewal Plan to provide for a maximum amount of indebtedness of \$53,851,923; and

WHEREAS, on June 1, 1998 the Council held a public hearing regarding the adoption of the Amendment; and

WHEREAS, the Council has considered the material presented by the Agency, all information presented and all matters discussed at the meetings described above, the recommendations of the Planning Commission and the action of affected municipalities, if any, and finds that based upon a good faith estimate of the scope and costs of projects, including but not limited to increases in costs due to reasonably anticipated inflation in

the Plan and the schedule for their completion as the completion dates were anticipated as of December 5, 1996, the maximum amount of indebtedness that may be issued or incurred under the Plan is \$53,851,923.00.

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

Section 1. The Amendment to the Year 2000 Urban Renewal Plan, attached hereto as Exhibit A and incorporated herein by this reference, is hereby adopted.

Section 2. By this Amendment, the maximum amount of indebtedness to be issued or incurred, at any time after December 6, 1996 or outstanding as of December 6, 1996, to carry out the Plan and payable from urban renewal taxes as permitted by section 11(16), Article XI of the Oregon Constitution is \$53,851,923.00.

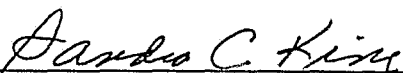
SUBMITTED to the Wilsonville City Council and read for first reading at a regular meeting thereof the 1<sup>st</sup> day of June, 1998, and scheduled for a second reading at a regular meeting of the Council on the 15<sup>th</sup> day of June, 1998, commencing at the hour of 7 P.M. at the City Hall Annex.

  
\_\_\_\_\_  
Sandra C. King, CMC, City Recorder

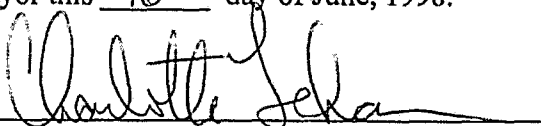
ENACTED by the City Council on the 15<sup>th</sup> day of June, 1998, by the following votes:

YES: -5-

NO: -0-

  
\_\_\_\_\_  
Sandra C. King, CMC, City Recorder

DATED and signed by the Mayor this 16<sup>th</sup> day of June, 1998.

  
\_\_\_\_\_  
CHARLOTTE LEHAN, MAYOR

SUMMARY of Votes:

Mayor Lehan	Yes
Councilor Kirk	Yes
Councilor Helser	Yes
Councilor Barton	Yes
Councilor Luper	Yes

**EXHIBIT A**

SECOND AMENDMENT TO THE YEAR 2000 PLAN  
AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE

Add to Section 700 – Financing of Urban Renewal Indebtedness:

**705. MAXIMUM AMOUNT OF INDEBTEDNESS**

The maximum amount of indebtedness that may be issued or incurred under the Plan is \$53,851,923.00. This is based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion as completion dates were anticipated as of December 5, 1996. The estimates included, but were not limited to, increases in costs due to reasonably anticipated inflation. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

**REPORT ON SECOND AMENDMENT TO THE YEAR 2000 PLAN,  
AN URBAN RENEWAL PLAN, TO ESTABLISH A MAXIMUM AMOUNT OF  
INDEBTEDNESS**

**INTRODUCTION**

This is the Urban Renewal Report accompanying the Second Amendment (the "Amendment") of the Year 2000 Urban Renewal Plan (the "Plan"), establishing a maximum amount of indebtedness as explained below.

**BACKGROUND**

The effect of the new tax rates and assessed values called for in Measure 50 could have drastically reduced urban renewal revenues and stopped or delayed the completion of urban renewal plans. However, Measure 50 specifically allows for the timely completion of urban renewal plans that were in existence prior to new law. These existing urban renewal plans are allowed to generate almost the same amount of revenue they would have prior to passage of Measure 50. In return for this "grandfathering" of existing urban renewal plans, the Legislature requires that such plans be limited in cost, based on the urban renewal plan as it existed as of December 6, 1996. This limit on cost is referred to as the "maximum indebtedness" figure - a maximum cost of the principal amount of debt necessary to complete projects and programs called for in the plan. Urban renewal agencies are required to amend existing urban renewal plans to include this maximum indebtedness figure.

**EXPLANATION OF PROPOSED MAXIMUM AMOUNT INDEBTEDNESS**

The proposed maximum amount of indebtedness is \$53,851,923.00. This amount was determined on the basis of the cost and schedule of the projects in the Plan as described in Table 1. The projects, costs and schedules are based on the Reports on the Plan and the First Amendment as well as updated cost estimates. The indebtedness figure equals the total cost of the projects, including administration.

The projected capital resources of the Wilsonville Urban Renewal Agency as shown in Table 2 are more than sufficient to finance the maximum indebtedness.

## URBAN RENEWAL REPORT ON AMENDMENT

### CHAPTER I

#### A Description Of Physical, Social And Economic Conditions In The Urban Renewal Areas Of The Plan And The Expected Impact

The Amendment is of a technical nature and this section does not apply.

### CHAPTER II

#### Fiscal Impact of the Urban Renewal Plan In Light of Added Services or Increased Population

The Amendment is of a technical nature and this section does not apply.

### CHAPTER III

#### Reasons For Selection Of Each Urban Renewal Area In The Plan

The Amendment is of a technical nature and this section does not apply.

### CHAPTER IV

#### The Relationship Between Each Project To Be Undertaken Under The Plan And The Existing Conditions In The Urban Renewal Area

The Amendment is of a technical nature and this section does not apply.

### CHAPTER V

#### The Estimated Total Cost Of Each Project And The Sources Of Moneys To Pay Such Costs - The Anticipated Completion Date For Each Project

Estimated project costs and completion dates are provided in Table 1 attached hereto and incorporated herein by reference. Table 2 provides the projected urban renewal tax resources necessary to finance the projects.

### CHAPTER VI

#### The Estimated Amount Of Tax Increment Money Required In Each Urban Renewal Area Under ORS 457.420 To 457.460 And The Anticipated Year In Which Indebtedness Will Be Retired Or Otherwise Provided For Under ORS 457.420 to 457.460

The estimated amount of urban renewal taxes required to carry out the plan will be the amount sufficient to retire indebtedness of \$53,851,923.00. The capital capacity analysis, shown in Table 2, assumes bonds with a term of 10 years issued in FY 2004/05. This debt will be retired prior to FY 2013/14.

**CHAPTER VII**

A Financial Analysis Of The Plan With Sufficient Information To Determine Feasibility

The urban renewal tax revenues shown in Table 2 are sufficient to support the maximum amount of indebtedness shown in Table 1.

**CHAPTER VIII**

A Relocation Report

The Amendment is of a technical nature and this section does not apply.

BH106-06



**TABLE 1: MAXIMUM INDEBTEDNESS**

PROJECT	ESTIMATED COST	YR OF ESTIMATE	SCHED. OF CONST.	YEAR OF COST	EXP.
<b>A. Roads</b>					
Canyon Creek South	3,235,240	1990	2001		4,478,329
Pacific Street	520,000	1998	1999		535,600
Holly Street	390,000	1998	2004		465,680
Boekman Rd	1,552,500	1990	2004		2,348,296
Wilsonville Road I-5 to RR Tracks	2,100,000	1998	1998		2,100,000
Wilsonville Road RR Tracks to Kinsman	2,036,026	1998	2001		2,224,821
Wilsonville Road, Kinsman to Brown	5,744,315	1998	2003		6,659,235
Wledemann Rd Overcrossing	1,325,000	1990	2004		2,004,181
Old Town Streets	1,912,450	1990	2004		2,892,752
Traffic Signals	325,000	1998	1998		325,000
Traffic Signals	325,000	1998	1999		334,750
Traffic Signals	325,000	1998	2000		344,793
Traffic Signals	325,000	1998	2001		355,136
Traffic Signals	325,000	1998	2002		365,790
Traffic Signals	325,000	1998	2003		376,764
Traffic Signals	325,000	1998	2004		388,067
<b>Total Roads</b>					<b>26,199,195</b>
<b>B. Water</b>					
Connect to dependable supply	4,680,000	1998	2002		5,267,381
Willamette River Crossing	241,500	1990	2002		344,321
Hackamore Rd	45,600	1990	2004		68,974
<b>Total Water</b>					<b>5,680,677</b>
<b>D. Storm Drains Only</b>					
Parkway/Trask	371,450	1990	2004		561,851
Rose Lane/Shroeder	201,250	1990	2004		304,409
<b>Total Storm Drains</b>					<b>866,260</b>
<b>E. Parks and Recreation Facilities</b>					
Boones Ferry Park	78,400	1990	2004		118,587
Memorial Park Phase I	1,572,000	1993	2001		1,991,363
Memorial Park Phase II	1,572,000	1993	2003		2,112,637
Covered swimming pool	2,300,000	1993	2003		3,091,008
Neighborhood park North	600,000	1990	2004		907,554
Teen Center	78,200	1990	2004		118,285
Facilities at CCC in Town Center	292,500	1990	2004		442,432
Town Center Sq. Phase II	950,000	1998	2001		1,038,091
Wilsonville Rd Interchange	0				0
<b>Total, Parks &amp; Rec</b>					<b>9,819,955</b>
Subtotal, Capital Costs					40,833,566
Admin @ 10%					4,083,357
Outstanding Indebtedness					8,935,000
<b>GRAND TOTAL</b>					<b>53,851,923</b>

**TABLE 2: PROJECTED CAPITAL RESOURCES**

CAPITAL RESOURCE PROJECTIONS								
	1998	1999	2000	2001	2002	2003	2004	2005
Maximum Revenues	2,755,809	3,339,732	4,002,207	4,711,585	5,413,427	5,923,318	6,473,578	7,018,131
Debt Service								
94 Bonds (Minimum)	1,163,400	1,168,253	1,163,733	1,164,892	1,167,813	1,165,190	1,164,350	0
96 Bonds	451,398	456,345	449,465	450,910	450,185	907,978	0	0
Net Revenues	1,141,011	1,715,134	2,389,009	3,095,783	3,795,429	3,850,150	5,309,228	7,018,131
Available for New Bonds	656,571	1,227,755	1,905,049	2,611,042	3,310,030	3,228,200	4,959,923	7,018,131
Less Coverage @ 1.3	505,055	944,427	1,465,423	2,008,494	2,546,177	2,483,231	3,815,325	5,398,562
Bond Par (6% interest)		4,644,052						39,733,888
Debt Service		944,427	944,427	944,427	944,427	944,427	944,427	5,398,562
Annual Ending Bal.	151,516	283,328	439,627	602,548	763,853	744,969	1,144,598	1,619,569
Cumulative Ending Bal.	151,516	434,844	874,471	1,477,019	2,240,872	2,985,842	4,130,439	5,750,008
Bonds and Debt Serv. Fund Balance	50,127,948							
Debt Service Fund Beg Bal		7,768,745						
Capital Projects Fund Beg Bal	2,979,604							51,654,055
Total Capital Resources	60,876,297							