

**OFFICIAL MINUTES OF STUDY AREA 1  
URBAN RENEWAL TASK FORCE MEETING #1  
MARCH 18, 2021**

Present: Elaine Howard, Jonathan Taylor, Christen Sacco, Cassandra Ulven, Theresa Haskins, Grace Lucini, Jilian Felton, Janelle Thompson

Jonathan Taylor begins the meeting at 5:30 p.m.

**1. Introductions**

The members of the Task Force introduced themselves.

**2. Purpose of the Task Force**

Jonathan Taylor began the meeting by introducing members to the purpose of the Task Force. Jonathan Taylor informed the purpose of this group's work will center on prioritizing existing projects that have been identified through prior work, are the boundaries sufficient to achieve the area goals, and provide a community feedback loop on this process.

No questions from committee members.

**3. Background Feasibility Study**

Elaine Howard provided an overview of the City's previous work. Elaine Howard and Jonathan Taylor provided a detailed explanation of the proposed boundary as defined in the feasibility study. Jonathan Taylor discussed that the boundary is a result of past work under the Southwest Industrial Concept Plan Area and the Basalt Creek Concept Area. The Southwest Industrial Concept Area includes parcels around 124<sup>th</sup> Ave and the new Portland General Electric Site, with the areas along Tualatin-Sherwood Road. The Southwest Industrial Concept Plan Area was adopted around 2005. The southern portion of the study area includes the Basalt Creek Concept Plan Area. Jonathan Taylor noted that extensive work has already been completed. Jonathan Taylor stated that this committee will put pen to paper on the projects already identified under previous work.

Jilian Felton posed a question regarding the boundary. Jilian Felton stated that the proposed boundary does not include her property and whether it was intentional or not. Jonathan Taylor requested the address in question and Jilian Felton provided the address of 23500 -23550 SW Lower Boones Ferry Road. Jonathan Taylor confirmed that this property was not included in this study area and the City identified that this was an issue, and as a result invited her organization to participate in this task force.

Elaine Howard presented the proposed growth scenarios at 4%, 5%, and 6%. Elaine Howard stated the assessed value increases on average 3% due to State of Oregon statutes. Elaine Howard stated the maximum indebtedness for 4% growth totaled \$24.5 million, 5% at \$35.1 million, and 6% at 48.7 million. Elaine Howard stated that the maximum

indebtedness is the potential of project dollars for the total life of the district which the feasibility study is over thirty year maximum life plan.

Elaine Howard provided an overview of what projects are usually included in urban renewal district. Those included improved infrastructure systems for new development, prepare for increased density, property acquisition for potential development.

Jonathan Taylor provided a brief overview of the City's efforts drafting the potential project list. The projects that are being identified are found in other previous planning work. Elaine Howard concluded the feasibility study overview by stating the next steps of the task force with proposed projects.

No questions from task force members.

#### **4. Urban Renewal Authority 101**

Elaine Howard gave the taskforce committee a brief urban renewal 101. Elaine Howard detailed why cities use tax increment financing that includes providing funds to implement existing city plans, provides funds to pay for infrastructure, mechanism to stimulate economic growth, and use it as a method of bridge funding for gaps for development.

Elaine Howard detailed what tax increment financing is and how it is used. Elaine Howard continued with how tax increment finance works is collected, impacts on taxing districts with a special focus on school districts.

Elaine Howard explained state limitations on urban renewal for communities with populations under 50,000. The limitations included having up to 25% of assessed value of property in City and 25% of total acreage in the City in urban renewal areas.

#### **5. Boundary Discussion**

Elaine Howard opened the floor to taskforce members for comments, questions and discussions regarding the proposed boundary.

Jilian Felton described the process of Community Partners acquiring the property in which an earlier concern was raised. Jilian Felton provided an overview of the families assisted, the financing currently acquired, and where they are at in the process of development.

Jilian Felton stated that her property should not be left out of the storm water mitigation plan. Jilian Felton continued to state that road development is needed in addition with neighborhood properties being development in similar capacity. Jilian Felton stated that it would be unfortunate that the private developer to the south would have access to urban renewal and her organization isn't.

Jonathan Taylor stated that the boundary did not include the property in question due to the propose boundary being submitted in January of 2020, before Community Partners acquired property several months later. Jonathan Taylor stated that the City would now include the property in question into the feasibility study as a result of the taskforce discussion.

Jilian Felton stated that urban renewal areas have a history of displacing marginalized communities and that she hopes the City takes those impacts and mitigate potential inadvertent displacements.

Theresa Haskins asked what the criteria for potential projects are. Elaine Howard responded that we balance what projects are needed versus the timeframe in which the funding will occur over the life of the district.

Grace Lucini posed the question regarding constraints regarding the Basalt Creek Canyon buildable lands and how those lands factor into the economic feasibility to this. Jonathan Taylor responded that this area is a hybrid of planning areas that include City and County. Jonathan Taylor stated that last year's adopted Economic Opportunity Analysis detailed several Basalt Creek Canyon properties were development constrained. Grace asked a follow-up question if the City had taken into account the project long term timeline that the Basalt Creek area will development. Jonathan Taylor stated that the economic feasibility takes into account the entire district with norther parcels providing financial opportunities to assist the development on development constrained properties which may assist with development timelines of the area.

Jilian Felton asked for clarification from Grace where the Basalt Creek Canyon is located. As Grace Lucini described the area, Jonathan Taylor used the mouse pointer via Zoom to provide visual reference. Grace Lucini discussed the gradient of the area with specific areas of 40%. Jonathan Taylor stated that he will send out the Economic Opportunities Analysis that details the developable land potential of the area.

Grace Lucini asked that the City coordinate its current planning efforts of parks development, storm water development, and urban renewal and begin efforts of outreach to the residents in this area to foster inclusion.

Meeting ended at 6:41 pm.