



# CORNELIUS URBAN RENEWAL PLAN

Technical Advisory Committee Meeting #1

Wednesday, January 16, 2019 @ 4 pm

Summary Notes

## **Boundary Discussion**

Attendees: Dave Schamp, Cornelius City Council; David Parker, Forest Grove School District; Casey Waletich, Hillsboro School District; Chris Villa, Portland Community College Rock Creek; Jonathan Williams, Metro; Gene Zurbrugg, property owner; Tim Budelman, Norris & Stevens, Inc; Dave Waffle, Planning Commission; Jose Esparza, PCC Hillsboro Center; Ruth Osuna, Washington County

Absent: Seth Brumley, ODOT; Maria Caballero-Rubio, Central Cultural; Autumn Davis, property owner; Rose Hawblitzel, property owner (TMT properties)

Cornelius staff: Rob Drake, City Manager; Ellie Jones, Finance Director; Ryan Wells, Community Development Director; Tim Franz, Associate Planner; Terry Keyes, City Engineer

Consultant: Elaine Howard

Following an introduction about the Town Center Plan project and an overview of Urban Renewal as a financing tool, Ryan reviewed the proposed Urban Renewal District boundary and how it relates to the proposed Town Center boundary. The group was asked for input.

Dave Waffle asked about the notched area at the middle of the proposed boundary to the west of Fred Meyer. Ryan explained he followed the tax lots there. Elaine indicated that splitting a tax lot is difficult not only in preparing the legal description, but the assessor typically does not like to split tax lots into different tax code areas.

Tim Budelman asked about the large L shaped area owned by TMT. Ryan indicated that parcel is presently being considered for an affordable housing project which would probably receive tax exempt status from the city (though that proposal is only preliminary at this point). Since it would not be paying property taxes, it would not add to the urban renewal area, and the properties that are presently included are better candidates for future projects and future development of taxable properties. It was also noted that the property could probably develop without the assistance of urban renewal and that any new development, if not the affordable housing, would probably pay taxes from which all of the taxing districts would benefit. The property owner, TMT was invited to be

on the Technical Advisory Committee but did not come to the meeting. It was agreed that Ryan would reach out to the property owner again before the boundary was finalized.

Ryan gave a brief overview of the amount of new housing development being planned in Cornelius, indicating none of this development would be captured by the urban renewal area, so the taxes generated from it would go to all taxing districts.

The TAC generally agreed that the boundary was good with the request to contact TMT. \*Note: TMT has subsequently agreed to the Urban Renewal Boundary excluding the portion of their property immediately north and east of Fred Meyer.



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Wednesday, January 16<sup>th</sup>, 2019, 4:00 pm

Dev. & Operations Conference Room, 1300 S Kodiak Cir.

### MEETING AGENDA

#### GOALS OF MEETING

- Understanding of background leading to decision for preparing an urban renewal plan
- General understanding of urban renewal – review basic concepts
- Review and potential confirmation of urban renewal area boundary
- Understand timeline for urban renewal plan preparation and adoption process

#### AGENDA

1. Introductions, role of Technical Advisory Committee - Ryan Wells 10 min
2. Background
  - a. Town Center Plan - Ryan 10 min
  - b. Urban Renewal Feasibility Study - Ryan 5 min
3. Urban Renewal 101 - Elaine Howard Consulting 30 min
4. Boundary Discussion - Ryan and Elaine 25 min
5. Questions and review of next steps – Elaine 10 min

#### ADJOURNMENT

Urban Renewal Plan Schedule:

February 19	TAC Meeting 2
March 6	Open House
May 6	Agency Meeting
May 7	Consult and Confer letters to taxing districts
June 19	Potential Washington County Briefing
June 25	Planning Commission Meeting
July 15	City Council Hearing
August 14	Effective Date of Urban Renewal Plan if adopted