



# CORNELIUS URBAN RENEWAL PLAN

## Technical Advisory Committee Meeting #2

### Summary notes

Attendees: Dave Schamp, Cornelius City Council President; David Parker, Forest Grove School District; Ilean Clute, Forest Grove School District; Casey Waletich, Hillsboro School District; Jonathan Williams, Metro; Dave Waffle, Planning Commission; Jose Esparza PCC Hillsboro Center; Ruth Osuna, Washington County; Seth Brumley, ODOT; Héctor Rodríguez-Ruiz, ODOT; Autumn Davis, property owner; Rose Hawblitzel, property owner

Absent: Maria Caballero-Rubio, Central Cultural; Gene Zurbrugg, property owner; Tim Budelman, Norris & Stevens, Inc.; Chris Villa, PCC Rock Creek; Ellie Jones, Cornelius Finance Director

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

Consultant: Elaine Howard

Ryan reviewed the projects list and indicated it had been updated slightly since sending it out to the committee.

Casey Waletich raised the question of the inflation rate used for projects over time. Hillsboro School District is experiencing 6-8% inflation on their projects. Ruth Osuna suggested that more funding could be allocated to public art projects.

Jonathan Williams stated more dollars might be allocated to developer incentives. He worked with Redmond on their urban renewal area and developer incentives were an important component of the success of the area. Ryan noted that they were focusing on keeping the timeline short, so allocating the dollars had been strategically reviewed by staff, focusing on capital projects in the Town Center.

Elaine reviewed the financials. Other than the previous comment about the inflation rate, there were no questions. Elaine indicated the actual MI and \$\$ for projects would be somewhere between 20-25 years and that the revised information would be sent to the TAC.

David Waffle questioned about how projects get added and funding priorities get established. Elaine explained that new projects are added through a minor amendment to the urban renewal plan. The

\$\$ allocations are made through the annual budgeting process. The Agency is not required to spend the allocation in the original adopted Plan and Report, but if allocations are changed, the Agency should update the overall table of project expenditures.

Elaine reviewed the schedule. Ruth Osuna indicated Washington County meeting would be on June 18, 2019. Additional scheduled events and benchmarks are listed below:

March 7, 6-8- pm	Town Center/Urban Renewal Plan Open House, Centro Cultural
May 6, 7 pm	Urban Renewal Agency Meeting, Walters Community Room, Cornelius Library
May 7	Consult and Confer letters to taxing districts
June 18, 8:30 am	Washington County Commission Briefing
June 25, 7 pm	Planning Commission Hearing
July 15, 7 pm	City Council Hearing
August 14	Effective Date of Urban Renewal Plan if adopted