

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
(Sitting/Acting as the Board of the Clackamas County Development Agency)

Study Session Worksheet

Presentation Date: January 28, 2014 **Approx Start Time:** 10:30 a.m. **Approx Length:** 1 hour

Presentation Title: Clackamas Town Center ("CTC") Urban Renewal District: Direct Investment Partnering Opportunities and remaining district assets.

Department: Department of Transportation and Development, Development Agency

Presenters: Dan Johnson, Manager, Development Agency

Other Invitees: Barbara Cartmill, Acting Director, Department of Transportation and Development

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

How the Board would like to advance the direct investment partnering opportunities.

EXECUTIVE SUMMARY:

The Clackamas Town Center (CTC) Urban Renewal District: Final Recommended Work Program, developed by the Clackamas Town Center Working Group, was presented for Board consideration in March 2013. With approval of the Direct Investment Implementation Plan, the Board authorized staff to advance direct investment discussion with overlapping taxing districts.

Since April 2013, staff has met with the following overlapping taxing districts:

- North Clackamas School District
- Clackamas County Fire District #1
- Clackamas County
- North Clackamas Parks and Recreation District

These four districts were selected because they retained a permanent tax rate over 20 years within the life of the district, and individually comprised over two percent of the incremental value collected on an annual basis.

Discussions with these districts focused on assessing needs of the districts and a mutual understanding that, as required by law, any projects considered had to be within the context of the current urban renewal plan for the Clackamas Town Center area.

Based on discussions with district representatives and review of the urban renewal plan, each project identified on Attachments A and B was identified as needed by the districts, is viable within the context of the plan, and is now presented for Board consideration.

FINANCIAL IMPLICATIONS (current year and ongoing):

Not applicable

LEGAL/POLICY REQUIREMENTS:

Not applicable

PUBLIC/GOVERNMENTAL PARTICIPATION:

With a commitment to terminate the CTC urban renewal levy in June 2013, the Board directed staff in January 2012 to engage the local community to develop a priority list of projects from the current plan to be completed using the remaining CTC funds. The Clackamas Town Center Working Group was formed to take on this task. Working Group members represented a diverse range of interests, from the local citizen planning organizations, businesses of varying size, service districts, education providers and neighboring jurisdictions. The Working Group met for over a year and developed the Clackamas Town Center Urban Renewal District: Final Recommended Work Program.

OPTIONS:

- 1.) Direct staff to advance the partnering opportunities as identified on Attachment A; or
- 2.) Direct staff to advance modified partnering opportunities as identified on Attachment A, subject to recommended revisions by the Board; or
- 3.) Direct staff to discontinue discussions on partnering opportunities at this time; or
- 4.) Direct staff to prepare a ballot measure to receive direction from the voters regarding spending remaining funding.

RECOMMENDATION:

Option 1: Direct staff to advance the partnering opportunities as identified on Attachment A based on previous direction from the Board.

ATTACHMENTS:

Attachment A: Public Partnership Opportunities

Attachment B: Fund Trending

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval M. B. Casimir 1-23-14

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Dan Johnson @ 503-742-4325.

Attachment A: Public Partnership Opportunities

Clackamas Town Center (CTC) Urban Renewal Plan
 Public Partnership Opportunities
 January 21, 2014

District*	Project Description	Revenue Distribution**	Notes:
North Clackamas School District	Early Intervention Facility	\$2,000,000	Day Care/ Pre-School
North Clackamas School District	Real Property Acquisition	\$500,000	Causey Property
Clackamas County Fire District # 1	Capital Construction Assistance	\$2,500,000	Administration Facility
Clackamas County (CCSO)	Clackamas County Sheriff - Brooks Building	\$2,500,000	Debt Service
North Clackamas Parks and Recreation	Park Improvements / Maintenance Facility	\$1,500,000	Causey Property Park Improvement

* Districts considered comprise majority contributors for a period of 20 years or greater.

** Revenue Distribution Factors: CTC Urban Renewal District: Recommended Work Program funding, Years in CTC UR District, and estimated project costs.

**CTC Urban Renewal District: Final Recommended Work Program
Fund Trending**

Approved Tier 1 Project (April 2013)

Cost Estimates	
Monterey West	\$7,000,000
Sunnyside Stevens	\$2,000,000
<i>Subtotal</i>	<i>\$9,000,000.00</i>

Estimated Remaining Funding Estimate **\$39,000,000.00**

Direct Investment (January 2014)

Cost Estimates	
Direct Investment Project Partnerships	
North Clackamas School District (Early Intervention Facility)	\$2,000,000
North Clackamas School District (Real Property Acquisition)	\$500,000
Clackamas County Fire District (Capital Construction Assistance)	\$2,500,000
Clackamas County (CCSO)	\$2,500,000
North Clackamas Parks and Recreation District (Real Property)	\$1,500,000
<i>Subtotal</i>	<i>\$9,000,000</i>

Estimated Remaining Fund Estimate **\$30,000,000.00**

Remaining Tier 1 Projects

Cost Estimates	
South Corridor (Sunnyside/Sunnybrook/82nd Intersections)	\$15,000,000
Otty	\$3,000,000
Property Enhancement Program	\$750,000
Kaiser Pedestrian Connectivity/NO I-205 Overpass (Route 1)	\$95,000
Harmony Community Campus Pedestrian Connectivity (Route 6)	\$3,840,000
Fuller Road	\$4,000,000
Parks/Open Space Improvements	\$500,000
Public Plaza Program	\$250,000
North Town Center Pedestrian Connectivity (Route 3)	\$136,000
Harmony/Kaiser Pedestrian Connectivity (Route 7)	\$150,000
Kaiser Pedestrian Connectivity/I-205 Overpass (Route 1)	\$4,000,000
<i>Subtotal</i>	<i>\$31,721,000</i>

ATTACHMENT B: Fund Trending