

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: August 16, 2011 **Time:** 2:45 p.m. **Length:** 30 minutes

Presentation Title: Discussion of Urban Renewal Measures

Department: County Administration, County Counsel

Presenters: Dan Chandler, Strategic Policy Administrator
Scot Sideras, Legal Counsel, Senior

POLICY QUESTIONS

1. Does the Board recognize community decision making, especially as to how property tax revenues are spent to cure local problems, as important to community residents and businesses?
2. If the Board does recognize community decision making by residents and businesses as to how property tax revenues are spent as important, does the urban renewal initiative, Petition 3-371 filed with the Clerk on August 10, 2011 contain features that inherently conflict with local decision making?
3. If Petition 3-371 does conflict with the ability of local residents and businesses to determine how their property tax revenues are spent to cure local problems, is there an alternative means which the Board would like to consider so that local residents and businesses may register their decisions for their own community?
4. If there is an alternative to Petition 3-371, should this alternative be presented to the voters of Clackamas County?

ISSUE & BACKGROUND

Petition 3-371, a copy of which is attached to this Worksheet, would dramatically change the County's implementation of urban renewal plans. Among its more salient features is the requirement, set out in Section 3.03.020, that every new urban renewal plan, or substantial change to an existing plan, shall be referred to the county electors for their approval at a primary or general election.

Urban renewal plans are used to create urban renewal districts. An urban renewal district is a specific geographic area within which a portion of the property taxes paid by property owners and businesses are redirected for the purpose of curing local problems. At this time, active County urban renewal districts range in size from approximately 800 to 1000 acres, which represents .001% of the area of the County.

If Petition 3-371 were to become law, voters throughout the County, most with no direct connection to a proposed urban renewal district, would determine how the taxes raised

within a proposed district would be spent, instead of as determined by residents and businesses in that district. This does not allow local residents and business to use the taxes they pay to deal with their own neighborhood's problems.

On the other hand, alternative mechanisms exist that allow local residents and businesses to determine whether a proposed urban renewal district should be formed in their community and decide how their taxes are spent to resolve problems within the district.

If the Board chooses an alternative measure for creating local control over how property tax revenue may be dedicated through creation of new urban renewal districts, that measure may be referred to the electors.

QUESTION(S) PRESENTED FOR CONSIDERATION

Does the Board recognize local community control over how property tax revenues are redistributed through urban renewal as a sufficient priority to direct staff to draft a measure which the Board may, should it so choose, refer to the voters as an alternative to Petition 3-371?

SCHEDULE FOR STUDY SESSION

County Administrator Approval _____

<p>For information on this issue, please contact Dan Chandler at 503-742-4394 or Dchandler@co.clackamas.or.us</p>
