

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** January 23, 2018 **Approx. Start Time:** 2:30 pm **Approx. Length:** 30 minutes

**Presentation Title:** Transfer of Agency Assets in Government Camp

**Department:** Transportation & Development – Clackamas County Development Agency

**Presenters:** David Queener and Dan Johnson

**Other Invitees:** Nate Boderman, Jim Austin and Danielle Cowan

### **WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

The Agency is seeking approval to proceed with conveyance of assets completed during implementation of the Government Camp Village Revitalization Plan.

### **EXECUTIVE SUMMARY:**

In 1989, the Government Camp Village Revitalization Plan was established, which identified projects that should be completed in order for the community to realize their goal of becoming a recreation destination on Mt. Hood. An advisory group comprised of local citizens and business owners was soon formed and began implementing the projects identified in the Plan.

Through the hard work and dedication of many, the community realized their goal and have become a hub for visitors to the Mt. Hood National Forest turning the quiet town that had a total assessed value of \$24 million in 1989 to a bustling destination with an assessed value of \$160 million in 2009 when the urban renewal levy was terminated.

Although the levy was terminated in 2009 and no additional revenue was received, the Agency continued implementing projects using already collected funds. By 2016, all projects were completed and the remaining funds expended.

In all, 65 projects were completed throughout the life of the District using nearly \$13 million in tax increment financing, which also leveraged over \$3 million in grants. Approximately 82% of all revenue received was used for infrastructure, community facilities and recreational improvement projects. A detailed list of the completed projects can be found in Attachment A.

Prior to formally closing down the District, the Agency must convey all assets to another entity. Utility improvements such as water and sewer lines have already been conveyed to the appropriate utility provider. Other improvements that still need conveyance include roads, sidewalks, street lighting, and signage. The Agency also owns two structures, the Museum and Cultural Center and the Barlow Road kiosk, which must be conveyed.

The Government Camp Special Road District is currently responsible for operations and maintenance of the residential roads, sidewalks, street lighting and signage and has agreed to assume these Agency assets. Attachment B provides a list of assets to be conveyed to the Road District.

The Clackamas County Department of Tourism and Cultural Affairs has agreed to assume ownership of the museum and kiosk until such time that the museum operators write down the loan currently in place. All operations and maintenance responsibilities lie with the museum.

If authorized by the Board to proceed with the transfer of assets, staff will finalize the necessary agreements for consideration at a future business meeting.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

Is this item in your current budget?  YES  NO

- What is the cost?

There is no cost associated with the conveyance of assets.

- What is the funding source?

Not applicable

**STRATEGIC PLAN ALIGNMENT:**

- How does this item align with your Department's Strategic Business Plan goals?

The Department's primary goal is to provide capital improvements so residents can realize an economically, socially and environmentally sound community.

- How does this item align with the County's Performance Clackamas goals?

Constructing the improvements helps to meet the County's strategic priorities to build a strong infrastructure and endure safe, healthy and secure communities.

**LEGAL/POLICY REQUIREMENTS:**

ORS 457.230 allows urban renewal agencies to make real property available to other public agencies so long as the land is used consistent with the purposes designated in the urban renewal plan. More specifically, Section 630 of the Government Camp Village Revitalization Plan permits the Agency to transfer property to other public agencies at no charge, so long as the property will be used in accordance with the Plan. This is consistent with ORS 190 and Plan Section 610, which authorize public agencies to cooperate with one another for purposes of carrying out activities that they have the authority to perform.

No undeveloped land is being transferred. All of the assets have been developed and are fulfilling the purposes for which they were intended. Where necessary, the documents transferring each of the assets to the Government Camp Special Road District and the Clackamas County Department of Tourism and Cultural Affairs contain obligations to ensure that they will either be maintained for the remainder of the useful life of the asset, or that the asset will be operated consistent with the terms of the Plan.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

The Government Camp Tax Increment Finance Committee was in place since the Plan was established and made recommendations on all aspects of Plan implementation including prioritization, funding and design of projects.

**OPTIONS:**

- Direct staff to proceed with conveyance of Agency assets to the Government Camp Special Road District and the Clackamas County Department of Tourism and Cultural Affairs.
- Direct staff to seek other entities in which to convey the assets.

**RECOMMENDATION:**

Respectfully recommends the Board direct staff to proceed with conveyance of Agency assets to the Government Camp Special Road District and the Clackamas County Department of Tourism and Cultural Affairs.

**ATTACHMENTS:**

Attachment A: Government Camp Completed Projects List  
Attachment B: List of Assets to be Conveyed

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_  
Department Director/Head Approval \_\_\_\_\_  
County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact David Queener at 503-742-4322
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## Completed Projects in Government Camp

Project Type	Project	Project Cost
<b>Plans and Studies</b>	Development Incentives Plan	\$ 56,500
	Geothermal Feasibility Study	\$ 40,000
	Overhead Transportation System Analysis	\$ 20,259
	Maintenance Mechanism Feasibility Analysis	\$ 35,604
	Trails Master Plan	\$ 66,000
	Trails NEPA Analysis	\$ 30,000
	Snow Management Plan	\$ 60,980
	New Fire Station Analysis	\$ 6,020
	Community Parking Plan	\$ 12,780
	Establishment of Special Road District	\$ 20,000
	<b>Total Spent on Plans and Studies (2.4% of total)</b>	<b>\$ 348,143</b>
<b>Ordinances</b>	Developed Government Camp Design Guidelines	\$ -
	Developed New Sign Ordinances	\$ 25,099
	RTC Zone Ordinance Modifications	\$ 10,000
	<b>Total Spent on Ordinances (0.2% of total)</b>	<b>\$ 35,099</b>
<b>Infrastructure Improvements</b>	Paved Residential Roads	\$ 726,094
	Placed Overhead Utilities Underground	\$ 266,894
	Installed approx. 12,400 Feet of New Fire Lines and 27 Hydrants	\$ 1,265,507
	Assisted in Development of New Sewage Treatment Plant	\$ 222,387
	New Street Signs Throughout Community	\$ -
	Core Area Streetscape Improvements	\$ 2,267,569
	Installed New Street Lights Along Loop Road	\$ 77,900
	Fuel Reduction on Forest Service Land	\$ 15,000
	Sewer Bore Under Highway 26	\$ 43,300
	Multorpor Drive Sewer Line Extension	\$ 108,000
	Multorpor Overpass Replacement	\$ 5,337,000
	Steel Lane Pedestrian Improvements	\$ 78,284
	Multorpor Drive Improvements at Goldent Poles	\$ 155,377
Loop Road Utility Undergrounding	\$ 133,954	
	<b>Total Spent on Infrastructure Improvements (69.0% of total)</b>	<b>\$ 10,697,266</b>
<b>Community Facilities</b>	Assisted in Construction of Barlow Road Kiosk	\$ 14,855
	Constructed Two Village Entry Signs	\$ 120,972
	Barlow Road Kiosk Sitting Walls	\$ 16,000
	Banner Brackets	\$ 9,000
	Museum and Cultural Center	\$ 1,235,966
	Trailhead Parking Lot	\$ 127,942
	Fire Station Remodel	\$ 784,499
	<b>Total Spent on Community Facilities (11.3% of total)</b>	<b>\$ 2,309,234</b>

<b>Recreation Improvements</b>	Improved Trail Signage and Created Trail Maps	\$	17,424
	Improved Cross Country Ski Trails For Low Snow Years	\$	19,460
	Phase One Trail Improvements	\$	125,087
	Phase Two Trail Improvements	\$	136,158
	<b>Total Spent on Recreation Improvements (2.0% of total)</b>	<b>\$</b>	<b>298,129</b>
<b>Development Assistance</b>	Assisted in Construction of New Employee Housing	\$	239,000
	Contributed to Façade Improvements on Existing Buildings (15 total)	\$	489,540
	Development Assistance at Collins Lake	\$	659,020
	Site Analysis for Hill Property	\$	42,000
	Development Assistance at Tamarack Lodge	\$	100,779
	Development Assistance at The Lodge at Government Camp	\$	750,000
	Installation of Sprinklers in Jondahl Building	\$	13,019
	<b>Total Spent on Development Assistance (15.1% of total)</b>	<b>\$</b>	<b>2,293,358</b>
	<b>Total Spent on All Projects</b>	<b>\$</b>	<b>15,981,229</b>

## Grants Received and Used on Completed Projects

Grantor	Project		Amount
MHEA	Development Incentives Plan	\$	40,000
USFS	Geothermal Study	\$	22,500
MHEA	Gondola Study	\$	3,713
MHEA	Trails Master Plan	\$	25,248
MHEA	Waterline Construction	\$	20,000
MHEA	Core Area Improvements	\$	40,000
USFS	Pedestrian Overpass Design	\$	32,000
USFS	Core Area Improvements	\$	50,000
CIF	Core Area Improvements	\$	200,000
OTIA	Loop Road Paving and Core Area Improvements	\$	583,600
FHWA	Multorpor Overpass	\$	2,137,500
	<b>Total All Grants</b>	<b>\$</b>	<b>3,154,561</b>
	<b>Total TIF Funds Used on Completed Projects</b>	<b>\$</b>	<b>12,826,668</b>

## Government Camp Assets to be Conveyed

### Assets to be Conveyed to the Road District

Project	Completed with Project	Improvement Value	Year Completed
Residential Roads	Paved several miles of roads throughout the community	\$ 726,094	2001
Core Area Sidewalks	2,500 lineal feet of 10' wide brick paver sidewalk	\$ 294,000	2004
Multorpor Sidewalks	2,100 lf of 8' brick paver sidewalk	\$ 172,000	2008, 2012
Steel Lane Pathway	450 lf of wood chip pathway with 30' long pedestrian bridge	\$ 78,284	2010
Core Area Lighting	28 custom street lights	\$ 336,000	2004
Multorpor Street Lights	20 street lights with stone base	\$ 140,000	2008
Village Entry Signs	Monument signs placed at each end of community on Highway 26	\$ 120,972	1997, 2008
Core Area Gateway Signs	2 gateway signs placed at each end of the core area	\$ 16,000	2004

### Assets to be Conveyed to Tourism and Cultural Affairs

Project	Completed with Project	Improvement Value	Year Completed
Museum and Cultural Center	Acquired land and existing building, converted to museum	\$ 1,235,966	2001, 2006
Barlow Road Kiosk	Small informational kiosk across from the museum	\$ 30,855	1992