

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: September 20, 2016 **Approx. Start Time:** 3:30 pm **Approx. Length:** 1/2 hour

Presentation Title: Substantial Amendment to Clackamas Town Center Urban Renewal Plan

Department: Transportation & Development – Clackamas County Development Agency

Presenters: Dan Johnson and David Queener

Other Invitees: Elaine Howard (Consultant), Nathan Boderman (Assistant County Counsel), Barbara Cartmill (DTD Director) and Rob Sullivan (Attorney for Development Agency)

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

The Agency is seeking commentary on the proposed amendment to the Clackamas Town Center Urban Renewal Plan to provide funding to North Clackamas Schools for improvements at Mt. Scott Elementary School.

EXECUTIVE SUMMARY:

In March 2013, the Agency completed the Clackamas Town Center Urban Renewal District Final Recommended Work Program. Following several discussions with the Board, staff was directed to proceed with five road improvement projects and to work with four overlapping taxing districts to identify partnership opportunities on needed district projects.

To date, the Agency has completed one road project with one currently under construction and three in design. It has also distributed funds to the Clackamas County Sheriff's Office, North Clackamas Parks and Recreation District and Clackamas County Fire District No. 1 for needed district projects that are identified in the Urban Renewal Plan.

The Agency has been working with the North Clackamas School District to provide funding toward much needed improvements to district facilities. The District identified upgrades to the Mt. Scott Elementary School as the highest priority for use of the funds. While this school is within the Urban Renewal District boundary and is consistent with the Plan goals, the Plan lacks a project that aligns with the proposed improvements. In order to provide funding to the School District as directed by the Board, the plan must be amended to add improvements to Mt. Scott Elementary as a project.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

This is in the Clackamas County Development Agency budget under 465002 Payments to Local Governments.

What is the cost?

\$2,500,000 is the projected CCDA share of the improvements to Mt Scott Elementary School that include additional classrooms, restroom and expanded cafeteria. The entire project is estimated to cost \$2,562,000.

What is the funding source?

Funding is from already accumulated tax increment funds in the Clackamas Town Center Urban Renewal Area. No additional tax increment funds are being taken for the district since it was closed for tax increment collections in 2013.

STRATEGIC PLAN ALIGNMENT:

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

One of 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?

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

LEGAL/POLICY REQUIREMENTS:

The Clackamas Town Center Urban Renewal Plan states that an addition of a new project that performs a substantially different function from any project, activity or program specified in the Plan and is estimated to cost in excess of \$500,000 will be a substantial amendment to the Plan. As this project was not identified in the Plan and is in excess of \$500,000, it is deemed a substantial amendment.

PUBLIC/GOVERNMENTAL PARTICIPATION:

The proposed amendment has been coordinated with North Clackamas Schools, a taxing district within the Area. Consult and confer letters will be sent to the taxing districts after the Clackamas County Development Agency review on October 13, 2016.

OPTIONS:

Direct staff to proceed with a substantial amendment to the Clackamas Town Center Urban Renewal Plan in order to add a Mt. Scott Elementary School as a project.

Direct staff to seek other partnership opportunities with the School District that would not require any amendment to the Urban Renewal Plan.

RECOMMENDATION:

Direct staff to proceed with a substantial amendment to the Clackamas Town Center Urban Renewal Plan in order to add a Mt. Scott Elementary School as a project.

ATTACHMENTS:

- Attachment A: 22nd Amendment to Clackamas Town Center Urban Renewal Plan
- Attachment B: Report on 22nd Amendment to Clackamas Town Center Urban Renewal Plan

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