

## Measure 3-468

### CAPTION: VOTE ON FORMING A COFFEE CREEK URBAN RENEWAL DISTRICT

**QUESTION:** Shall Coffee Creek Tax Increment Financing (Urban Renewal) District be formed to fund the district's streets, utilities, and infrastructure improvements?

**SUMMARY:** Forming Coffee Creek Urban Renewal District is intended to use tax increment financing to stimulate private investment in underdeveloped areas designated for industrial redevelopment for a projected assessed value increase of approximately \$728 million.

Tax increment financing is a financing tool which uses taxes paid on increased property values within the district to fund construction of streets and other public infrastructure. Tax increment revenues come primarily from the increase in the taxable value on new construction and equipment.

These revenues are used to repay debt that is secured to fund infrastructure to support redevelopment, including:

- Kinsman, Day, Ridder, Clutter, Garden Acres, Java, and Grahams Ferry Road projects
- Water, sewer and storm pipelines and storm detention associated with these road projects
- Fiber conduit
- Grahams Ferry Road rail undercrossing and storm outfall

If this measure passes, an urban renewal plan defining district boundaries and specific proposals will be prepared for review and approval by the Planning Commission before adoption by the City Council. If it fails, the district may not be formed.

### EXPLANATORY STATEMENT

In 2002, Metro added the Coffee Creek Industrial Area into the Urban Growth Boundary with the designation of Regionally Significant Industrial Area (RSIA).

A master plan for the Coffee Creek Industrial Area was completed in 2007 that envisions development of a new employment center in North Wilsonville for approximately 1,800 jobs with an estimated annual payroll of \$55 million at build-out. New development is expected to serve general industrial, warehouse, flex, and research and development (R&D) functions.

Public infrastructure projects needed to redevelop this area,

**Measures, explanatory statements, and arguments are printed as filed. No spelling or grammar corrections are made.**

including inflationary and financing costs, are estimated at \$130 million. The urban renewal contribution, or needed maximum indebtedness, is \$67 million. Other funding sources may include developer contributions, system development charges, operational funds, and grants.

These public infrastructure projects are projected to result in private investment that will increase the assessed value of the proposed urban renewal district from approximately \$62 million to approximately \$790 million over the life of the district and increase property tax revenue for Wilsonville and other taxing agencies within the district after the debt is paid off and the district is retired.

Only projects located within the specific boundaries of an urban renewal district can be funded through urban renewal tax increment financing. The projects proposed for a Coffee Creek urban renewal area are intended to improve the transportation grid for freight mobility and industrial business development, and provide bike and pedestrian connections and needed utilities. These include:

- Kinsman, Day, Ridder, Clutter, Garden Acres, Java, and Grahams Ferry Road projects
- Water, sewer, and storm pipelines and storm detention associated with these road projects
- Fiber conduit
- Grahams Ferry Road rail undercrossing and storm outfall

The anticipated urban renewal district boundary measures approximately 264 acres and generally includes the area south of Day Road, east of Grahams Ferry Road, north of the Clackamas County/Washington County boundary, and west of 95th Avenue. This boundary may be modified slightly if and when an urban renewal plan is created. If this measure passes, the City Council intends to finalize the boundaries of the Coffee Creek Urban Renewal District, establish the final project list, and determine the maximum indebtedness amount for the urban renewal area. If the measure fails, the Council intends to forego the District's formation.

Urban renewal allows the increment portion of property taxes assessed and collected to pay for bonds to fund capital investments to support community and economic development efforts. Property taxes collected within the district above a base level are placed into an urban renewal fund instead of being divided among other taxing authorities. Debt is secured to fund urban renewal projects and is repaid from urban renewal tax increment.

The intended result of the new district is job creation and a stronger economic base for the community. State law limits the amount of land and assessed value that can be placed within urban renewal districts to 25% of the total land acreage and 25% of the assessed value of property within the city.

Submitted by: Bryan Cosgrove  
City Manager

**NO ARGUMENTS IN FAVOR OF OR OPPOSITION TO THIS MEASURE WERE FILED**

*The above information has not been verified for accuracy by the county.*

# Some Common Vote-by-Mail Mistakes

Avoid these mistakes when signing and returning your ballot, and make sure your vote gets counted!

**Letting your spouse (or child or parent) sign your ballot envelope:** Some families like to make voting a communal event, but make sure the envelope you sign is your own, and doesn't belong to some other family member. If the signature on the envelope doesn't match the pre-printed name, the ballot will be challenged.

**Signing by Power of Attorney:** Don't do it. If a voter is unable to sign, a Signature Attestation form may be obtained so that the voter is able to use a rubber stamp of their signature. Contact us at 503.655.8510 for more information.

**Saving a stamp by putting two ballots in one envelope:** Don't do it. Both ballots would be rejected.

**Forgetting to use the secrecy envelope:** First of all, don't panic! And don't bother mangling the return envelope to re-open it just because you forgot the secrecy envelope. Your vote will still be confidential and it will be counted.

**Waiting until Election Day to mail your ballot:** Mail your ballot back as soon as you can. The Postal Service simply cannot get a ballot from the mailbox to our office in the space of one day, and (it can't be said often enough) **the postmark does not count**. Waiting until Election Day to mail the ballot practically ensures that your vote will *not* be counted, but if you do wait that long, please make use of one of our official drop sites, which are listed on the other side of this voters' pamphlet.



## ELECTION RESULTS ON THE INTERNET

[www.clackamas.us/elections/results.html](http://www.clackamas.us/elections/results.html)

By entering the above web address into your computer's internet browser, you can access current and archived results for elections conducted in Clackamas County.

After 8:00 p.m. on Election Day, navigate to returns for the current election with just a few clicks of the mouse.

Updates are posted as ballot processing continues throughout the evening of the election and the following days up to certification.



***“OH NO! I forgot  
to use the  
secrecy envelope!”***

Relax . . . it's not that big a deal. The secrecy envelope is designed to preserve the anonymity of your ballot choices, from the moment you vote onward. Once your ballot reaches the processing table, we've arranged the examination procedure so the ballot processors have no way of knowing which ballots came from which voters. Of course, you *could* carefully re-open the outer return envelope, put your ballot in the secrecy envelope and re-seal the return envelope with tape. Or . . . just send it in the way it is. The absence of a secrecy envelope will not affect the tallying of your vote in any way.

If you have further questions, please call the Clackamas County Elections Division at **503.655.8510**.

## BALLOT DROP SITES

Your voted ballot may be dropped off at any of the following locations. Outdoor drop boxes are locked at 8:00 p.m. on Election Day.

**Canby City Hall (Outside, 24 Hours)**  
182 N Holly St

**Canby McDonalds (Outside, 24 Hours)**  
709 SW First St

**Damascus City Hall (Outside, 24 Hours)**  
19920 SE Hwy 212

**Milwaukie Public Safety Building (Outside, 24 Hours)**  
3200 SE Harrison St

**West Linn City Hall (Outside, 24 Hours)**  
22500 Salamo Rd

**Gladstone Library (Indoor)**  
135 E Dartmouth St

Mon - Thurs 10:00 a.m. - 8:00 p.m.  
Fri, Sat 11:00 a.m. - 5:30 p.m.  
Sun 1:00 p.m. - 5:00 p.m.

**Ledding Library of Milwaukie (Indoor)**  
10660 SE 21st Ave

Mon - Thurs 10:00 a.m. - 9:00 p.m.  
Fri, Sat 10:00 a.m. - 6:00 p.m.  
Sun 12:00 p.m. - 6:00 p.m.

**West Linn Library (Indoor)**  
1595 Burns St

Mon - Wed 10:00 a.m. - 8:00 p.m.  
Thu, Fri 10:00 a.m. - 6:00 p.m.  
Sat, Sun 12:00 p.m. - 5:00 p.m.

**Wilsonville Library (Indoor)**  
8200 SW Wilsonville Rd

Mon - Thurs 10:00 a.m. - 8:00 p.m.  
Fri, Sat 10:00 a.m. - 6:00 p.m.  
Sun 1:00 p.m. - 6:00 p.m.

**Clackamas County Elections**  
(Indoor - Office Hours & outdoor - 24 Hours)  
1710 Red Soils Ct., Ste. 100  
Oregon City, OR 97045



# CLACKAMAS COUNTY ELECTIONS DIVISION

## VOTERS' PAMPHLET

### SPECIAL ELECTION NOVEMBER 3, 2015 CITY OF WILSONVILLE

Ballots must be returned by 8:00 p.m. on  
Tuesday, November 3, 2015.



**SHERRY HALL,  
COUNTY CLERK**