



URBAN RENEWAL AGENCY AGENDA

February 02, 2026 at 5:00 PM

Wilsonville City Hall

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

YouTube: <https://youtube.com/c/cityofwilsonvilleor>

Zoom: <https://us02web.zoom.us/j/81536056468>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with the City Recorder:

CityRecorder@wilsonvilleoregon.gov

Individuals may submit comments online at: <https://www.wilsonvilleoregon.gov/SpeakerCard>

via email to the address above, or may mail written comments to:

City Recorder – Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CALL TO ORDER

1. Roll Call
2. Motion to approve the following order of the agenda.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on any matter concerning City's Business or any matter over which the Agency has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the Urban Renewal Agency will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

CONSENT AGENDA

3. [URA Resolution No. 357](#)

[A Resolution Approving A Council-Approved Amendment To The Coffee Creek Urban Renewal Plan Which Allows The Urban Renewal Agency Of The City Of Wilsonville To Acquire, Option, Prepare \(Including, But Not Limited To, Pursuing Land Use Actions\), Aggregate, Hold, Sell, Resell, And/Or Encumber Real Property In The Urban Renewal Area. \(Lorenzen\)](#)

4. [Minutes of the January 5, 2026 Urban Renewal Agency Meeting. \(City Recorder\)](#)

NEW BUSINESS**CONTINUING BUSINESS****PUBLIC HEARING****ADJOURN**

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Kimberly Veliz, City Recorder at 503-570-1506 or cityrecorder@wilsonvilleoregon.gov: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habrá intérpretes disponibles para aquéllas personas que no hablan Inglés, previo acuerdo.

Comuníquese al 503-570-1506.



URBAN RENEWAL AGENCY MEETING

STAFF REPORT

Meeting Date: February 2, 2026	Subject: URA Resolution No. 357 - A Resolution Approving A Council-Approved Amendment To The Coffee Creek Urban Renewal Plan Which Allows The Urban Renewal Agency Of The City Of Wilsonville To Acquire, Option, Prepare (Including, But Not Limited To, Pursuing Land Use Actions), Aggregate, Hold, Sell, Resell, And/Or Encumber Real Property In The Urban Renewal Area.			
	Staff Member: Matt Lorenzen, Economic Development Manager			
	Department: Community Development			
Action Required	Advisory Board/Commission Recommendation			
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable			
	Comments: Any decisions related to purchasing an interest in real estate will come at a later date and will in all cases be made by Council. Approving this urban renewal plan amendment does not authorize staff to expend funds that have not been budgeted nor to purchase any interest in real estate.			
Staff Recommendation: Staff recommend the Urban Renewal Agency (URA) adopt the Consent Agenda.				
Recommended Language for Motion: I move to adopt Consent Agenda.				
Project / Issue Relates To:				
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Coffee Creek Master Plan Urban Renewal Strategic Plan	<input type="checkbox"/> Not Applicable		

ISSUE BEFORE AGENCY:

Does the Urban Renewal Agency (URA) wish adopt URA Resolution No. 357, which amends the Coffee Creek urban renewal plan to allow for land aggregation activities as described in this report and attachments?

EXECUTIVE SUMMARY:

Background

Staff presented to the City Council on the topic of a Land Aggregation Strategy for the Coffee Creek industrial area on July 21, 2025. For more detailed background information, please see the staff report under [item A. in the pre-Council Work Session](#). Meeting video is [available here](#).

Briefly:

The Coffee Creek area was added to the urban growth boundary (UGB) in the early 2000s. Despite standard approaches and best efforts to facilitate development in this area, the pace of development has been slow, due mainly to the lack of large, contiguous sites served by utilities. Private investment can do the work of extending utilities and building roads, but not if they don't have a site of sufficient size and configuration to work with. In most cases, the private sector alone has not been willing or able to aggregate property and pay the premium needed in order to motivate current owners to sell.

To be sure, this area will continue to struggle without some entity, whether private or public, intervening to proactively orchestrate desired outcomes. The potential of this area is great, but it is locked up. The proposed land aggregation and disposition approach serves to unlock that potential to the benefit of the urban renewal area, while it exists, as well as local and state budgets through job creation and new, taxable capital investment, after the plan expires.

By allowing the Urban Renewal Agency (the City) to make strategic interventions—purchasing, aggregating, and disposing of property—the pace and scale of private development will improve in the Coffee Creek area, creating a stronger return-on-investment for the urban renewal agency, and for taxing districts in the long-term.

The Urban Renewal Task Force (URTF) met on January 12, 2026, as required by the Coffee Creek Urban Renewal Plan for a Council approved amendment, to review the proposed amendment and resolution language. That meeting video and minutes are [available here](#), when published. The URTF, an ad hoc committee of the City, came to consensus and recommended that the Council adopt Resolution No. 3236. Certain task force members expressed some skepticism about the potential success of the City's future land aggregation efforts, but all agreed that having this tool available was important and, at any rate, not detrimental.

URA Resolution No. 357

The 2022 Urban Renewal Strategic Plan states:

“A minor amendment to the Coffee Creek Urban Renewal Plan should be completed to add property acquisition and related activities (e.g. optioning) as an eligible project.”

Upon more in-depth staff review of the Coffee Creek urban renewal plan, staff believes the scope of the proposed amendment meets the threshold for a “Council-approved Amendment”—as defined in the plan itself under Section IX.

The language developed by staff, with input from the City Attorney, to be inserted as a Project under the Coffee Creek Urban Renewal Plan is as follows:

Land Aggregation. The Agency may acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area.

Similar language is inserted in several other places in the Coffee Creek Plan, which can be reviewed in the attachments to this report.

EXPECTED RESULTS:

By making strategic interventions—purchasing, aggregating, and disposing of property—the pace and scale of private development will improve in the Coffee Creek area, creating a stronger return-on-investment for the urban renewal agency, and for taxing districts in the long-term.

TIMELINE:

There is no prescribed timeline for the implementation of this strategy. Indeed, implementation of the strategy will be largely opportunity driven. If Resolution No. 3236 is adopted, staff will begin conversations with brokers and property owners to identify potential acquisitions. Any potential acquisition, with preliminary due diligence, will be brought to the City Council for further review and discussion in Executive Session before any further action is taken.

CURRENT YEAR BUDGET IMPACTS:

Current costs are staff time only. We cannot budget for this program, as land acquisition expenses are totally unknowable. If a land acquisition is proposed and considered by Council, URA budget impacts will be discussed at that time, in conjunction with a budget supplemental, if needed.

COMMUNITY INVOLVEMENT PROCESS:

The Coffee Creek Master Plan and the Urban Renewal Strategic Plan were both public processes that involved stakeholder and public engagement, through task force meetings and public City Council meetings where the draft plans were considered and eventually adopted.

The Urban Renewal Task Force is an ad hoc committee, appointed by the City Manager, comprised of over 20 members, representing four main stakeholder groups: Residents, Impacted Taxing Districts, Real Estate Brokers, Developers & Land-owners in the area. Councilor Shevlin of the City Council chairs the Committee, and Commissioner Andrew Karr represents the Planning Commission.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The City's general fund depends on property tax, and expenses for public services regularly exceed the 3% annual growth allowed by Oregon property tax law. This means new development is needed in order to maintain, and ideally improve, public services in the long-term. Industrial development is efficient, in that it does not have the same public service demands (public safety, emergency services, schools, library, etc.) that new residential development has. By spurring

growth in this area, the City is future-proofing its job base and its long-term tax revenue stream, to serve future generations.

The potential of this area is great, but it is locked up. This land aggregation and disposition approach serves to unlock that potential to the benefit of local and state budgets through job creation and new, taxable capital investment.

ALTERNATIVES:

The alternatives were discussed in the July 21, 2025 staff report which was included as pages 5 – 13 in the City Council packet (attachment 4).

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 357, with Exhibit A
2. [Coffee Creek Urban Renewal Plan – adopted 2016](#) (link)
3. [2022 Urban Renewal Strategic Plan](#) (link)
4. [Alternatives identified in the July 21, 2025 staff report to City Council](#) (link)

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**URA RESOLUTION NO. 357**

A RESOLUTION APPROVING A COUNCIL-APPROVED AMENDMENT TO THE COFFEE CREEK URBAN RENEWAL PLAN WHICH ALLOWS THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE TO ACQUIRE, OPTION, PREPARE (INCLUDING, BUT NOT LIMITED TO, PURSUING LAND USE ACTIONS), AGGREGATE, HOLD, SELL, RESELL, AND/OR ENCUMBER REAL PROPERTY IN THE URBAN RENEWAL AREA.

WHEREAS, on June 5, 1990, the City of Wilsonville established an Urban Renewal Agency entitled the Urban Renewal Agency of the City of Wilsonville (Ordinance No. 369); and

WHEREAS, on October 17, 2016, the City of Wilsonville adopted the Coffee Creek Urban Renewal Plan (Ordinance No. 796); and

WHEREAS, the Urban Renewal Agency of the City of Wilsonville desires to amend the Coffee Creek Renewal Plan to allow the Urban Renewal Agency of the City of Wilsonville to acquire, option, prepare, hold and/or resell real property in the Area as detailed in the attached Plan Amendment; and

WHEREAS, this action is a Council-approved Amendment according to Section IX of the Coffee Creek Urban Renewal Plan, which requires approval by the Urban Renewal Agency by Resolution and approval by the City Council by Resolution; and

WHEREAS, this Plan Amendment has been reviewed and by the Urban Renewal Task Force, as required by Section IX of the Coffee Creek Urban Renewal Plan; and

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The Urban Renewal Agency of the City of Wilsonville adopts the Amendment to the Coffee Creek Urban Renewal Plan, attached hereto as Exhibit A and incorporated by reference as if fully set forth herein, thereby authorizing the Urban Renewal Agency of the City of Wilsonville to acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Urban Renewal Area.

Section 2. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 2nd day of February, 2026 and filed with the Wilsonville City Recorder this date.

Shawn O'Neil, Chair

ATTEST:

Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Chair O'Neil

Vice Chair Berry

Member Cunningham

Member Scull

Member Shevlin

EXHIBIT:

A. Amendment Language

Exhibit A**Coffee Creek Urban Renewal Plan**

Council-approved Amendment – Adopted February 2, 2026

Resolution No. 3236; URA Resolution No. 357

The sections of the Coffee Creek Urban Renewal Plan that are to be amended in the 2026 Amendment are shown below. Additions are shown in red *italics*. Where selected additions are made within a subsection of the Plan, a portion of that subsection is shown to demonstrate the context of the change.

GOALS AND OBJECTIVES***Goal 2: Economy***

Create conditions that are attractive to the growth of existing business and attract new businesses to Wilsonville to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities. Increase property values so that the Area will contribute its fair share to the costs of public services provided.

Objectives:

1. Build utility infrastructure to accommodate growth in the Area.
2. Assist in the improvement of transportation infrastructure to support existing development and allow for future development.
3. Leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.
4. *Acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area, for the purpose of creating development sites of a feasible size, configuration, and cost.*

OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The projects within the Area include:

Public infrastructure including transportation and utility improvements

Land Aggregation. The Agency may acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area.

Debt service and plan administration

URBAN RENEWAL PROJECTS***B. Land Aggregation***

Acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area for Private Development to facilitate the sale, aggregation, and development of property and the creation of jobs within the Area is a project under the Plan. Any specific property to be acquired or optioned by the Agency shall be identified and approved by Minor Amendment. Any such property shall be acquired from a willing seller and disposed of, as required by Section VI, subsections B. and C. of this Plan.

B-C. Debt Service and Plan Administration

This project will allow for the repayment of costs associated with the implementation of the Coffee Creek Urban Renewal Plan. It also includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs.

RELATIONSHIP TO LOCAL OBJECTIVES

As part of the Coffee Creek Urban Renewal Plan preparation, the original Task Force was briefed again, another open house was held and there were hearings by the Washington County Planning Commission, Washington County Commission, Wilsonville Planning Commission, and Wilsonville City Council.

Furthermore, the 2026 Council-Approved Amendment, which allows the Agency to acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area for private development or redevelopment, comes from a recommendation found in the 2022 Urban Renewal Strategic Plan, written and adopted by the City Council with guidance from the Urban Renewal Task Force (see pg. 19 of the 2022 Urban Renewal Strategic Plan).

The Plan conforms to this section of the Comprehensive Plan as the development of infrastructure will help facilitate access to any new industrial development within the Area, providing access to industrial lands and new employment opportunities in the Area. *Moreover, the 2026 Council-Approved Amendment, which allows the Agency to acquire, option, prepare (including, but not limited to, pursuing land use actions), aggregate, hold, sell, resell, and/or encumber real property in the Area for private development or redevelopment will expedite and facilitate the transition of the Coffee Creek area from an unincorporated rural area, to an urban industrial development pattern, hosting high-wage jobs and high-value development as envisioned by the Comprehensive Plan and the Coffee Creek Master Plan.*



URBAN RENEWAL AGENCY MINUTES

January 05, 2026 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call

The Urban Renewal Agency held a regular meeting at the Wilsonville City Hall beginning on Monday, January 5, 2026. The Chair called the meeting to order at 8:51 p.m., followed by a roll call.

PRESENT:

Chair O'Neil
Vice-Chair Berry
Member Cunningham
Member Shevlin
Member Scull

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney
Andrea Villagrana, Human Resource Manager
Beth Wolf, Senior Systems Analyst
Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Kimberly Veliz, City Recorder

2. Motion to approve the following order of the agenda.

Motion: Moved to approve the following order of the agenda.

Motion made by Vice-Chair Berry, Seconded by Member Scull.

Voting Yea:

Chair O'Neil, Vice-Chair Berry, Member Cunningham, Member Shevlin, Member Scull

Vote: Motion carried 5-0.

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There was none.

CONSENT AGENDA

The City Attorney read the titles of the UR Consent Agenda items into the record.

3. URA Resolution No. 356

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute An Amendment To The Professional Services Agreement With Harper Houf Peterson Righellis Inc. (HHPR) For Engineering Consulting Services For The Brown Road Improvements Project (Capital Improvement Project No. 4216).

4. Minutes of the October 6, 2025, Urban Renewal Agency Meeting.

Motion: Moved to approve the URA Consent Agenda.

Motion made by Vice-Chair Berry, Seconded by Member Shevlin.

Voting Yea:

Chair O'Neil, Vice-Chair Berry, Member Cunningham, Member Shevlin, Member Scull

Vote: Motion carried 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

There was none.

ADJOURN

The Chair adjourned the meeting at 8:53 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Shawn O'Neil, Chair

DRAFT