



URBAN RENEWAL AGENCY AGENDA

September 21, 2026 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

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. 361](#)

[A Resolution Of The City Of Wilsonville Urban Renewal Agency Transferring Ownership Of Land To The City Of Wilsonville. \(Guile-Hinman\)](#)

4. [Minutes of the June 15, 2026 URA 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.

Habr   int  rpretes disponibles para aqu  llas personas que no hablan Ingl  s, previo acuerdo.

Com  niquese al 503-570-1506.



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: September 21, 2026		Subject: URA Resolution No. 361 A Resolution of the Urban Renewal Agency of the City of Wilsonville Transferring Ownership of Land to the City of Wilsonville Staff Member: Zach Weigel, City Engineer Amanda Guile-Hinman, City Attorney Department: Community Development, Legal	
Action Required		Advisory Board/Commission Recommendation	
☒ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☒ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☒ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable Comments: N/A	
Staff Recommendation: Adopt the consent agenda.			
Recommended Language for Motion: I move to adopt the consent agenda.			
Project / Issue Relates To:			
☐ Council Goals/Priorities:	☐ Adopted Master Plan(s):	☒ Not Applicable	

ISSUE BEFORE URA:

Whether to approve the transfer of ownership of real property located at 7825 SW Wilsonville Road, Wilsonville, Clackamas County, Oregon from the Urban Renewal Agency of the City of Wilsonville to the City of Wilsonville.

EXECUTIVE SUMMARY:

As part of the Year 2000 Plan, the Urban Renewal Agency of the City of Wilsonville ("URA") purchased a greenfield site in October 2007. In partnership with Creekside Woods Limited Partnership, the URA entered into a 99-year Master Ground Lease with Creekside Woods Limited Partnership to finance and construct an affordable senior housing project. Since then, the URA has retained ownership of the real property upon which the affordable senior housing project is located.

As the Year 2000 Plan has ceased collecting increment, the URA and the City seek to transfer ownership of the real property from the URA to the City.

EXPECTED RESULTS:

The City will continue to own the real property located at 7825 SW Wilsonville Road, Wilsonville, Clackamas County, Oregon, and will take over the URA's rights and obligations under the Master Ground Lease with Creekside Woods Limited Partnership.

TIMELINE:

The parties anticipate completing the property transfer this fiscal year.

CURRENT YEAR BUDGET IMPACTS:

N/A

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Continued ownership of the real property will provide the City with certain authority and control to ensure that the property continues supporting an affordable senior housing project.

ALTERNATIVES:

The URA could retain ownership.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

URA Resolution No. 361

Exhibit A - Quit Claim Deed

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
URA RESOLUTION NO. 361

**A RESOLUTION OF THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY
TRANSFERRING OWNERSHIP OF LAND TO THE CITY OF WILSONVILLE.**

WHEREAS, in or about 1990, the City of Wilsonville ("City") and the Urban Renewal Agency of the City of Wilsonville ("Agency") established the Year 2000 Plan to form an urban renewal district to help fund significant infrastructure, parks and recreation amenities, facilities, and school partnership projects; and

WHEREAS, in October 2007, the Agency, through implementation of the Year 2000 Plan, purchased a greenfield site east and north of 30000 Town Center Loop East (the current location of the City's Police Department); and

WHEREAS, following the closure of the Thunderbird Mobile Home Park, the Agency partnered with the nonprofit, NW Housing Alternatives, Inc., to develop affordable senior housing on the portion of the property owned by the Agency; and

WHEREAS, a successor entity to NW Housing Alternatives, Inc. – Creekside Woods Limited Partnership – entered into a 99-year Master Ground Lease with the Agency to finance and construct the affordable senior housing project; and

WHEREAS, since construction, Creekside Woods Apartments, located at 7825 SW Wilsonville Road, Wilsonville, Clackamas County, Oregon (the "Property"), has provided affordable multifamily senior housing in Wilsonville; and

WHEREAS, effective June 30, 2023 the Year 2000 urban renewal district ceased collecting all increment collections; and

WHEREAS, the City and the Agency seek to transfer ownership of the Property from the Agency to the City and to assign to the City all rights and obligations of the Agency under the Master Ground Lease.

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

Section 1. Findings. The above-stated recitals and the staff report accompanying this Resolution are incorporated as the Urban Renewal Agency's findings as if fully set forth herein.

Section 2. The Urban Renewal Agency hereby authorizes the City Manager to execute a Quit Claim Deed to transfer the Property to the City of Wilsonville, which Quit Claim Deed is substantially similar to **Exhibit A** attached hereto, to assign the Master Ground Lease to the City of Wilsonville, and to take any and all steps necessary to close the transaction with the City of Wilsonville.

Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 21st day of September, 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

EXHIBITS:

A. Quit Claim Deed

After recording, return to:

City of Wilsonville
Attn: Legal Department
29799 SW Town Center Loop East
Wilsonville OR 97070

*Until a change is requested, all
tax statements shall be sent to:*

City of Wilsonville
Attn: Legal Department
29799 SW Town Center Loop East
Wilsonville OR 97070

QUIT CLAIM DEED

KNOW ALL BY THESE PRESENTS that **The Urban Renewal Agency of the City of Wilsonville**, an Oregon public body corporate and politic (hereinafter referred to as “Grantor”), for good and valuable consideration, as stated below, receipt and sufficiency of which are hereby acknowledged, does hereby release and quit claim unto the **City of Wilsonville**, a duly chartered municipal corporation of the State of Oregon (hereinafter referred to as “Grantee”), effective the _____ day of _____, 2026, whatever right, title, and interest Grantor may have in that certain real property (“Property”), if any, described as follows:

See **Exhibit A**, Legal Description, attached hereto and incorporated by reference as if fully set forth herein.

In construing this Quit Claim Deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this quit claim shall apply equally to corporations and to individuals.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Zero Dollars but consists of or includes other property or value given or promised, which is agreed by Grantor to be the whole and adequate consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305

TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this Quit Claim Deed effective as of the date first written above.

GRANTOR:

THE URBAN RENEWAL AGENCY
OF THE CITY OF WILSONVILLE

By: _____
Jeanna Troha
As Its: Executive Director

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on _____, 2026, by Jeanna Troha, in her authorized capacity as Executive Director of the Urban Renewal Agency of the City of Wilsonville.

Notary Public – State of Oregon

ACCEPTED by:

CITY OF WILSONVILLE

By: _____

Jeanna Troha

As Its: City Manager

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on _____, 2026, by Jeanna Troha, in her authorized capacity as City Manager of the City of Wilsonville.

Notary Public – State of Oregon

APPROVED AS TO FORM:

Amanda Guile-Hinman, City Attorney

APPROVED AS TO LEGAL DESCRIPTION:

Zachary Weigel, PE, City Engineer

EXHIBIT A
LEGAL DESCRIPTION OF CREEKSIDE WOODS

Parcel 2, PARTITION PLAT NO. 2009-072, in the City of Wilsonville, County of Clackamas and State of Oregon.



URBAN RENEWAL AGENCY MINUTES

June 15, 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, June 15, 2026. The Chair called the meeting to order at 7:57 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

Everett Wild, Government Affairs Manager

Jeanna Troha, City Manager

Kimberly Veliz, City Recorder

Miranda Bateschell, Planning Director

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

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

Motion made by Member Berry, Seconded by Member Shevlin.

Voting Yea:

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

Vote: Motion carried 5-0

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.

There was none.

CONSENT AGENDA

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

3. URA Resolution No. 360

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The Coffee Creek – Day Road Sewer Extension Project (Capital Improvement Project No. 2115).

4. Minutes of June 1, 2026, Urban Renewal Agency meeting.

Motion: Moved to adopt the Consent Agenda.

Motion made by Member **Berry**, Seconded by Member **Scull 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 7:58 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Shawn O'Neil, Chair