

## **RESOLUTION NO. 1798**

### **A RESOLUTION CALLING AN ELECTION TO SUBMIT TO THE VOTERS THE QUESTION SHOULD THE TROUTDALE RIVERFRONT RENEWAL PLAN BE APPROVED TO AUTHORIZE DEVELOPMENT USING URBAN RENEWAL WITH TAX INCREMENT FINANCING**

#### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. In November, 2003, the City Council approved an architectural vision plan (Vision Plan) for redevelopment of the old sewage treatment plant site (STP site).
2. The Vision Plan calls for redevelopment of the STP site and adjacent properties with a riverfront park, a public plaza, condos or townhouses, expanded commercial establishments and/or offices, a pedestrian overpass connecting the historic downtown with the site and a public parking facility to serve the expanded development on the site as well as historic downtown.
3. The Vision Plan proposes access to the site by extending 257<sup>th</sup> Way east through the Outlet Mall towards the Sandy River and looping the road underneath the Union Pacific Railroad Bridge. The road would connect with East Historic Columbia River Highway near the red Troutdale Depot Building.
4. To implement the Vision Plan, the City must acquire right-of-way and secure a developer that is willing to purchase the property and develop it in accordance with development restrictions that will implement the Vision Plan.
5. To secure a developer, the City must contribute a portion of the costs to develop the public improvements (right-of-way improvements, riverfront park, public plaza, pedestrian overpass and public parking facility). Some of the public improvements may not be built if they cannot be funded. A tool that is available to fund a portion of the public improvements is urban renewal and tax increment financing
6. The Council appointed an eleven member Ad Hoc Downtown Redevelopment Committee (Ad Hoc Committee) to evaluate the use of urban renewal, and if urban renewal was deemed an appropriate tool, to prepare and recommend an urban renewal plan that would facilitate development of the Vision Plan.
7. The Ad Hoc Committee prepared and unanimously recommended that the City Council adopt the Troutdale Riverfront Renewal Plan. The Riverfront Renewal Plan, if

fully implemented, facilitates development of the STP site in accordance with the Vision Plan by using tax increment financing to pay for a portion of the public improvements in the Vision Plan.

8. The Troutdale Parks Advisory Committee, Citizens Advisory Committee and Planning Commission reviewed the Troutdale Riverfront Renewal Plan. The Committees unanimously recommended that the City Council activate the powers of an urban renewal agency and adopt the Troutdale Riverfront Renewal Plan.

9. The City Council adopted Ordinance 771 activating the Urban Renewal Agency of the City of Troutdale and Ordinance 773 approving the Troutdale Riverfront Renewal Plan, subject to the voters' approval.

10. With the adoption of this Resolution, the City Council is asking the voters if the Troutdale Riverfront Renewal Plan should be approved in order to implement redevelopment of the STP site in accordance with the Vision Plan.

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:**

Section 1. An election is hereby called for the purpose of submitting to the qualified voters of the City the question should the Troutdale Riverfront Renewal Plan be approved to authorize development using urban renewal and tax increment financing. Approval of the Riverfront Renewal Plan will enable the City to oversee redevelopment of the STP site and development of adjacent properties with a riverfront park, a public plaza, condos or townhouses, expanded commercial establishments and/or offices, a public parking facility and a pedestrian overpass connecting the historic downtown with the site.


Section 2. The election hereby called shall be held on May 16, 2006 and conducted in accordance with state and city election laws.

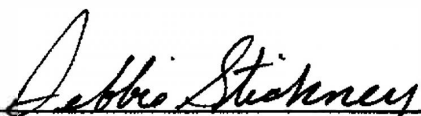
Section 3. The City Recorder shall:

- (1) deliver the attached Notice of Election, which contains the ballot title, and the attached Explanatory Statement, to the Multnomah County Election Officer no later than 61 days prior to the election;
- (2) publish receipt of the Notice of Election in accordance with state and city laws; and
- (3) provide timely notice of deadlines for filing of voters' pamphlet statements to each person who has requested that they receive such notices.

Section 4. This Resolution shall be effective immediately upon adoption.

YEAS: 7  
NAYS: 0  
ABSTAINED: 0

  
Paul Thalhofer, Mayor  
Dated: February 15, 2006

  
Debbie Stickney, City Recorder  
Adopted: February 14, 2006

# **NOTICE OF ELECTION**

## **City of Troutdale Multnomah County, Oregon**

NOTICE IS HEREBY GIVEN that on May 16, 2006, an election will be held in Multnomah County, Oregon. The following question will be submitted to the qualified voters:

City of Troutdale

### **CAPTION:**

Troutdale Riverfront Renewal Plan

### **QUESTION:**

Should the Troutdale Riverfront Renewal Plan be approved to implement development using urban renewal and tax increment financing?

### **SUMMARY:**

This measure approves the Troutdale Riverfront Renewal Plan, which enables the City to implement development of the old sewage treatment plant site (STP site) using urban renewal and tax increment financing. If the Riverfront Renewal Plan is approved, tax increment financing may be used to pay a portion of the costs to redevelop the STP site with a riverfront park, a public plaza, public parking facility and a pedestrian overpass connecting the historic downtown with the redeveloped site. If the Riverfront Renewal Plan is not approved, tax increment financing is not available to redevelop the STP site. Some of the public improvements may not be funded without tax increment financing.