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AGENDA COVER MEMO

AGENDA DATE: September 22, 2004
TO: Board of County Commissioners
DEPARTMENT: City of Springfield
PRESENTED BY: John Tamulonis, Community Development Manager
AGENDA TITLE: DISCUSSION OF PROPOSED GLENWOOD URBAN RENEWAL DISTRICT

I. Introduction

The City of Springfield would like to have representatives discuss the proposed Glenwood urban renewal district with the Lane County Board of Commissioners on September 22, 2004 in a 30 minute Work Session. The discussion would cover the preliminaries: the general timeline for adoption of the urban renewal district, some potential Lane County projects and the initial list of City projects, as well as Lane County's participation in the steps allowing Springfield to adopt the Glenwood Urban Renewal Plan. This meeting merely opens the discussion between the City and Lane County on the topic.

II. Discussion

In a preliminary meeting among Commissioners Dwyer and Hampton, the County Administrator and Springfield leaders and staff, there was concurrence that forming a Glenwood Urban Renewal District might provide some assistance with several projects of interest to Lane County and Springfield. And if Springfield proposed a Glenwood urban renewal district, Lane County would consider being partners in the plan if Lane County was included in formulating the projects that could be included in the urban renewal plan.

Since then, Springfield City Council passed (5-0) a Resolution placing 'a ballot measure authorizing an urban renewal plan allocating taxes from Glenwood properties to the Glenwood Urban Renewal District Plan'.

The formation of the urban renewal district in the Springfield portion of Glenwood requires, based on the City's Charter provision, approval by Springfield voters of that ballot measure on November 2, 2004 before the City Council could adopt the Glenwood Urban Renewal Plan. To include the portions of Glenwood remaining in Lane County outside the City requires Lane County to agree to the area's inclusion in the proposed Glenwood urban renewal plan.

Attachment 1 provides the summary steps of adopting the Glenwood urban renewal plan. It includes several places where Lane County would have input and discussions of the Glenwood urban renewal plan. Throughout the adoption process the general public and residents of Glenwood and Springfield would have input on what is being proposed.

Attachment 2 is a preliminary list of projects prepared for the City Council's August meeting. The proposed projects might be in such the Glenwood urban renewal plan. The list includes, for example, three topics (**in bold type**) that are more or less 'place holders' until there are discussions on them and other projects with Lane County officials and staff.

Note that the urban renewal agency cost share and timing of these projects are merely examples and have not been reviewed with anyone at Lane County.

ATTACHMENT 1

STEPS FOR ESTABLISHING A GLENWOOD URBAN RENEWAL PLAN WITH LANE COUNTY

July 2004

Council considered the potential boundaries, initial project list, estimated tax increment, and limits on duration of the plan. City Council directed staff to draft an urban renewal plan for Glenwood sufficient to proceed with considering a ballot measure for the November election.

August 16, 2004

Council considers full urban renewal plan and considers and approves a proposed ballot title for submittal to Lane County Elections Division for the November election

Before September 2, 2004:

Submit ballot title to Lane County Elections Division for November 2, 2004 ballot on the following (draft) question:

"Shall City be authorized to approve Urban Renewal Plan allocating taxes from Glenwood properties to the Glenwood Urban Renewal Plan?"

September through October 2004

Springfield's urban renewal agency, the Springfield Economic Development Agency (SEDA) takes formal actions to refine and adopt a Glenwood Urban Renewal Plan under ORS 457. SEDA works with Lane County in constructing the list of projects to be included in the Plan. The SEDA forwards a draft Plan to the Springfield Planning Commission, Lane County, affected taxing bodies, and the City Council to provide them early review.

September through October 2004

Meet informally with Springfield Planning Commission and affected taxing bodies (Willamalane, School District 19, Lane Educational Service District, Lane County, Lane County Metro Wastewater Management Service District, Lane Community College) concerning the proposed urban renewal district and upcoming request for comments on the Plan and request for approval of the Plan by Lane County.

October 22, 2004

At least 3 weeks prior to 11/15/04 Council meeting, Special Notice sent to all parties in one of four groups noted in ORS 457.120, including the time and place of City Council Hearing.

November 2, 2004

Election on ballot question:

"Shall City be authorized to approve Urban Renewal Plan allocating taxes from Glenwood properties to the Glenwood Urban Renewal Plan?"

November 2004

With an affirmative outcome on November 2 ballot measure:

City sends the final Plan and Report to Lane County requesting Lane County approve the Plan. City sends the final Plan and Report to affected taxing bodies formally inviting them to comment on the plan either in writing or directly in a meeting. The time and place of the Council hearing on Plan adoption must be noted in the cover letter.

SEDA, the Renewal Agency, informs the County of the maximum indebtedness proposed in the Plan and offers to meet with the County to discuss the plan (per ORS 457.437). SEDA requests Lane County approve the Plan prior to City's adoption November 15, 2004.

November 2004

Meet formally with affected taxing bodies (Willamalane Parks District, School District 19, Lane Educational Service District, Lane County, Lane County Metro Wastewater Service District, Lane Community College) as necessary to gather comments.

Planning Commission receives final Plan and Report and provides its comments and recommendations on the Plan, and forwards them to the Urban Renewal Agency, SEDA.

November 15, 2004

The City's Urban Renewal Agency, SEDA, must meet to receive the Plan, with any comments and recommendations from taxing bodies and Planning Commission, and approval from Lane County. The agency may make changes responding to those comments and recommendations and moves to accept the Plan and forward it to City Council for adoption.

City Council holds a public hearing on an Ordinance adopting the Glenwood Renewal Plan and on a non-emergency basis has first reading of ordinance adopting the Glenwood Urban Renewal Plan.

December 6, 2004

City Council has second reading and adopts (on a non-emergency basis) Glenwood Renewal Plan

December 9, 2004

Notice of plan adoption must be published within three days of the Council action.

January 1, 2005

Property tax rolls certified by Lane County Tax Assessor and that sets the Urban Renewal District's base property values for all of Glenwood properties.

Attachment 2

**Potential Glenwood Urban Renewal
Projects**

Sept-9-04

PROJECT	SEDA Share (in \$1000)	Expected Completion
Develop Low/Moderate-Income Housing	\$1,000	2010
Develop program to build other housing types	\$750	2009
Neighborhood Rehabilitation Program	\$450	2008
Provide sewer laterals, manholes for residential, and other development	\$3,500	2010
Develop program for sanitary sewer and septic system remediation	\$1,200	2015
Prepare sites for industrial development	\$900	2008
Business façade & landscaping improvement program	\$300	2012
Acquire land & assist building roundabout at McVay/Franklin Intersection	\$1,100	2009
Study relocating Lane County Solid Waste facilities	\$200	2007
Decommissioning	\$250	2009
Remediation, cleanup, and re-use	\$1,000	2013
Expand & Improve James Park	\$375	2008
Historic Building Preservation Program	\$200	2013
Historic Landmark & Identification Program	\$50	2013
Improve City Entry & Landmarks	\$95	2008
Housing rehab/home repair programs	\$550	2012
Improve key portions of roads to urban standards for pedestrian, bike, & street utilities	\$200	2008
Franklin sidewalks, etc.	\$1,200	2010
McVay sidewalks, etc.	\$1,500	2012
Utilities relocated	\$800	2009
Provide improvements around public transportation stops	\$350	2009
Build Lane County Sheriff substation/court facility	\$550	2010
Provide other city/county public service facilities (like Lane County's FQH Clinic)	\$400	2012
Remove/Replace substandard commercial buildings for mixed-use redevelopment	\$1,200	2011

Clean-up/Remediate unused & underused sites	\$300	2009
Redevelop Parcels/Buildings through options, property acquisitions/dispositions, assembly, resale, conveyance, and lease	\$600	2016
Set up industrial and business property rehabilitation loan program	\$600	2015
Acquire rights-of-way for re-alignment of roads	\$2,200	2012
Construct and build roads	\$2,800	2014
Assist in developing regional sports facilities (e.g., for Glenwood Ems: 'GEMs')	\$1,000	2012
Assist Siting of Civic Center or Major Development	\$3,000	2015
Provide mandated expenses of relocation or displacements of firms or residents	\$600	2015
Right-of-way and entrance beautification projects	\$350	2009
Mitigate for wetlands & riverside/riparian improvements, bank stabilization, etc.	\$375	2010
Construct footbridge to D Street side of Willamette	\$700	2014
Acquire and develop new 2-acre park in Riverfront Development area	\$350	2012
Develop 'Island Park West' along Willamette River with linear open space, Briggs Landing viewing area, historic/interpretive signage, etc.	\$375	2012
Natural area signage	\$100	2012
Local Glenwood History signage	\$50	2014
Upgrade water, electrical, sanitary sewer, pump stations, stormwater facilities, and other public infrastructure as needed	\$550	2010
Market, geotechnical, appraisals, planning, engineering, and other studies associated with projects and necessary to carry out the projects	\$380	2025
TOTAL ESTIMATED PROJECT COSTS	\$32,500	