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October 13, 2016

Board of County Commissioners  
Clackamas County

Members of the Board:

Approval to Proceed with the Public Review Process for a Substantial Amendment to the  
Clackamas Town Center Urban Renewal Plan

<b>Purpose/Outcomes</b>	This substantial amendment will add a new project, improvements to Mt. Scott Elementary School, to the Plan.
<b>Dollar Amount and Fiscal Impact</b>	Up to \$2,500,000 of urban renewal funds will be used for the proposed project.
<b>Funding Source</b>	Funding is from already accumulated tax increment funds in the Clackamas Town Center Urban Renewal Area. No additional tax increment funds are being taken for the district since it was closed for tax increment collections in 2013.
<b>Duration</b>	The public review process for this amendment will continue through 2016.
<b>Previous Board Action</b>	Board discussion of the proposed amendment at a Policy Session on September 20, 2016.
<b>Strategic Plan Alignment</b>	Build a Strong Infrastructure Ensure safe, healthy and secure communities
<b>Contact Person</b>	Dan Johnson, Development Agency Manager 503.742.4325
<b>Contract No.</b>	N/A

**BACKGROUND:**

In March 2013, the Agency completed the Clackamas Town Center Urban Renewal District Final Recommended Work Program. Following several discussions with the Board, staff was directed to proceed with five road improvement projects and to work with four overlapping taxing districts to identify partnership opportunities on needed district projects.

To date, the Agency has completed one road project with one currently under construction and three in design. It has also distributed funds to the Clackamas County Sheriff's Office, North

Clackamas Parks and Recreation District and Clackamas County Fire District No. 1 for needed district projects that are identified in the Urban Renewal Plan.

The Agency has been working with the North Clackamas School District to provide funding toward much needed improvements to district facilities. The District identified upgrades to the Mt. Scott Elementary School as the highest priority for use of the funds. While this school is within the Urban Renewal District boundary and is consistent with the Plan goals, the Plan lacks a project that aligns with the proposed improvements. In order to provide funding to the School District as directed by the Board, the Plan must be amended to add improvements to Mt. Scott Elementary as a project.

As part of the statutory requirements for a substantial amendment to the Clackamas Town Center Urban Renewal Plan, there must be a public review process. Therefore, the Agency is prepared to do the following:

- Provide notice in the Citizen News of the proposed amendment, which is distributed to all County households
- Consult and confer with the overlapping taxing districts
- After providing the required public notice, present the proposed amendment to the Clackamas County Planning Commission for their consideration
- After providing the required public notice, present the proposed ordinance for the amendment to the Board for consideration at a future business meeting

**RECOMMENDATION:**

Staff recommends the Board approve proceeding with the public review process for a substantial amendment to the Clackamas Town Center Urban Renewal Plan.

Respectfully submitted,

Dan Johnson, Manager  
Development Agency