

**RESOLUTION NO. 1794**

**A RESOLUTION APPROVING THE REAPPORTIONMENT OF TAX LOTS 200, 600 AND 1903 WITHIN LOCAL IMPROVEMENT DISTRICT 10, 95<sup>TH</sup> AVENUE INDUSTRIAL AREA.**

**WHEREAS**, City Council approved Ordinance No. 410 on January 19, 1993, which apportioned the costs of improvements within Local Improvement District No. 10, 95<sup>th</sup> Avenue Industrial Area; and

**WHEREAS**, the owner of tax lots 200, 600 and 1903 has split lot 600 between 200 and 1903 and requested the existing assessments be reapportioned; and

**WHEREAS**, the Finance Director has evaluated the newly segregated properties and has determined that this reapportionment would not impair the security of the City for collection of the assessments on the property; and

**WHEREAS**, the Finance Director has written a report on the request and recommends to City Council that such reapportionment be approved.


**NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:**

1. That the City Council hereby accepts and approves the findings in the Finance Director's report attached hereto as Exhibit "A".
2. That the City Council shall approve the reapportionment of the assessments for Tax Lot 600 into Tax Lot 200 and 1903 as recommended with the above report.
3. This resolution is effective upon adoption.

**ADOPTED** by the Wilsonville City Council at a regular meeting this 19<sup>th</sup> day of August 2002 and filed with the Wilsonville City Recorder on this date.

  
CHARLOTTE LEHAN, MAYOR

ATTEST:

  
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Sandra C. King, CMC, City Recorder

**SUMMARY OF VOTES:**

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Kirk	Yes
Councilor Barton	Yes
Councilor Holt	Yes

**Exhibit A**

**Finance Director Report**

**Property Owner:** North Wilsonville Associate and  
North Wilsonville Associate dba Wilsonville RV Storage LLC  
**Tax Lots:** 31W11A-200; 31W11A-600; 31W11-1903  
**LID Accounts:** 1012, 1013, 1014a, 1014b

When the local improvement district was originally formed North Wilsonville Associate owned three separate parcels. LID accounts were created for each parcel. The owner split parcel 600 and merged the portions into 200 and 1903. The owner wishes to have the debt associated with parcel 600 reapportioned to parcels 200 and 1903. Maps of the parcels are provided.

City Code 3.290 allows for reapportionment of assessments so long as the security for the City's loan is not impaired. Security is the value of the property. In this case, there is no change in the total acreage liened and thus the security is not impaired. Further, the balance of the local improvement principal due the city for all three parcels is \$57,014.72 and the latest county assessment records report a property value in excess of \$9.2 million.

City Code also requires that the account be current before a reapportionment can be approved. The property owner is current with respect to assessment payments to the City.

Based on the reapportionment the outstanding assessment will be reallocated as set forth below. Lot 600 is split based on the percentage of land area that was added to lots 200 and 1903 respectively. Assessment 1014b pertains to a special charge for additional engineering services during construction and is not included in the allocation of lot 600.

Current			New		
Assmt #	Tax Lot	Prin. Bal.	Assmt #	Tax Lot	Prin. Bal.
1012	200	\$7,328.29	1012	200	\$11,910.76
1013	600	\$7,603.23			
1014a	1903	\$41,515.93	1014a	1903	\$44,536.69
1014b	1903	\$567.27	1014b	1903	\$567.27
Total		\$57,014.72	Total		\$57,014.72



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## **MEMORANDUM**

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Date: August 19, 2002

To: Honorable Mayor and City Council

From: Gary S. Wallis, Finance Director

Subject: Request to Reapportion Tax Lots 200, 600 and 1903  
of LID #10, 95<sup>th</sup> Avenue

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The City received a request for an assessment reapportionment from North Wilsonville Associate, the owner of the parcels. The owner has combined three lots into two. Total acreage remains the same and the security for the underlying assessment remains unchanged. Tax Lot 1903 is at the northwest corner of 95<sup>th</sup> and Freeman Drive and contains a very large warehouse and distribution center with Hollywood Entertainment as a prime tenant. Tax Lot 200 is to the north and fronts 95<sup>th</sup> Avenue and is used by Wilsonville RV Storage.

City Code specifies that the Finance Director must review the request for reapportionment, review the account to determine if it is current and determine whether the reapportionment would impair the security of the City for collection of the assessments upon the property.

I find the account is current and that the portioning of the parcels leaves the City's security in the same position. As such, I recommend that you approve the reapportionment as requested.