

**RESOLUTION NO. 777**

**A RESOLUTION APPROVING THE ENGINEER'S REPORT AND THE FINANCIAL INVESTIGATION REPORT FOR LOCAL IMPROVEMENT DISTRICT NO. 10 AND SETTING A PUBLIC HEARING DATE.**

WHEREAS, on April 2, 1990, the Wilsonville City Council adopted Resolution No. 766 and declared the City's intent to initiate the formation of a Local Improvement District for the purpose of constructing a transportation improvement, known as 95th Avenue; and

WHEREAS, Resolution No. 766 directed the City Engineer and the Finance Director to prepare written reports after receiving a cash deposit in such amount as necessary to defray the City's cost of report preparation; and

WHEREAS, a cash deposit was received on May 11, 1990; and

WHEREAS, Ordinance No. 350, Section 3.214 and 3.218, outlines the information necessary to satisfy the requirements of the Engineer's Report and the Financial Investigation Report; and

WHEREAS, the City Engineer and the Finance Director have prepared reports in accordance with Ordinance No. 350 and the reports are attached as Exhibits "A" and "B"; and

WHEREAS, the City Council wishes to proceed with the LID formation process in a timely manner.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILSONVILLE that:

1. The City Council approves of the City Engineer's Report and the Financial Investigation Report, pertaining to the formation of LID No. 10, as presented.

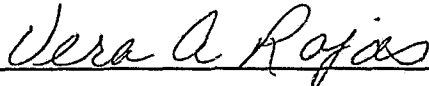
2. A public hearing shall be held on July 16, 1990, 7:30 p.m., at the Wilsonville City Hall for the purpose of receiving testimony regarding LID No. 10, the improvements proposed and the method of assessment. Notices shall be mailed and posted at least ten days prior to the hearing.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 2nd day of July, 1990 and filed with the Wilsonville City Recorder this same date.



JOHN M. LUDLOW, Mayor

ATTEST:



VERA A. ROJAS, CMC, City Recorder

SUMMARY of Votes:

Mayor Ludlow	<u>AYE</u>
Councilor Edwards	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Clarke	<u>AYE</u>
Councilor Dant	<u>AYE</u>

EXHIBIT "A"

Engineer's Report  
LID No. 10

1. The attached map illustrates the general nature, location and extent of the proposed improvement, known as 95th Avenue. The map also indicates the proposed location of a future east/west industrial collector street. The project includes the construction of approximately 4,240 lineal feet of concrete street, 48 feet wide from curb-to-curb, complete with storm sewer, sanitary sewer, waterline and traffic control signage and striping. As presented, the project does not include landscaping.

2. Preliminary Cost Estimate.

A. Construction of approximately 4,240 lineal feet of concrete street (see section sheet 2) complete with storm, sanitary, water, signing, striping, and etc.		\$1,123,600.00
B. Engineering Design	7.00%	\$78,652.00
C. Surveying & right-of-way acquisition	2.00%	\$22,472.00
D. Construction staking & as-builts	1.50%	\$16,854.00
E. Construction Management	2.00%	\$22,472.00
F. Inspection & Permit Fees	4.00 %	\$44,944.00
G. Legal	2.00%	\$22,472.00
H. Accounting	4.00 %	\$44,944.00
I. Contingency	10.00%	\$112,360.00
Total:	<u>\$32.50%</u>	<u>\$1,488,770.00</u>

3. Based on the preliminary engineering cost estimate, the estimated unit cost of construction to the benefitted properties within the local improvement district is \$11,516.75 per acre.

4. The recommended method of assessment for LID No. 10 is as follows:

<u>Owner</u>	<u>Area (acres)</u>	<u>Project Percentage</u>	<u>Assessment</u>
Nike, Inc.	27.41	21.20	\$315,674.06
Hillman Properties NW	32.50	25.15	\$374,294.31
Jack Martin	17.00	13.15	\$195,784.71
Schneider National	15.60	12.07	\$179,661.27
Ogden	29.98	23.19	\$345,272.10
Circle V. Associates	4.15	3.21	\$47,794.50
Rollins Truck Leasing	2.63	2.03	\$30,289.05

5. The property within the proposed boundaries of LID No. 10 may be described according to current Washington County and Clackamas County tax department records as follows:

**Tax Lot:** 200  
Owned by: Circle V. Associates  
Assessed Value of: \$6,200  
Currently vacant No Farm Deferral  
Future 95th Avenue dedication

**Tax Lot:** 201  
Owned by: Rollins Leasing Corp  
Assessed Value of: \$182,900  
Currently vacant No Farm Deferral  
No development proposed at this time

**Tax Lot:** 300  
Owned by: Circle V. Associates  
Assessed Value Of: \$275,700  
Currently Vacant No Farm Deferral  
No development proposed at this time.

**Tax Lot:** 600  
Owned by: Orland O. Ogden  
Assessed Value of: \$101,000  
Currently vacant No Farm Deferral  
No development proposed at this time.

**Tax Lot:** 1700  
Owned by: Nike, Inc.  
Assessed Value of: \$10,649,030  
No Farm Deferral  
Property is the home of a 330,000 sq. ft. office/warehouse.

**Tax Lot:** 1701  
Owned by: Wilsonville Land Association  
Assessed Value of: \$2,289,000  
No Farm Deferral  
Property is the home of Buildings 30 and 31, warehouse/office space, part of the Wilsonville Business Center.

**Tax Lot:** 1801  
Owned by: Howard Rosen  
Assessed Value of: \$1,505,350  
No Farm Deferral  
Property is the home of Camping World, a RV Service Center. The LID assessment on this property is to be incurred by Hillman Properties as a condition of land sale.

**Tax Lot:** 1802  
Owned by: Hayden Corp, Hillman Properties NW  
Assessed Value of: \$917,260  
Currently vacant **No Farm Deferral**  
Proposed to be the home of Shredding Systems, a manufacturing plant.

**Tax Lot:** 1900  
Owned by: U.S. National Bank Trust  
Assessed Value of: \$300  
Currently vacant **Farm Deferral**  
Future 95th Avenue.

**Tax Lot:** 1901  
Owned by: U.S. National Bank Trust  
Assessed Value of: \$2,040  
Currently vacant **Farm Deferral**  
Future 95th Avenue dedication

**Tax Lot:** 1902  
Owned by: Schneider National, Inc.  
Assessed Value of: \$1,330  
Currently vacant **Farm Deferral**  
Proposed home of Schneider National, Inc., a trucking facility.

**Tax Lot:** 1903  
Owned by: Jack Martin  
Assessed Value of: \$145,470  
**Farm Deferral**  
Currently vacant except for a single family dwelling, no proposed development at this time.

**Tax Lot:** 1904  
Owned by: Jack Martin  
Assessed Value of: \$1,810  
Currently vacant **Farm Deferral**  
No development proposed at this time.

**Tax Lot:** 2000  
Owned by: U.S. National Bank Trust  
Assessed Value of: \$200  
Currently vacant **Farm Deferral**  
Future 95th Avenue dedication.

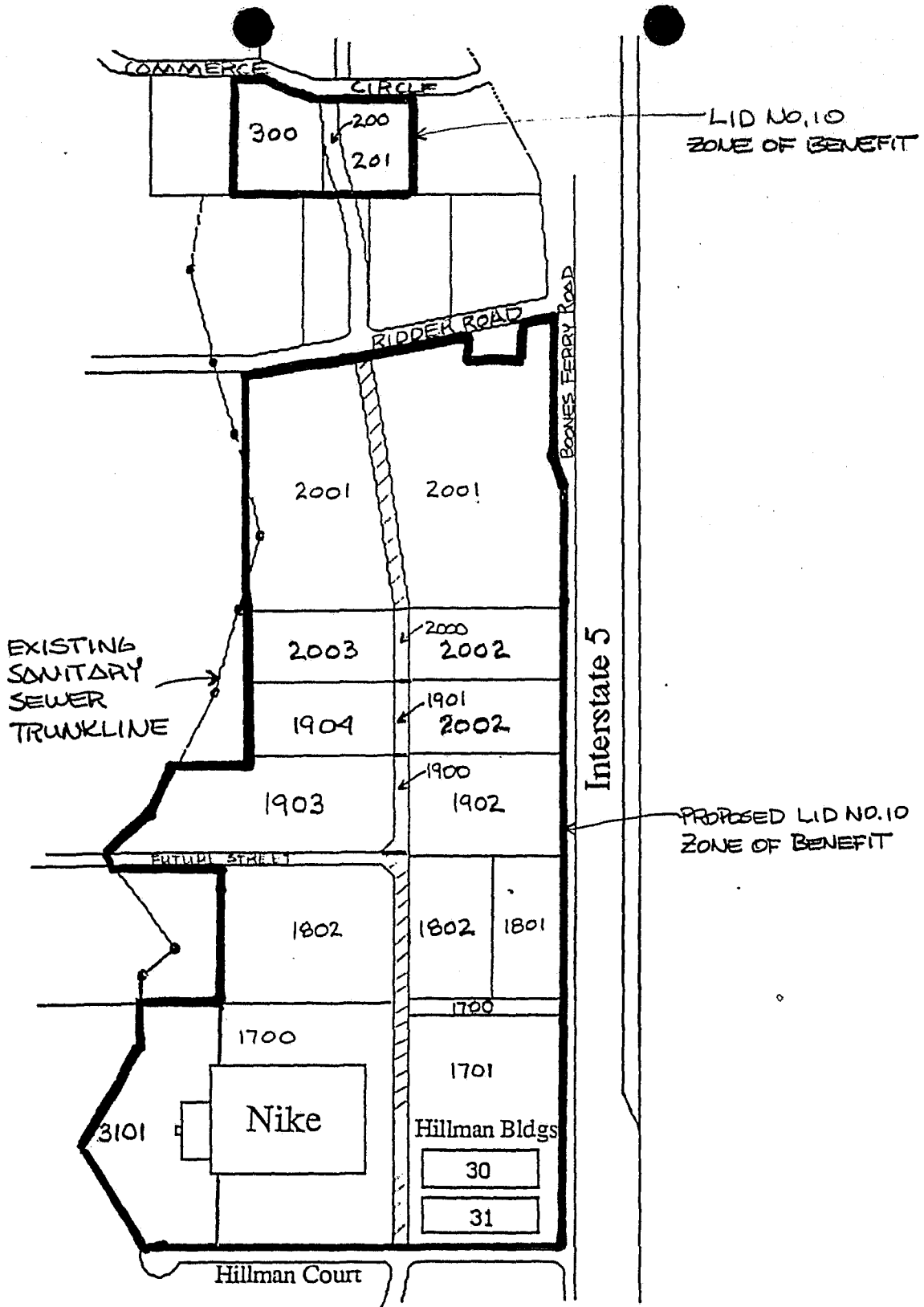
**Tax Lot:** 2001  
Owned by: Orland O. Ogden  
Assessed Value of: \$14,010  
Currently vacant **Farm Deferral**  
No development proposed at this time.

**Tax Lot:** 2002  
Owned by: Schneider National, Inc.  
Assessed Value of: \$4,260  
Currently vacant **Farm Deferral**  
Proposed home of Schneider National, Inc. a trucking facility.

**Tax Lot:** 2003  
Owned by: Jack Martin  
Assessed Value of: \$1,780  
Currently vacant **Farm Deferral**  
No development proposed at this time.

**Tax Lot:** 3101  
Owned by: Nike, Inc.  
Assessed Value of: \$1,278,280  
Currently vacant **No Farm Deferral**  
No development proposed at this time.

*This information current as of June 21, 1990, from Washington County and Clackamas County Tax Assessors.*



LID No. 10  
ZONE OF BENEFIT

EXISTING  
SANITARY  
SEWER  
TRUNKLINE

Interstate 5

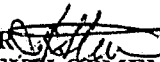
PROPOSED LID NO. 10  
ZONE OF BENEFIT

95th Avenue

City of  
**WILSONVILLE**  
In OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM

DATE: JULY 2, 1990  
TO: HONORABLE MAYOR AND CITY COUNCILORS  
FROM: STEVE STARNER   
COMMUNITY DEVELOPMENT DIRECTOR  
RE: LID NO. 10 - ATTITUDE OF PROPERTY OWNERS

Please find attached letters from U.S. Bank, Schneider National, Rollins Leasing Corp. and Hillman Properties Northwest which serve to document the attitudes of those property owners towards the proposed LID for the construction of 95th Avenue, including the method of assessment. On April 23, 1990 following the adoption of Resolution No. 766, city staff held a meeting with LID participants to review the status of the project and collect the required cash deposit. Mr. Ogden attended the meeting, reviewed the method of assessment, participated in the consensus to move forward with the LID formation process, and delivered a \$1,623.30 check to be applied towards the deposit. Concerning the Washington based property management companies, Circle V. Associates and Jack Martin, to date, I have not yet received a response to my correspondence of June 19, 1990 and I have not been successful in establishing a telephone contact with the principals of either company. However, Jack Martin and Circle V. Associates both submitted written petitions in favor of LID formation. Mr. Martin properties have recently been involved with the Wilsonville land use process to initiate development proposals for a 2010 manufacturing facility and a Northwest Natural Gas Company administration facility. Neither proposal elected to move forward prior to the construction of 95th Avenue.

ss:md

Enc:

cc: Project file  
CD - Correspondence file



HILLMAN PROPERTIES NORTHWEST

900 NORTH TOMAHAWK ISLAND DRIVE

PORTLAND, OREGON 97217-7999

(503) 283-4111

FAX (503) 283-4154

JUN 26 1990  
CITY OF

June 25, 1990

Mr. Steve Starner  
Wilsonville Community Development Director  
City of Wilsonville  
P.O. Box 220  
Wilsonville, Oregon 97070

**RE: 95th Avenue Local Improvement District (L.I.D.) Formation**

Dear Steve:

In response to your June 19th letter to Dirk Koopman, we offer the following opinion and attitude toward the L.I.D. project.

As you know, we have been one of the major sponsors of the Local Improvement District. We support the formation of the Local Improvement District, we agreed to the assessment, and we agreed to the method of assessment. Hillman Properties Northwest is indeed very anxious to have 95th Avenue be constructed to Commerce Circle South as soon as possible. And we hope that the construction of 95th to Commerce Circle South will provide the necessary motivation for the state to complete the connection to Stafford Road.

Our only concern about the proposed 95th Avenue improvement is that it will not be constructed fast enough. As you know, both Shredding Systems and Schneider Trucking have interest in the improvement of 95th since their properties both front on 95th Avenue. Hillman Properties has made a further commitment to construct a portion of the improvement if the Local Improvement District is not passed. If the Local Improvement District does not pass and Hillman Properties is forced to construct 95th Avenue through our property, then the full improvement will be in jeopardy for lack of the ability of the residual owners to carry an L.I.D. by themselves.

Hillman Properties Northwest is confident that this Local Improvement District should provide the city with an example to follow for future L.I.D.'s.

We would like to thank the city staff in helping to keep the momentum for the formation of the L.I.D.

Sincerely,



David R. Lintz  
Vice President

DL:bw

cc: Dirk Koopman  
Doug Hardesty  
John Swanson

**Rollins Leasing Corp.**

Subsidiary of RLC CORP.

One N.E. Columbia Blvd., Portland, Oregon 97211 • 503/283-2586

RECEIVED  
JUN 29 1990  
CITY

June 28, 1990

Mr. Steven E. Starner  
Wilsonville Community Development Director  
Wilsonville City Hall  
PO Box 220  
Wilsonville, OR 97070

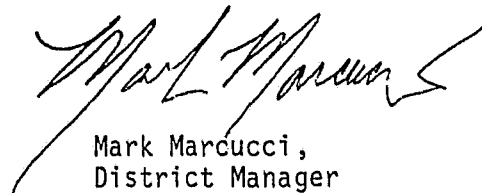
Certified Mail

RE: Your 6/19/90 correspondence- 95th Avenue L.I.D. Formation.

Dear Mr. Starner:

This letter is to confirm that Rollins Leasing Corporation is in favor of the above mentioned formation of the 95th Avenue L.I.D. It is our hope that the city council will proceed to continue the L.I.D. Procedure.

Sincerely,

  
Mark Marcucci,  
District Manager

cc: Peck King-Rollins Leasing Corp. Real Estate Dept.  
Richard Berry- Region Vice President  
Randall Thompson- Branch Manager-Wilsonville



January 29, 1990

Mr. Steve Starner  
Community Development Director  
CITY OF WILSONVILLE  
30000 S.W. Town Center Loop E  
P.O. Box  
Wilsonville, OR 97070

Dear Steve:

Enclosed is the Petition To Form A Local Impovement District. As you can see some changes need to be made to correct the document. I am sending this to you to get the ball rolling but since this will be a matter of public record (I assume) please send us a clean blank form so we can submit a correct copy.

Thank you for your help in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim", written over a circular stamp.

Jim Robison  
Director of Administration

NIKE, Inc.  
3000 W. Main Blvd  
Beaverton, OR 97005-2394  
Telephone: 503-641-8433  
Fax: 503-641-8433  
Telex: 471283

March 8, 1990

Mr. Steve Starner  
City of Wilsonville  
P. O. Box 220  
30000 S.W. Town Center, Loop East  
Wilsonville, OR 97070

Dear Steve:

Thank you for forwarding to me a copy of the petition to form a local improvement district. Included is the original signed by the Secretary of Schneider National, Inc. Obviously, we do not have a notary public of Oregon present in our office. Therefore, we had the petition notarized by a Wisconsin notary. I hope that this does not pose a problem. Also, for future reference, I have corrected the name of the company on the petition. The proper name for the company is Schneider National, Inc.

For your information, I have faxed a copy of this signed petition to a Mr. Dave Lintz of Hillman Properties Northwest. Dave had specifically requested me to fax the copy to help expedite the approval process. By the time you have received the original petition, you will probably already be aware of this.

If there are any additional things that Schneider National needs to do to proceed with the forming of the L.I.D., please feel free to give me a call. My telephone number is 414-498-7470. Thank you for your assistance regarding this item to date.

Sincerely,

*s/Steve Parent*

Steve Parent  
SNI Facility Manager

SP/bac

Enc.

cc: Bob Conway  
Marian Sauvey  
Steve Crear  
Pat Lilja



TRUST GROUP  
321 S.W. SIXTH AVENUE  
P.O. BOX 3168  
PORTLAND, OREGON 97208-3168

RECEIVED  
MAR 21 1989  
CITY OF  
WILSONVILLE

March 20, 1989

Mr. Dick Drinkwater  
City of Wilsonville  
P.O. Box 200  
Wilsonville, OR 97070

Re: Ridder Account 879-1819400 Parcel 1  
95th Ave. 8" Sanitary Sewer line  
Crossing Tax lots: 1900, 1901, 2,000 also known as the rear farm.

Dear Mr. Drinkwater:

U.S. National Bank of Oregon as trustee for the Ridder account requests that the City of Wilsonville initiate a local improvement district for construction of street improvements of approximately 1,023 foot of 95th Avenue on the Ridder property and approximately 1500 lineal foot of 8" sanitary sewer lines south of Beckman Road to the existing City's sanitary sewer line.

We have engaged the services of Otak Engineering to complete the subdivision requirements under the state of Oregon subdivision regulations and the defining of the 95th street area for dedication to the City.

We recommend that Engineering firm of McKay and Sposito be retained by the City for designing for all of the public improvements. They were retained by Hillman Properties North West to design 95th Avenue from Beckman Road to Hillman Court, and our experience with the design futures of the topography.

In addition United States National Bank of Oregon as Trustee for the Ridder property will retain the services of McKay and Sposito to provide Engineers estimate for the projected idea of costs for our portion of the total.

Your earliest consideration of this request will be greatly appreciated since time is of the essence. To meet the summer construction seasons. If you have any questions, please don't hesitate to call me.

Sincerely,

Ken Dietrich  
Senior Property Manager  
Real Estate Services  
(503) 275-5914

KD:kk  
DOC:303

United States National Bank of Oregon  
MEMBER FDIC  
A U.S. Bancorp Company

City of  
**WILSONVILLE**  
In OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

CERTIFIED MAIL

June 19, 1990

Jack Martin  
Martin Development Co.  
3240 Eastlake Ave E  
Seattle WA 98102

Re: 95th Avenue Local Improvement District (LID) Formation

On April 2, 1990, the Wilsonville City Council accepted the petitions submitted in favor of 95th Avenue L.I.D. formation and adopted Resolution No. 766 declaring the city's intent to move forward with the LID process. On April 23, 1990, LID participants were invited to meet with city staff to review the LID formation process and submit deposits required for the preparation of engineering and financial reports. On May 9, 1990, Hillman Properties submitted the remaining funds necessary to satisfy the total amount of the deposit due from Jack Martin, Circle V. Associates and Rollins Truck Leasing.

The reports are currently scheduled to be presented to the City Council during a regular meeting on July 2, 1990 at the Wilsonville City Hall. Should the Council decide to continue with the LID formation procedure, based on the information provided by the reports, a public hearing will be scheduled for July 16, 1990 to hear objections, if any, to the proposed improvement.

In order to satisfy the informational requirements of the financial investigation report, the attitude of the property owners within the assessment area toward the project must be documented. To that end, please mail a statement of your comments or concerns about the proposed 95th Avenue improvements and method of assessment directly to:

Wilsonville Community Development Director  
Wilsonville City Hall  
P.O. Box 220  
Wilsonville OR 97070

Your statement must be received on or before June 27, 1990.

City of  
**WILSONVILLE**  
in OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

CERTIFIED MAIL

June 19, 1990

Mr. William Vieser  
Circle V. Assoc. Oregon  
405 - 114 Ave S E Suite 201  
Bellevue WA 98004

Re: 95th Avenue Local Improvement District (LID) Formation

Dear Mr. Vieser:

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Wilsonville Community Development Director  
Wilsonville City Hall  
P.O. Box 220  
Wilsonville OR 97070

City of  
**WILSONVILLE**  
In OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

CERTIFIED MAIL

April 13, 1990

William Vieser  
Circle V. Assoc. Oregon  
405 114 Ave S. E.  
Bellevue WA 98004

Re: 95th Avenue Local Improvement District Formation

Dear Mr. Vieser:

On April 2, 1990, the Wilsonville City Council unanimously adopted Resolution No. CB-R-437-90 and declared the city's intent to form a local improvement district for the purpose of constructing 95th Avenue. The next step in the district formation process requires that a recommendation for the method of assessment be forwarded to the City Council, accompanied by a financial investigation of the potential participants. To that end, a special informational meeting will be held in the offices of the Wilsonville Community Development Department, at 8445 SW Elligsen Road, on April 23, at 9:00 a.m. The agenda for the meeting will consist of the following:

1. Introduction
2. Proposed Method of Assessment
3. Systems Development Fees
4. Final Engineering Design Services
5. Review L.I.D. Process
6. Adjourn

Following the meeting, city staff will proceed with the preparation of the necessary reports after deposits have been received from each of the owners involved. In order to defray the costs of administration, title report acquisitions and legal counsel review, the City must receive a total deposit of \$7,000. Based on the City Engineer's preliminary project percentages, deposits may be received in the following manner:



City of  
**WILSONVILLE**  
in OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

Meeting Memorandum

PROJECT: LID NO. 10 - 95TH AVENUE

DATE: APRIL 23, 1990; 9:00 A.M.

PRESENT: Paul Gianotti (Schneider National); Doug Hardesty, Dave Lintz, John Swanson (Hillman Properties); Orland Ogden (Ogden Music); Jim Robison, Neil Moodh (Nike); Wayne Sorensen, Steve Starner (Wilsonville Staff)

KEY ISSUES:

A. Method of Assessment

The City Engineer's report has essentially been completed and generally involves a map showing the nature, location and extent of the proposed improvement, as well as the land to be assessed for the improvement cost. The recommended method of assessment to be used for cost apportionment is based on a per acre unit. No allowances are to be recognized for BPA easements or any other property encumbrances.

B. Systems Development Fees

The City collects systems development fees at the time of building permit issuance. The fees are applied towards the capital improvement costs of new municipal arterial and collector streets, storm sewers and traffic signals. (Sanitary sewer and water connection fees are collected and eventually used separately.) Although historically the City has been able to apply systems development fees towards a component of a local improvement district assessment, the current systems development fund balance and obligated capital improvement projects (i.e., Parkway Avenue) prohibit the contribution of systems development funds to the formation of LID No. 10. As properties within the zone of benefit develop, they may approach the City on a case-by-case basis to request support for a development fee agreement.

C. Financial Investigation Report Deposits

As the Engineer's report has been completed, a \$7,000 deposit is necessary to offset the city's cost of preparing a Financial Investigation Report. Both reports will eventually be forwarded to the City Council for further action. During the April 23 meeting, cash deposits were received by the City in the following manner:

1. Hillman Properties Northwest	\$1,760.50
2. Nike, Inc.	\$1,484.00
3. Schneider National	\$844.90
4. O. O. Ogden Company	\$1,623.30

cc. SS  
disc 4/25  
*[Signature]*

Deposits outstanding and yet to be collected, include:

1. Jack Martin	\$920.50
2. Circle V. Associates	\$224.70
3. Rollins Truck Leasing	\$142.10
<b>Total Deposit</b>	<b><u>\$7,000.00</u></b>

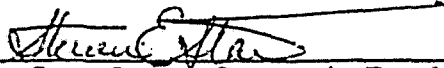
**D. LID Formation and Improvement Timeline Estimate**

Depending on how soon the total deposit is received by the City, the 95th Avenue project schedule may be outlined as follows:

1. Resolution No. 766, initiating LID formation - completed April 2, 1990.
2. < City must receive \$7,000 deposit.> \* Date uncertain.
3. Resolution, action on reports and scheduling a public hearing - June 4, 1990 \*.
4. Resolution and Public Hearing, authorization to carry out improvement - June 18, 1990 \* (provided remonstrances of LID participants against LID formation do not exceed 2/3 of benefited area).
5. Resolution, award engineering contract and begin final engineering design - July 16, 1990.\*
6. Resolution, award construction contract and begin construction - October 1, 1990.\*
7. Final Ordinance and Public Hearing, to levy the amount of assessment on benefited properties - Date Uncertain.

**E. Final Engineering Design Services**

All parties agree to the need to expedite the construction of 95th Avenue. Access to developable properties and concerns for city-wide traffic management strategies have blended to create an urgency for the new street. As final engineering design services (Step number 5 outlined above) may comprise up to four months of the LID No. 10 timeline, a special services contract for engineering may significantly accelerate the overall project schedule. Of the benefited properties represented at the meeting, comprising 81.61 per cent of the total project area, the consensus was to recommend to the City that a special services agreement for final engineering be executed between the City and MacKay and Sposito, Vancouver Washington. Due to recent involvement in public works projects in the subject area, MacKay and Sposito has already completed a storm basin analysis, designed water and sanitary sewer extensions, and has previously demonstrated an acceptable level of quality in engineering and construction management services on the existing 95th Avenue street section and Hillman Court street section.

Respectfully Submitted by: 

Steve Starn, Community Development Director

ss:md

cc: Attendees  
Project file



City of  
**WILSONVILLE**  
in OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

**EXHIBIT "B"**

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: RAY SHORTEN, FINANCE DIRECTOR**  
**DATE: JUNE 28, 1990**  
**RE: FINANCIAL INVESTIGATION REPORT**  
**LID #10 - 95TH STREET**

Ordinance #350 directs the Finance Director to prepare a financial investigation report concerning the proposed LID. The following information should comply with the individual requirements outlined in the ordinance.

Assessed Valuation of Property

Please see attachment #1

Number of vacant lots or description of unused lands in the affected area.

The area being proposed for this LID is made up of commercial/industrial development and has been one of the major areas being developed within the City. Although there are some vacant parcels within the proposed LID area, there are developments already planned and more proposed if 95th street is completed.

Number of similar lots held by the City through foreclosure

To date the City has not had to foreclose on any properties.

Delinquency rate of assessments and taxes within the area

The delinquency rate of uncollected taxes is available only on an overall basis and is as follows.

<u>1985-86</u>	<u>1986-87</u>	<u>1987-88</u>	<u>1988-89</u>	<u>1989-90</u>
99.85%	98.97%	97.64%	96.44%	92.30%

### Real estate value trends in the area

As mentioned previously, this part of the City is one of the faster growing areas and consequently real estate value trends have increased substantially.

### Tax levy trends and potential financial impact on the improvement district

Due to the growth taking place within the City and this area in particular, the City's tax rate has only increased from \$2.01 in 1983-84 to \$2.15 in 1989-90. The financial impact on the improvement district should not be a factor.

### Conformance of the project to the City's Comprehensive plan

This project does comply with the City's Comprehensive plan. Please reference the attached memo from Wayne Sorensen, Planning Director. (attachment #2)

### Attitude of the property owners towards the project

Please reference the materials provided by Steve Starner, Community Development Director.

### Status of Municipal Debt

The City's indebtedness as of July 1, 1990 will be approximately \$8,878,217.00. According to ORS 223.295 the City's overall indebtedness is limited to 3% of the its total cash value. Using the 1989-90 cash value, the allowable limit of total indebtedness was \$14,895,000.00. Due to the increased cash value of the City because of the development over the past year, this limit will be substantially higher. This information would suggest a minimum of additional municipal debt of \$6,016,000 would still be allowable.

## Creditworthiness of the Petitioners

A credit report has been ordered on all participating companies in the LID. This information will be presented at the Pre-Council meeting on July 2, 1990 along with a title report on each tax lot involved in the proposed LID.



City of  
**WILSONVILLE**  
in OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

ATTACHMENT #2

MEMORANDUM

**TO:** Ray Shorten, Finance Director  
**FROM:** Wayne Sorensen, Planning Director  
**DATE:** April 12, 1990  
**RE:** 95th Avenue - LID no. 10

This Memo is in response to your request that I certify that 95th Avenue is in compliance with the City's Comprehensive Plan and the Zoning Ordinance.

The proposed alignment has been carefully and fully reviewed by the Planning Commission and 95th Avenue has been incorporated into the Master Plans for Wilsonville Business Center, the 20/10 building, the Shredding Systems building and the Schneider Trucking development. Approvals for the developments were granted by the Design Review Board, the Planning Commission and, in some cases, the City Council. A criterion for approving a Master Plan requires a finding that the plan substantially complies with the Comprehensive Plan. The Planning Commission and City Council have authority to fix the final road alignment for 95th Avenue since the Plan Map depicts only general alignment locations for the City's road system.

I hereby certify that 95th Avenue, as shown on the Exhibit Map for the 95th LID project, does comply with the City's Comprehensive Plan Map.

ws:jme

ATTACHMENT #1

**Tax Lot: 200**  
Owned by: Circle V Associates  
Assessed Value of: \$6200  
Currently vacant **No Farm Deferral**  
No development proposed at this time

**Tax Lot: 201**  
Owned by: Rollins Leasing Corp  
Assessed Value of: \$182,900  
Currently vacant **No Farm Deferral**  
No development proposed at this time

**Tax Lot: 300**  
Owned by: Circle V Associates  
Assessed Value of: \$275,700  
Currently vacant **No Farm Deferral**  
No development proposed at this time

**Tax Lot: 600**  
Owned by: Orland O Ogden  
Assessed Value of: \$101,000  
Currently vacant **No Farm Deferral**  
No development proposed at this time

**Tax Lot: 1700**  
Owned by: Nike Inc  
Assessed Value of: \$10,649,030  
**No Farm Deferral**  
Property is the home of a 330,000 sq.ft. office/warehouse.

**Tax Lot: 1701**  
Owned by: Wilsonville Land Association  
Assessed Value of: \$2,289,000  
**No Farm Deferral**  
Property is the home of Buildings 30 and 31, warehouse/office space, part of the Wilsonville Business Center.

**Tax Lot:** 1801  
Owned by: Howard Rosed  
Assessed Value of: \$1,505,350  
**No Farm Deferral**  
Property is the home of Camping World, a RV Service Center

**Tax Lot:** 1802  
Owned by: Hayden Corp  
Assessed Value of: \$917,260  
Currently vacant **No Farm Deferral**  
Proposed to be the home of Shredding Systems, a manufacturing plant.

**Tax Lot:** 1900  
Owned by: U.S National Bank Trust  
Assessed Value of: \$300  
Currently vacant **Farm Deferral**  
Future 95th Avenue.

**Tax Lot:** 1901  
Owned by: U.S. National Bank Trust  
Assessed Value of: \$2,040  
Currently vacant **Farm Deferral**  
Future 95th Avenue

**Tax Lot:** 1902  
Owned by: Schneider National Inc  
Assessed Value of: \$1,330  
Currently vacant **Farm Deferral**  
Proposed home of Schneider National Inc, a trucking facility

**Tax Lot:** 1903  
Owned by: Jack Martin  
Assessed Value of: \$145,470  
**Farm Deferral**  
Currently vacant except for a single family dwelling, no proposed development at this time.



**Tax Lot:** 1904  
**Owned by:** Jack Martin  
**Assessed Value of:** \$1,810  
**Currently vacant** **Farm Deferral**  
No development proposed at this time

**Tax Lot:** 2000  
**Owned by:** U.S. National Bank Trust  
**Assessed Value of:** \$200  
**Currently vacant** **Farm Deferral**  
Future 95th Avenue

**Tax Lot:** 2001  
**Owned by:** Orland O Ogden  
**Assessed Value of:** \$14,010  
**Currently vacant** **Farm Deferral**  
No development proposed at this time

**Tax Lot:** 2002  
**Owned by:** Schneider National Inc  
**Assessed Value of:** \$4,260  
**Currently vacant** **Farm Deferral**  
Proposed home of Schneider National Inc, a trucking facility

**Tax Lot:** 2003  
**Owned by:** Jack Martin  
**Assessed Value of:** \$1,780  
**Currently vacant** **Farm Deferral**  
No development proposed at this time

**Tax Lot:** 3101  
**Owned by:** Nike Inc  
**Assessed Value of:** \$1,278,280  
**Currently vacant** **No Farm Deferral**  
No development proposed at this time

*This information current as of June 22, 1990, from Washington County and Clackamas County Tax Assessors.*