

**RESOLUTION NO. 1169**

**A RESOLUTION APPROVING INSTALLMENT PAYMENTS OF THE SYSTEMS DEVELOPMENT CHARGES FOR THE WINDFIELD VILLAGE CONGREGATE CARE CENTER**

WHEREAS, Specht Development, Incorporated is proposing to build an eighty-four unit convalescent care center in the City of Wilsonville on Vlahos Drive; and

WHEREAS, construction of this convalescent care center assists the city in meeting one of the council goals, which is to provide for low and moderate income housing; and

WHEREAS, Specht Development has requested that the payment of systems development charges be allowed by installment payments over a ten-year period; and

WHEREAS, Specht Development has not yet provided collateral which is satisfactory to the City Manager or her designee; and

WHEREAS, Article VI of Ordinance No. 386 allows payment of the systems development charges in installments as provided by resolution of the Council; and

WHEREAS, the Article VI of Ordinance No. 386 allows that the City Manager may accept the delivery of a written agreement to pay if the written agreement is secured by collateral satisfactory to the City Manager or her designee; and

WHEREAS, the cost to the city of borrowing funds is presently approximately seven percent; and

WHEREAS, the city needs to collect installment payments at an interest rate sufficient to cover the city's cost of borrowing money and the cost of administering the collection by installment payments; and

WHEREAS, Specht Development has indicated that its construction funding does include a construction contingency; and

WHEREAS, if the required contingency expenses for construction are less than budgeted, Specht Development would like to pay the systems development charges by lump sum soon after construction is completed if available contingency funds permit.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF WILSONVILLE AS FOLLOWS:

The City Council adopts above recitals as findings and incorporates them by reference in support of this resolution.

The City Council hereby approves payment of the systems development charges for the Windfield Village Congregate Care Center by installments subject to the following conditions:

1. The exact amount of the principal which is now estimated at \$194,440 will be determined by the city Building Official at the time the issuance of the building permit is requested.

2. The approval of payment of the Windfield Village Congregate Care Center systems development charges by installment is subject to receipt of collateral satisfactory to the City Attorney.

3. The payments will be uniform semi-annual payments over a ten-year period with the payment for a principal of \$194,440 presently estimated at \$15,330 beginning September, 1996. The exact amount of the payments will be determined by the Finance Director following determination of the total systems development charges by the Building Official.

4. Payments will be credited to the appropriate systems development charge accounts at the time of the collection. Early repayment of the principal will include the outstanding principal amount and accrued interest from the last installment payment.

The invalidity of any section clause, sentence or provision of this resolution shall not affect the validity of any other part or section of this resolution which can be given effect without such invalid part.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof on the 17th day of April, 1995, and filed with the Wilsonville City Recorder this date.

  
GERALD A. KRUMMEL, Mayor

ATTEST:

  
SANDRA C. KING, City Recorder

SUMMARY of Votes:

- Mayor Krummel     Yes
- Councilor Lehan    Yes
- Councilor Hawkins Yes
- Councilor Leahy    Yes
- Councilor Leo       Yes