

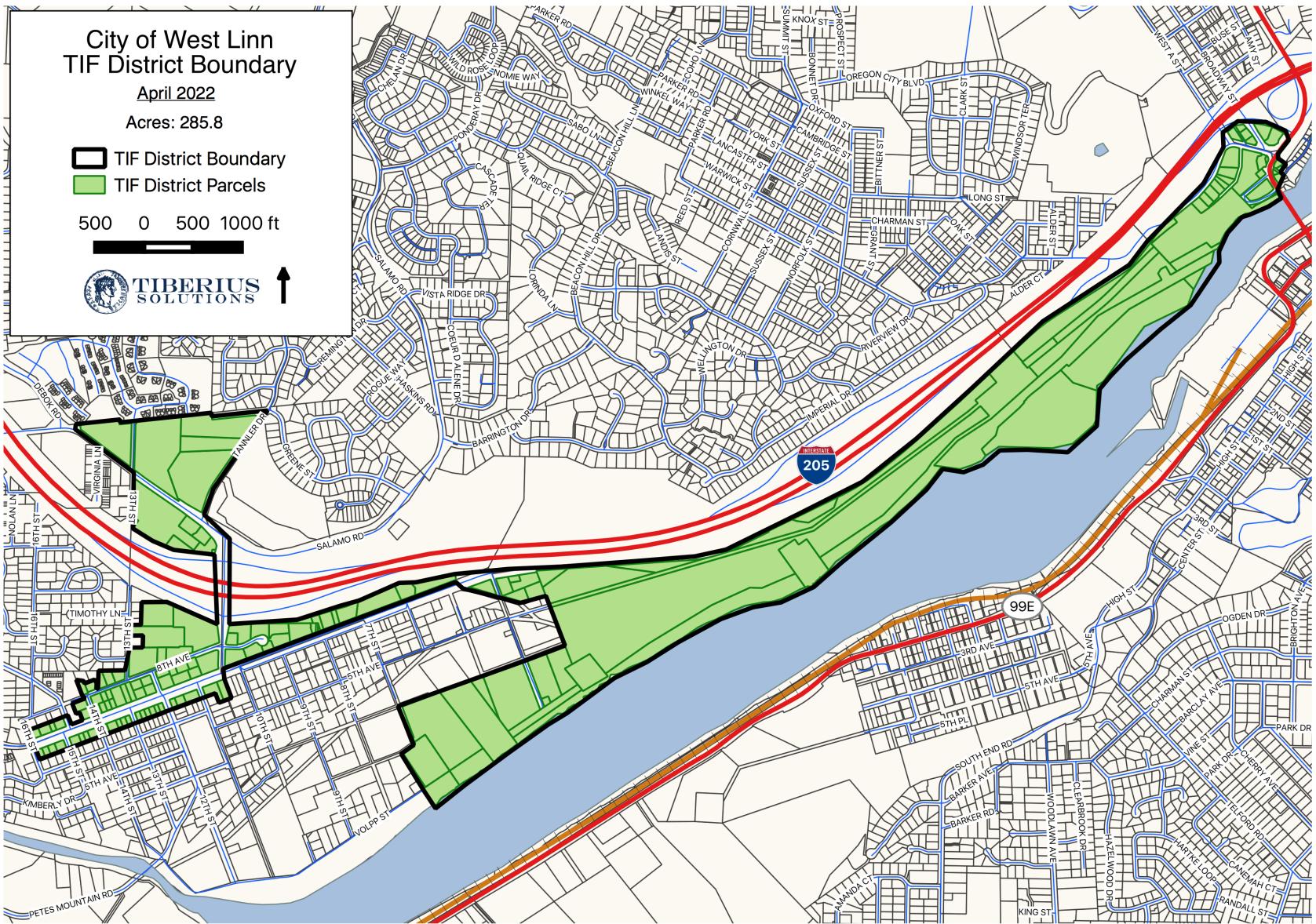
WEST LINN RIVERFRONT



WEST LINN TAX INCREMENT FINANCE ADVISORY COMMITTEE MEETING 2 AGENDA

1. Welcome: John Williams (5 Minutes)
2. Financial Forecast Including Impacts on Taxing Districts (15 Minutes)
3. Project Priority Discussion In Reference To Financial Capability (30 Minutes)
4. DEI Considerations and Recommendations (15 Minutes)
5. Review of Committee Questions from Past Meetings (15 Minutes)
6. Potential Committee Consideration of Recommendation to City Council (30 Minutes)
7. Public Input (15 Minutes)
8. Adjourn

PROPOSED BOUNDARY



TIF FORECAST

Assessed Value Growth

- 5% AV growth rate:
 - 3% appreciation for existing AV
 - 2% from new development (between \$6.8 and \$7.5 million in new construction per year)

Duration

- 30 years

CAPACITY SUMMARY

Duration	30 Years
Net TIF	\$89,000,000
Maximum Indebtedness	\$75,600,000
Capacity (2022\$)	\$42,100,000
Years 1-5	\$500,000
Years 6-10	\$8,100,000
Years 11-15	\$7,100,000
Years 16-20	\$9,800,000
Years 21-25	\$8,700,000
Years 26-30	\$7,900,000

PROJECTS - Priority One

funded approximately ½ of project costs and full administration

1.	Willamette Falls Drive Improvements Phase I	\$12,452,000
2.	Willamette Falls Drive Improvements Phase II	\$10,871,000
3.	Tannler Street Realignment	\$ 900,000
4.	8 th Avenue Connection	\$ 90,000
5.	8 th Avenue Improvements	\$ 300,000
6.	Riverfront Trail	\$ 1,000,000
7.	Historic City Hall Parking	\$ 8,000,000
8.	Historic City Hall Public Plaza	\$ 3,000,000
9.	Façade Improvement Program	\$ 2,000,000
10.	Streetscape Beautification	\$ 1,000,000
11.	Riverfront Trail Amenities	\$ 1,000,000
12.	Administration	\$ 650,000
	Subtotal	\$ 41,263,000

PROJECTS - Priority Two

1. Willamette Falls Drive/12 th Street	\$ 300,000
2. Willamette Falls Drive/14 th Street	\$ 20,000
3. 10 th Street/Blankenship Road	\$ 500,000
4. Historic Willamette Parking	\$ 8,000,000
Subtotal	\$ 8,820,000

PROJECTS - Priority Three

1. Willamette River Fishing Dock/Ladder	\$ 120,000
2. Riverfront Park	\$ 17,025,000
Subtotal	\$17,145,000

TIMING ON FUNDING FOR PROJECTS

Name	Loan A	Loan B	Loan C	Loan D	Loan E
Principal Amount	\$ 6,900,000	\$ 6,600,000	\$ 7,150,000	\$ 3,000,000	\$ 5,800,000
Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%
Loan Term	20	20	15	12	6
Loan Year	2030	2035	2040	2043	2049
Interest Payment Start	2030	2035	2040	2043	2049
Payment Start	2030	2035	2040	2043	2049

IMPACTS TO TAXING DISTRICTS

FYE	City of West Linn Permanent	Clackamas County City Permanent	County Extension & 4H Permanent	County Library Permanent	County Soil Conservati on Permanent	TVF&R Permanent	Port of Portland Permanent	Srv 2 Metro Permanent	Vector Control Permanent	Subtotal Gen. Govt.
2025	(\$35,239)	(\$39,963)	(\$831)	(\$6,606)	(\$831)	(\$25,352)	(\$1,165)	(\$1,606)	(\$108)	(\$111,700)
2026	(\$54,719)	(\$62,054)	(\$1,291)	(\$10,257)	(\$1,291)	(\$39,367)	(\$1,809)	(\$2,493)	(\$168)	(\$173,448)
2027	(\$74,902)	(\$84,943)	(\$1,767)	(\$14,041)	(\$1,767)	(\$53,887)	(\$2,477)	(\$3,413)	(\$230)	(\$237,426)
2028	(\$96,095)	(\$108,977)	(\$2,266)	(\$18,013)	(\$2,266)	(\$69,134)	(\$3,177)	(\$4,379)	(\$295)	(\$304,602)
2029	(\$118,347)	(\$134,212)	(\$2,791)	(\$22,184)	(\$2,791)	(\$85,143)	(\$3,913)	(\$5,393)	(\$363)	(\$375,138)
2030	(\$141,712)	(\$160,709)	(\$3,342)	(\$26,564)	(\$3,342)	(\$101,952)	(\$4,686)	(\$6,457)	(\$434)	(\$449,200)
2031	(\$166,245)	(\$188,531)	(\$3,921)	(\$31,163)	(\$3,921)	(\$119,602)	(\$5,497)	(\$7,575)	(\$510)	(\$526,965)
2032	(\$192,005)	(\$217,744)	(\$4,528)	(\$35,992)	(\$4,528)	(\$138,135)	(\$6,349)	(\$8,749)	(\$589)	(\$608,618)
2033	(\$219,052)	(\$248,418)	(\$5,166)	(\$41,062)	(\$5,166)	(\$157,594)	(\$7,243)	(\$9,981)	(\$672)	(\$694,354)
2034	(\$247,452)	(\$280,625)	(\$5,836)	(\$46,386)	(\$5,836)	(\$178,026)	(\$8,182)	(\$11,275)	(\$759)	(\$784,377)
2035	(\$277,272)	(\$314,443)	(\$6,539)	(\$51,975)	(\$6,539)	(\$199,479)	(\$9,168)	(\$12,634)	(\$850)	(\$878,901)
2036	(\$308,583)	(\$349,951)	(\$7,278)	(\$57,845)	(\$7,278)	(\$222,005)	(\$10,204)	(\$14,061)	(\$946)	(\$978,151)
2037	(\$341,460)	(\$387,235)	(\$8,053)	(\$64,008)	(\$8,053)	(\$245,658)	(\$11,291)	(\$15,559)	(\$1,047)	(\$1,082,364)
2038	(\$375,981)	(\$426,383)	(\$8,867)	(\$70,479)	(\$8,867)	(\$270,493)	(\$12,432)	(\$17,132)	(\$1,153)	(\$1,191,787)
2039	(\$412,227)	(\$467,489)	(\$9,722)	(\$77,273)	(\$9,722)	(\$296,570)	(\$13,631)	(\$18,784)	(\$1,264)	(\$1,306,682)
2040	(\$450,286)	(\$510,650)	(\$10,620)	(\$84,407)	(\$10,620)	(\$323,951)	(\$14,889)	(\$20,518)	(\$1,381)	(\$1,427,321)
2041	(\$490,248)	(\$555,968)	(\$11,562)	(\$91,898)	(\$11,562)	(\$352,701)	(\$16,211)	(\$22,339)	(\$1,503)	(\$1,553,992)
2042	(\$532,207)	(\$603,553)	(\$12,552)	(\$99,764)	(\$12,552)	(\$382,888)	(\$17,598)	(\$24,251)	(\$1,632)	(\$1,686,997)
2043	(\$576,265)	(\$653,517)	(\$13,591)	(\$108,023)	(\$13,591)	(\$414,585)	(\$19,055)	(\$26,258)	(\$1,767)	(\$1,826,652)
2044	(\$622,526)	(\$705,980)	(\$14,682)	(\$116,694)	(\$14,682)	(\$447,866)	(\$20,584)	(\$28,366)	(\$1,909)	(\$1,973,290)
2045	(\$671,100)	(\$761,065)	(\$15,828)	(\$125,800)	(\$15,828)	(\$482,812)	(\$22,191)	(\$30,579)	(\$2,058)	(\$2,127,259)
2046	(\$722,102)	(\$818,905)	(\$17,031)	(\$135,360)	(\$17,031)	(\$519,505)	(\$23,877)	(\$32,903)	(\$2,214)	(\$2,288,927)
2047	(\$775,655)	(\$879,636)	(\$18,294)	(\$145,399)	(\$18,294)	(\$558,032)	(\$25,648)	(\$35,344)	(\$2,378)	(\$2,458,679)
2048	(\$831,885)	(\$943,405)	(\$19,620)	(\$155,939)	(\$19,620)	(\$598,486)	(\$27,507)	(\$37,906)	(\$2,551)	(\$2,636,918)
2049	(\$890,927)	(\$1,010,361)	(\$21,012)	(\$167,007)	(\$21,012)	(\$640,963)	(\$29,459)	(\$40,596)	(\$2,732)	(\$2,824,069)
2050	(\$952,920)	(\$1,080,666)	(\$22,475)	(\$178,628)	(\$22,475)	(\$685,563)	(\$31,509)	(\$43,421)	(\$2,922)	(\$3,020,578)
2051	(\$1,018,014)	(\$1,154,485)	(\$24,010)	(\$190,830)	(\$24,010)	(\$732,394)	(\$33,662)	(\$46,387)	(\$3,121)	(\$3,226,912)
2052	(\$1,086,362)	(\$1,231,996)	(\$25,622)	(\$203,642)	(\$25,622)	(\$781,566)	(\$35,922)	(\$49,501)	(\$3,331)	(\$3,443,562)
2053	(\$1,158,127)	(\$1,313,382)	(\$27,314)	(\$217,094)	(\$27,314)	(\$833,196)	(\$38,295)	(\$52,771)	(\$3,551)	(\$3,671,046)
2054	(\$1,233,481)	(\$1,398,838)	(\$29,092)	(\$231,220)	(\$29,092)	(\$887,408)	(\$40,786)	(\$56,205)	(\$3,782)	(\$3,909,903)
Total	(\$15,073,395)	(\$17,094,083)	(\$355,505)	(\$2,825,551)	(\$355,505)	(\$10,844,312)	(\$498,417)	(\$686,835)	(\$46,216)	(\$47,779,818)

FYE	Clackamas Community College	ESD Clackamas Permanent	West Linn/Wilsonville School District Permanent	Subtotal Education	Total All
2025	(\$9,278)	(\$6,129)	(\$80,923)	(\$96,330)	(\$208,030)
2026	(\$14,408)	(\$9,516)	(\$125,657)	(\$149,581)	(\$323,030)
2027	(\$19,722)	(\$13,027)	(\$172,007)	(\$204,755)	(\$442,181)
2028	(\$25,302)	(\$16,712)	(\$220,674)	(\$262,688)	(\$567,290)
2029	(\$31,161)	(\$20,582)	(\$271,774)	(\$323,517)	(\$698,655)
2030	(\$37,313)	(\$24,646)	(\$325,429)	(\$387,388)	(\$836,588)
2031	(\$43,773)	(\$28,912)	(\$381,767)	(\$454,452)	(\$981,417)
2032	(\$50,555)	(\$33,392)	(\$440,922)	(\$524,870)	(\$1,133,488)
2033	(\$57,677)	(\$38,096)	(\$503,035)	(\$598,808)	(\$1,293,162)
2034	(\$65,155)	(\$43,036)	(\$568,253)	(\$676,444)	(\$1,460,821)
2035	(\$73,006)	(\$48,222)	(\$636,732)	(\$757,961)	(\$1,636,862)
2036	(\$81,251)	(\$53,667)	(\$708,636)	(\$843,554)	(\$1,821,705)
2037	(\$89,907)	(\$59,385)	(\$784,134)	(\$933,426)	(\$2,015,790)
2038	(\$98,996)	(\$65,389)	(\$863,407)	(\$1,027,792)	(\$2,219,580)
2039	(\$108,540)	(\$71,693)	(\$946,644)	(\$1,126,877)	(\$2,433,559)
2040	(\$118,561)	(\$78,312)	(\$1,034,043)	(\$1,230,916)	(\$2,658,237)
2041	(\$129,083)	(\$85,261)	(\$1,125,812)	(\$1,340,156)	(\$2,894,149)
2042	(\$140,131)	(\$92,559)	(\$1,222,169)	(\$1,454,859)	(\$3,141,856)
2043	(\$151,732)	(\$100,221)	(\$1,323,344)	(\$1,575,297)	(\$3,401,949)
2044	(\$163,912)	(\$108,267)	(\$1,429,578)	(\$1,701,757)	(\$3,675,046)
2045	(\$176,702)	(\$116,714)	(\$1,541,123)	(\$1,834,540)	(\$3,961,799)
2046	(\$190,131)	(\$125,584)	(\$1,658,246)	(\$1,973,961)	(\$4,262,889)
2047	(\$204,231)	(\$134,898)	(\$1,781,225)	(\$2,120,354)	(\$4,579,033)
2048	(\$219,037)	(\$144,677)	(\$1,910,353)	(\$2,274,067)	(\$4,910,985)
2049	(\$234,583)	(\$154,946)	(\$2,045,937)	(\$2,435,465)	(\$5,259,534)
2050	(\$250,906)	(\$165,727)	(\$2,188,301)	(\$2,604,934)	(\$5,625,511)
2051	(\$268,045)	(\$177,048)	(\$2,337,782)	(\$2,782,875)	(\$6,009,787)
2052	(\$286,041)	(\$188,935)	(\$2,494,738)	(\$2,969,714)	(\$6,413,276)
2053	(\$304,937)	(\$201,416)	(\$2,659,541)	(\$3,165,894)	(\$6,836,940)
2054	(\$324,778)	(\$214,521)	(\$2,832,585)	(\$3,371,884)	(\$7,281,787)

DEI INPUT - ECONorthwest

INPUT

Advisory Committee

Public Input

NEXT STEPS

1. Consider recommendation to City Council

PROJECTS – INITIAL REVIEW

Document /Project Name	Cost	Description
Willamette Falls Drive Concept Plan		
Pedestrian Plan, Project P56	\$34,813,000	Project P56 involves installing sidewalks on WFD from West A Street to Sunset Avenue. This segment of WFD is addressed by Segment 4 of the WFD Concept Plan
Pedestrian Plan Project, P57		Project P57 involves installing sidewalks on WFD from Sunset Avenue to 10th Street. This segment of WFD is addressed by Segment 3 of the WFD Concept Plan;
Bicycle Plan, B12		Project B12 involves installing cycle tracks on WFD from Willamette Drive to Sunset Avenue. This segment of the WFD is addressed by Segment 4 of the WFD Concept
Bicycle Plan, B13		Project B13 involves installing cycle tracks on WFD from Sunset Avenue to 10th Street. This segment of WFD is addressed by Segment 3 of the WFD Concept Plan; therefore, this project should be removed from the TSP.
Bicycle Plan, B38	High \$400,000	Install two-way cycle track on north side of the roadway from Tannler Drive to Barrington Drive

Willamette Falls Drive Concept Plan

Motor Vehicle Plan, M17		Project M17 involves installing a traffic signal at the WFD/Sunset Avenue intersection. The location and orientation of the WFD/Sunset Avenue intersection will be reconfigured as part of the WFD Concept Plan; therefore, this project should be removed from the TSP.
Motor Vehicle Plan, M33		Project M33 involves installing a traffic signal at the WFD/Willamette Drive intersection. The location and orientation of the WFD/Willamette Drive intersection will be reconfigured as part of the WFD Concept Plan; therefore, this project should be removed from the TSP and the City should refer to the WFD Concept plan.

Transportation Systems Plan		
P2 5th Avenue Sidewalks	High \$250,000	Install sidewalks on the north side of the roadway from 11th Street to 7th Street
P4 8th Avenue Sidewalks	High \$55,000	Install sidewalks on the south side of the roadway from 12th Street to 400 feet east of 12th Street
P 96 Tannler Drive Sidewalks	Medium \$235,000	Install sidewalks on both sides of the roadway from Blankenship Road to Greene Street
LSC		8th Avenue extension from 14th Street to Dollar Street Local Street Low
M2 Tannler Street Realignment	Medium \$900,000	Realign Tannler Street at Blankenship Road to align with the driveway located approximately 350 feet west
M3 Willamette Falls Drive/12th Street	Medium \$300,000	Install a traffic signal when warranted
M4 Willamette Falls Drive/14th Street	Medium \$20,000	Install all way stop control when warranted
M7 8th Avenue	Low \$300,000	Upgrade from 10th Street to 14th Street
M19 8th Court	Medium \$0 (to be completed by the developer)	Establish a crossover easement from the 8th Court terminus to Willamette Falls Drive when development occurs to preserve ingress and egress for existing and future development and provide relief to the 8th Court/10th Street intersection and secondary emergency access.
M20 10th Street	Medium \$40,000 This cost represents the estimated local City contribution to overall project cost (25 percent).	Install dual eastbound left-turn lanes at the 10 th Street/Willamette Falls Drive intersection.
Elaine Howard Consulting LLC		

Transportation Systems Plan

M22 10th Street/8th Avenue- Court	Medium \$10,000 This cost represents the estimated local City contribution to overall project cost (25 percent).	Install channelization at the intersection to restrict the eastbound left, eastbound-through, northbound left, and westbound-through movements.
M23 Street/Blankenship Road	Medium \$500,000 This cost represents the estimated local City contribution to overall project cost (25 percent).	Widen Blankenship-Salamo Road to provide dual left-turnlanes at the westbound and northbound approaches to the intersection. Also, add a second exclusive right-turn lane at the eastbound approach to the intersection to address queuing.
M24 10th Street/ Willamette Falls Drive	Medium \$75,000 This cost represents the estimated local City contribution to overall project cost (25 percent).	Install a traffic signal when warranted

West Linn Sanitary Sewer Master Plan Update		
5.3.1.3 Willamette Drive (P-3)	\$269,000	<p>Project P-3 is located in wastewater basin 2B and consists of upsizing 614 feet of existing 12-inch gravity main to 15-inch gravity main along Willamette Drive between Magone Lane and Pimlico Drive. In addition, 69 feet of 15-inch gravity main is to be upsized to 18-inch gravity main along Dillow Drive from Willamette Drive to Tulane Street. This project resolves deficiencies identified under existing conditions due to relatively flat slopes for both sections of pipe. Both sections of pipe are surrounded by steeper sections upstream and downstream, a configuration that typically triggers the HGL to rise in the flat portions of the system. This is a medium priority project and is estimated to cost \$269,000. Note, this project is located in a basin (wastewater basin 2B), where an I/I reduction program might mitigate the need for this improvement.</p>

West Linn Storm Drainage Master Plan		
P1	\$20,000	Tannler Drive/Bernert Creek Basin Feasibility Study
R-9		Public Pond #18 Retrofit X
C-2	\$847,000	5th Avenue Culvert Replacement
C-3	\$282,000	Sunset Creek at Willamette Falls Drive Culvert Replacement
West Linn Water System Master Plan		
ES 9 - Plate 1 in Appendix		Water Main and replacement of existing main
1	\$1,187,200	Willamette Falls Dr. from PRV to Pump Station Willamette 10 20 1 3,710 75% 320
2	\$311,910	Willamette Falls Dr. from Britton to Ostman Willamette 3, 4 12 2 1,686 56% 185
5	\$355,625	12th St. from Tualatin Ave. to Volpp St. on to 9th St. up to 5th Ave. Willamette 6 8 5 2,845 0%
6	\$84,750	10th St. from 5th Ave. to Leslies Way Willamette 2 8 5 678 0% 125

FROM TABLE		
Parks and Recreation	G-1	2019 P&R Master Plan
Willamette River Fishing Dock/Ladder	\$120,000	Add permanent parking area, improve signage and access, provide covered area, connect to trail
Planned Willamette River Riverfront Trail	\$1,000,000	Acquire trail corridor property or easements and connect trail from Bernert Landing to Arch Bridge. Cost is a percentage of full \$1,825,000 cost in plan, which includes area outside of TIF District
Future Riverfront Park	\$17,025,000	Acquire property and transform into regional park to potentially include interpretation, swimming dock, plaza, heated shelter for events, tables, non-motorized boat launch, protect and restore natural resources, integrate extraordinary play opportunities, create trailhead, parking areas.

OTHER		
Parking Lot in Downtown Willamette Area	\$8,000,000	Placeholder if appropriate for TIF plan. This project is not contained in any plan. Not discussed publicly, vetted, or costed.
Public Plaza in Historic City Hall Area	\$3,000,000	Placeholder if appropriate for TIF plan. This project is not contained in any plan. Not discussed publicly, vetted, or costed.
Parking Lot in Historic City Hall Area	\$8,000,000	Placeholder if appropriate for TIF plan. This project is not contained in any plan. Not discussed publicly, vetted, or costed.
Façade Improvement Program - Commercial Areas in District	\$2,000,000	
River viewpoints along paths and roads	\$1,000,000	Benches, paving, etc.
Streetscape improvements and beautification within District Area	\$1,000,000	Benches, lights, sidewalks, ADA crosswalks, etc.

- TIF Plan

- Which types of projects can increase equity and inclusion for West Linn residents and local businesses (e.g., affordability targets)?
- Do the projects achieve multiple benefits?

- Revitalization:

- How can the City build in measures in advance of a reinvestment to protect existing residents and business owners?
- How can the plan mitigate any displacement impacts of the redevelopment of low-income housing or multifamily housing?

- Implementation:

- Once TIF Plan adopted, how will the Agency ensure equitable access to investment dollars?

- TIF Plan:
 - Do the plan projects help to achieve taxing district goals?
 - Beyond foregone revenue, are there other unintended consequences for taxing districts?

How did TIF Plan investments impact vulnerable populations?

What indicators can measure impact and progress toward increasing equity?

Is the City regularly collecting data that can help identify change?