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3-641

Notice of Measure Election
City**SEL 802**rev 08/25 ORS 250.035, 250.041,
250.275, 250.285, 254.095, 254.465

Notice		
Date of Notice August 18, 2026	Name of City or Cities City of Wilsonville	Date of Election November 3, 2026
Final Ballot Title The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice was published, and the ballot title challenge process is complete.		
Caption 10 words which reasonably identifies the subject of the measure. Vote to approve the Wilsonville Town Center Development District.		
Question 20 words which plainly phrases the chief purpose of the measure. Should the City adopt proposed Ordinance No. 905 establishing the Wilsonville Town Center Development District, an urban renewal district?		
Summary 175 words which concisely and impartially summarizes the measure and its major effect. This measure would approve adoption of Ordinance No. 905 establishing the Wilsonville Town Center Development District, an urban renewal district under Oregon law, to address blight and help fund improvements within the district boundary. To read the Ordinance, go to https://www.wilsonvilleoregon.gov/ord-905 . The measure authorizes the use of tax increment financing (TIF), a funding tool available under Oregon's Urban Renewal laws. TIF is not a new tax or tax rate increase . Instead, future growth in assessed property values within the district generates revenue used to help fund eligible projects, while taxing districts continue receiving property tax revenues based on current assessed values. The Town Center Development District proposes to help fund: <u>Gathering Spaces, Parking:</u> • Streetscapes, plazas for outdoor dining and events • Parking facilities, traffic mitigation improvements <u>Small Business, Economic Development:</u> • Incentives for new restaurants, food carts, and small local businesses <u>Infrastructure:</u> • Landscaped streets, sidewalks, and other improvements supporting new development in Town Center <u>Plan Details:</u> • Maximum indebtedness (spending cap) of \$152 million (\$85.5 M in today's dollars) • Structured as smaller borrowings over time • 28-year duration		
Explanatory Statement 500 words that impartially explains the measure and its effect. If the county is producing a voters' pamphlet an explanatory statement must be written and attached to this form for: → any measure referred by the city governing body; or → any initiative or referendum, if required by local ordinance. Explanatory Statement Attached? ☒ Yes ☐ No		
Authorized City Official Not required to be notarized.		
Name Kimberly Veliz	Title City Recorder	
Mailing Address 29799 SW Town Center Loop East, Wilsonville, OR 97070	Contact Phone 503-570-1506	
By signing this document: → I hereby state that I am authorized by the city to submit this Notice of Measure Election; and → I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.		

Signature Redacted

8/18/2026

Signature

Date Signed

EXPLANATORY STATEMENT

This measure asks whether the City of Wilsonville should adopt Ordinance No. 905 creating the **Town Center Development District** (the "District"), an urban renewal district established under Oregon law. If approved, the Ordinance would adopt the **Town Center Development District Plan** (the "Plan") and authorize the use of tax increment financing to address blight and help fund eligible projects identified in the Plan.

Full Text & Documents

Additional information, including Ordinance No. 905, the Plan, and the accompanying Report, is available at <https://www.wilsonvilleoregon.gov/ord-905>.

What would the District do?

The Town Center Plan, adopted in 2019 following a multi-year public engagement process, establishes a long-term vision for the area. The proposed Plan would provide one financing tool—**tax increment financing (urban renewal)**—to help fund programs and public improvements supporting that vision.

The proposed District includes property within and adjacent to Town Center Loop and the Village at Main commercial area south of Wilsonville Road.

Private development projects (new buildings) would remain subject to applicable land use review, building permits, fees, and other City approvals.

What projects could be funded?

The Plan identifies eligible public projects and programs, including:

- Parks and public gathering spaces
- Parking facilities
- Economic development programs, incentives for a food cart pod and small businesses
- Transportation, sidewalk, bicycle, and pedestrian improvements
- Utility infrastructure

Together, these projects are intended to address blight and facilitate redevelopment.

How does tax increment financing work?

Tax increment financing uses growth in assessed property values within the District, occurring after its creation, to repay debt issued for eligible projects. The portion of tax revenues attributable to growth within the District is called 'tax increment.'

The measure would not establish a new property tax or increase existing property tax rates.

The Plan authorizes up to **\$152 million** in principal indebtedness, borrowed in portions over time, with tax increment collection anticipated for **28 years**, through fiscal year **2056**.

What is the development forecast?

The technical Report accompanying the Plan assumes gradual redevelopment, including **2,381 housing units** and **1.1 million square feet of new commercial development**.

The Report also assumes the District's taxable assessed value could increase from approximately **\$206 million** in 2027 to approximately **\$1.7 billion** if forecasted redevelopment occurs.

These assumptions are used for financial planning and analysis. They do not approve, require, or guarantee that redevelopment or future assessed values will occur as forecast.

After the District closes, tax increment collection stops and the full assessed value of the area would be available to all taxing districts. This new, larger tax base becomes a part of the fiscal foundation for future public services.

What happens next?

If this measure passes, the City will undertake the required statutory steps to consider adoption of Ordinance No. 905 – namely, conferring with overlapping taxing districts, a public hearing before the Planning Commission, public notice, and a public hearing before the City Council.

If the measure fails, the District will not be created at this time.