

Notice of City Measure Election

SEL 802

rev 1/06: ORS 250.025, 250.041, 250.276, 250.286, 254.095, 254.403

26-77

Name of City City of Troutdale

Notice is hereby given on date of election May 16, 2006 A measure election will be held in

name of county or counties Multnomah County, Oregon.

The following shall be the ballot title of the measure to be submitted to the city's voters on this date: May 16, 2006

CAPTION 10 words

Troutdale Riverfront Renewal Plan

QUESTION 20 words

Should the Troutdale Riverfront Renewal Plan be approved to implement development using urban renewal and tax increment financing?

SUMMARY 175 words

This measure approves the Troutdale Riverfront Renewal Plan, which enables the City to implement development of the old sewage treatment plant site (STP site) using urban renewal and tax increment financing. If the Riverfront Renewal Plan is approved, tax increment financing may be used to pay a portion of the costs to redevelop the STP site with a riverfront park, a public plaza, public parking facility and a pedestrian overpass connecting the historic downtown with the redeveloped site. If the Riverfront Renewal Plan is not approved, tax increment financing is not available to redevelop the STP site. Some of the public improvements may not be funded without tax increment financing.

RECEIVED
06 MAR -2 PM 2:40
JOHN K ADRETTA
DIRECTOR OF ELECTIONS

signature

The following authorized city official hereby certifies the above ballot title is true and complete, which includes completion of the ballot title challenge process.


Signature of authorized city official not required to be notarized

3-2-06
date signed

Debbie Stickney
printed name of authorized city official

City Recorder
title

Explanatory Statement

RECEIVED
06 MAR 15 PM 1:22
JOHN KAUFMAN
DIRECTOR OF ELECTIONS

Introduction

The Troutdale City Council has asked the voters to consider approving the Troutdale Riverfront Renewal Plan (the Plan). If approved, the Plan would implement redevelopment of the City's former sewage treatment plant (STP) site using urban renewal. Redevelopment will allow the expansion of the Columbia Gorge Premium Outlet Mall (Outlet Mall), create a riverfront park, a plaza, public parking, a pedestrian bridge and the development of riverfront condos/townhouses.

Background

The STP site was retired in 2001. In November 2003 the City approved an architect's concept plan for redevelopment of the STP site and adjacent properties. After completing professional marketing studies and property appraisals, the Council appointed an eleven member Ad Hoc Downtown Redevelopment Committee (the Committee) to develop recommendations that would be used to implement the architect's concept plan (Full Vision Plan).

Options

The Committee's recommendations have two parts based upon funding: Option (A) and Option (B).

Option A – Minimum Plan. Using funds from the sale of the STP site and developer contributions, the City would dismantle the former STP facilities, relocate the City's Parks and Facilities Department, extend 257th Way east through the Outlet Mall and connect it to the Historic Columbia River Highway near the City's Depot Building. It is anticipated that the Outlet Mall would then expand to the east and Eastwind Development, LLC would redevelop its property as condos/townhouses.

Option B – Full Vision Plan. Using funding from urban renewal, the City would add to the Minimum Plan by constructing a riverfront park and trail, a plaza, a pedestrian overpass connecting the historic downtown with the redeveloped STP site and construct public parking serving both the expanded Outlet Mall and Historic Downtown.

Urban Renewal Funding

If this ballot measure passes, the City will implement Option B - Full Vision Plan with project funding through tax increment financing (TIF). TIF is based on growth in property tax revenue generated from properties located within the urban renewal area. The Plan's urban renewal area is approximately 48.4 acres bounded by I-84 on the north, 257th on the west, the Union Pacific Railroad on the south and the Sandy River on the east. The area also includes Depot Park south of the Union Pacific Railroad tracks.

The urban renewal agency would be authorized to incur debt (issue bonds) during the first ten years to a maximum of \$7,000,000. The Plan's bonds would be repaid from the TIF within sixteen years. Existing voter approved general obligation bond liabilities are estimated to increase by \$.035/\$1,000 of assessed valuation. For a house assessed at \$200,000 this would be \$7.00 per year.

Summary

A "yes" vote implements the Full Vision Plan by approving the use of TIF as additional funding for the Plan's projects.

A "no" vote rejects implementation of the Full Vision Plan using TIF and thereby limits the City's STP site redevelopment.

Submitted by:
Debbie Stickney, City Recorder
City of Troutdale
104 SE Kibling Avenue
Troutdale, OR 97060

F-1

MULTNOMAH COUNTY

MCED 011 (Rev. 09/2005)

Measure Argument for County Voters' Pamphlet

Primary Election 20__ General Election 20__ Special Election MAY 16, 2006 (date)

Measure No.: 26-77
 Argument in Favor
 Argument in Opposition

This Information Furnished By (as it should appear in the county voters' pamphlet):

Name of person:
MICHAEL CHUDZIK
ECONOMIC DEVELOPMENT VICE-PRESIDENT
WEST COLUMBIA GORGE CHAMBER OF COMMERCE

Original Argument

Name of organization person is authorized to represent, if applicable:

ON BEHALF OF
WEST COLUMBIA GORGE CHAMBER OF COMMERCE

Amended Argument

Name and Address of Contact Person (person who could authorize changes to argument)
MICHAEL CHUDZIK
3248 SE Benjamin Ct Troutdale
97060

Argument Paid For By: (name and address)
WEST COLUMBIA GORGE CHAMBER OF COMMERCE
TROUTDALE, OR 97060

Telephone (home)
503 679-2165

Telephone (work)
(Same #)

ATTACHED IS THE FOLLOWING INFORMATION:

Measure Argument
 Statement(s) of Endorsement, if applicable (number filed: _____)

Note: Language that violates any provision of ORS 251.405 or 251.415 may be excluded from the voters' pamphlet.

By signing this document, I hereby state I am responsible for the content of this argument. ORS 251.415 (2)

Signature of person furnishing argument
(must be person listed in "This information furnished by" box above)

3/17/06

Date signed

RECEIVED
06 MAY 20 AM 10:59
JOHN KAUFFMAN
DIRECTOR OF ELECTIONS

FOR OFFICE USE ONLY

Staff Initials CD

Argument order number F-1

Cash or Check Number 5848

Statement(s) of Endorsement? NO YES # _____

Receipt Number 21330

Word/Number Count Total 325

Argument in Favor of Troutdale Riverfront Urban Renewal

The Troutdale Riverfront Urban Renewal District Plan is a major win for everyone - taxpayers, downtown merchants, tourists, property rights of landowners, and future generations.

Designed by a broad cross-section of Troutdale citizens, the Riverfront Urban Renewal District Ad Hoc Committee created a plan with exciting opportunities currently non-existent in Troutdale:

- It allows for fully developing the riverfront for a public promenade running from downtown to the I-84 overpass.
- Doubles the downtown business district, and prevents it from becoming two “competing” downtown areas and hurting existing businesses - by creating a new street beneath the Sandy River railroad bridge and a pedestrian bridge, connecting both areas together.
- Creates a new downtown public plaza for concerts and art fairs.
- Allows the Factory Outlet Mall to sell land to the city for a new public road – opening landlocked city & private property for downtown development, and allows the Outlet to purchase land from the city so the mall can expand.
- Opens landlocked property for development of over 100,000SF of new office space, shops, and restaurants – along with condos/townhouses.
- Roughly doubles the city’s downtown property tax revenue by development of new property.

The Urban Renewal plan only creates streets, parking, utilities, park/plaza space, and the pedestrian overpass. It will not fund public buildings. All private property owners within the new district will be taxed at the full rate.

How much are we being asked to contribute for a downtown public riverfront, a plaza for concerts and fairs, and vital improvements to join this area and the downtown together? The owner of a \$200,000 assessed home would have a tax increase of \$7.00 per year, or less than the price of a movie ticket.

This is our one-time opportunity to have the most ideal development of this land for everyone in Troutdale. Your “YES” vote means that not just developers will develop this vital area of downtown, but it’s citizens as well.

Submitted by Mike Chudzik, Economic Development Vice-President
West Columbia Gorge Chamber of Commerce
On behalf of the West Columbia Gorge Chamber of Commerce

March 20, 2006

F-2

MULTNOMAH COUNTY

MCTED 011 (Rev. 09/2005)

Measure Argument for County Voters' Pamphlet

Primary Election 2006 General Election 20__ Special Election MAY 2 2006 (date)

Measure No.: 26-77
 Argument in Favor
 Argument in Opposition

This Information Furnished By (as it should appear in the county voters' pamphlet):

Name of person: JOHN WILSON

Original Argument

Amended Argument

Name of organization person is authorized to represent, if applicable:

CITIZENS FOR THE TROUTDALE RIVERFRONT RENEWAL PLAN

Name and Address of Contact Person (person who could authorize changes to argument)

MAX MAYDEW

Argument Paid For By: (name and address)
CITIZENS FOR THE TROUTDALE RIVERFRONT RENEWAL PLAN - 2206 SW FOX CT TROUTDALE OR 97066

Telephone (home)
503-666-6783

Telephone (work)
(MOBILE) 503-347-8007

ATTACHED IS THE FOLLOWING INFORMATION:

Measure Argument
 Statement(s) of Endorsement, if applicable (number filed: _____)

Note: Language that violates any provision of ORS 251.405 or 251.415 may be excluded from the voters' pamphlet.

By signing this document, I hereby state I am responsible for the content of this argument. ORS 251.415 (2)

RECEIVED
06 MAR 2006 AM 11:53
JOHN WILSON
DIRECTOR OF ELECTIONS

x John Wilson

3-20-2006

Signature of person furnishing argument (must be person listed in "This information furnished by" box above)

Date signed

FOR OFFICE USE ONLY

Staff Initials CS

Argument order number F-2

Cash or Check Number 101

Statement(s) of Endorsement? NO YES # _____

Receipt Number 21341

Word/Number Count Total 250

The ballot measure is all about the Full Vision.

With voter approval the City will add public amenities to the old sewer treatment plant site on the Troutdale riverfront to benefit all citizens of Troutdale.

The Full Vision includes:

A **pedestrian overpass** to provide easy access between the historic downtown and the new riverfront amenities. For the first time, our town center will be unified, instead of divided, by railroad tracks.

Additional public parking to benefit all who visit and shop in Troutdale.

A **public plaza** as a venue for community events for all Troutdale citizens.

A **Sandy River trail** connecting to the 40-mile loop system, a safe and scenic route for bikers going to and from Troutdale.

A **riverfront park**, guaranteeing public ownership and access for families to this beautiful section of the Sandy River.

Reasons to vote for the Full Vision:

The impact to an average Troutdale household is only about \$7.00/year.

The project has a short and realistic time frame.

It assures public ownership, involvement and control of the site design and redevelopment.

It funds only those projects that provide a clear public benefit.

The investments in the Full Vision will ultimately result in higher property values for every homeowner in Troutdale.

F-3

MULTNOMAH COUNTY

Measure Argument for County Voters' Pamphlet

Primary Election 20___ General Election 20___ Special Election _____ (date)

Measure No.: 26-87 Argument in Favor Argument in Opposition

This Information Furnished By (as it should appear in the county voters' pamphlet):
Name of person: John Wilson

Original Argument

Name of organization person is authorized to represent, if applicable:

Amended Argument

Name and Address of Contact Person (person who could authorize changes to argument)
JERRY STIPEL

Telephone (home) 503 665-7500

Telephone (work)

Argument Paid For By: (name and address)
Citizen for Secret Sale Renewal RENEWA Plan

ATTACHED IS THE FOLLOWING INFORMATION:

Measure Argument Statement(s) of Endorsement, if applicable (number filed: _____)

Note: Language that violates any provision of ORS 251.405 or 251.415 may be excluded from the voters' pamphlet.

By signing this document, I hereby state I am responsible for the content of this argument. ORS 251.415 (2)

RECEIVED
06 MAR 2006 AM 11:54
JOHN K. STEPHAN
DIRECTOR OF ELECTIONS

[Signature]

3-20-06

Signature of person furnishing argument (must be person listed in "This information furnished by" box above)

Date signed

FOR OFFICE USE ONLY

Staff Initials [Signature]

Argument order number F-3

Cash or Check Number 101

Statement(s) of Endorsement? NO YES # 1

Receipt Number 21341

Word/Number Count Total 295

March 18, 2006

This past year I had the privilege of serving as the chairman of the Troutdale Ad Hoc Downtown Redevelopment Committee. This committee was composed of a fine group of residents and business people representing a wide variety of interests from the Troutdale community. I was impressed with the quality and expertise of the members of this committee.

60

As chairman of the ad hoc committee I was responsible for ensuring that this opportunity was thoroughly discussed and that all committee concerns were addressed. During this process many opinions were expressed and discussed with the eventual outcome being a unanimous agreement to recommend this urban renewal plan.

58

The committee believes that this project is important for many reasons but particularly because it completes the process started when the voters of Troutdale approved the project to move the sewage treatment plant from the proposed renewal area. This created a unique opportunity to convert this property into a vibrant, welcoming front door to our city.

56

In my opinion this urban renewal plan is the most effective way to move forward in developing this property for two reasons. First, it establishes a ten year window for project funding that will encourage faster development of this site, and second, it gives the citizens of Troutdale a strong voice in how this site is developed.

57

Time and again we've seen that it doesn't pay to be shortsighted or overly cautious in our approach to community development. Every time that happens we live to regret it. This type of thinking resulted in the old sewage treatment plant being located in the downtown area. Happily, the Troutdale Riverfront Renewal Plan gives us a second chance.

58

Sincerely,



Rev. Jerry F. Stitzel
Troutdale Ad Hoc Downtown Redevelopment Committee
Committee Chair
Troutdale, OR 97060

16

F-4

MULTNOMAH COUNTY

Measure Argument for County Voters' Pamphlet

Primary Election 2006 General Election 20__ Special Election _____ (date)

Measure No.: 26-77
 Argument in Favor
 Argument in Opposition

This Information Furnished By (as it should appear in the county voters' pamphlet):

Name of person:
Paul Thalhofer
Mayor of Troutdale

Original Argument

Name of organization person is authorized to represent, if applicable:

Amended Argument

Name and Address of Contact Person (person who could authorize changes to argument)
Paul Thalhofer

Argument Paid For By: (name and address)
Paul Thalhofer

Telephone (home)
503-666-7748

Telephone (work)
503-665-3242

ATTACHED IS THE FOLLOWING INFORMATION:

Measure Argument
 Statement(s) of Endorsement, if applicable (number filed: _____)

Note: Language that violates any provision of ORS 251.405 or 251.415 may be excluded from the voters' pamphlet.

By signing this document, I hereby state I am responsible for the content of this argument. ORS 251.415 (2)

Paul Thalhofer
Signature of person furnishing argument
(must be person listed in "This information furnished by" box above)

03-20-06
Date signed

RECEIVED
05 MAR 20 PM 4:22
JOHN KAUFFMANN
DIRECTOR OF ELECTIONS

FOR OFFICE USE ONLY

Staff Initials LD

Argument order number F-4

Cash or Check Number 5141

Statement(s) of Endorsement? NO YES # _____

Receipt Number 21337

Word/Number Count Total 320

~~Argument In Favor Of Ballot Measure 26-77~~

Lets fulfill the vision we had in 1998 when we, the people of Troutdale, passed the sewage treatment plant bond measure removing the old sewage facility from downtown and constructing a new plant northeast of the Troutdale airport. Troutdale voters supported that bond measure for three reasons: First, to get rid of the ugly smell in downtown. Second, to get rid of the ugly sight in downtown. Third, to reclaim the non-residential blighted area in favor of an exciting riverfront development of commercial and residential uses with many public amenities. We are so very blessed to have the wild and scenic Sandy River coursing through our city from the slopes of Mt. Hood on its way to its confluence with the mighty Columbia! We, as a community, need to take advantage of this natural treasure of a location to help create a development of which we can all be proud and to which we will all have access. With urban renewal, we will have a pedestrian bridge from downtown over the railroad tracks to the site, a public plaza on the site and a promenade along the Sandy to connect with the 40 mile loop trail system. These are only some of the public uses that urban renewal will bring to our beautiful little town. 92

new paragraph 122

Without urban renewal the opportunity to create these and other public amenities will likely be lost forever! The old sewage treatment plant site and adjacent parcels have been dormant and highly visible eyesores for more than seven years. Without urban renewal, developers will someday build to suit their own purposes. They will not be guided by the City of Troutdale's interest in providing for a riverfront development with the paramount emphasis on public use features. 74

Please vote yes on Measure 26-77 for recreational and environmental quality and beauty in the riverfront plan for our use and enjoyment and for the use and enjoyment of generations to come! 32