

Exhibit B

“Agency” means the Wilsonville Urban Renewal Agency.

“Agency Board” means the governing body of the Agency who are the members of the City Council.

“Area” or “Wilsonville West Side Urban Renewal Area” means the 395 acres that is a blighted area as defined by ORS 457.010(1) and is included in the Plan.

“Board of Commissioners” or “County Board of Commissioners” means the governing body of Clackamas County.

“Building Codes” means the building, health and safety codes adopted by the City to regulate the development of land in the City.

“Certified Base” means the total assessed value included in the statement certified by the County assessor pursuant to ORS 457.430.

“City” means the City of Wilsonville, Oregon, a municipal corporation.

“City Council” means the governing body of the City.

“City’s Transportation System Plan” means the City’s 2003 Transportation System Plan, adopted by the City Council as part of the Comprehensive Plan.

“Comprehensive Plan” or the “Wilsonville Comprehensive Plan” means the comprehensive plan adopted by the City in June 2000, as amended.

“Council-Approved Amendments” means only those amendments to the Plan that the Agency finds to be significant changes to the goals and objectives of the Plan

“County” means Clackamas County, Oregon a political subdivision of the State of Oregon.

“Dammasch” means the site of the former State operated Dammasch State Hospital.

“DATELUP” means the “Dammasch Area Transportation Efficient Land Use Plan,” which was the master-planning effort authorized by ORS 426.508(3) involving the City, County and the State resulting in a plan to establish an urban village on the Dammasch site and adjacent lands.

“Eminent Domain” means the authority of a governmental unit to take property for public use upon payment of fair market value.

“Maximum Indebtedness” means the maximum amount of debt that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion. Maximum Indebtedness for the Plan is \$40,000,000. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

“Minor Amendments” means any amendments that are not Substantial Amendments or Council-Approved Amendments.

“Northern sub-area” means a portion of the Area including the site of the former State operated Dammasch State Hospital, and adjacent vacant lands that are anticipated to develop in concert with the Dammasch site, as shown on Figure 2 of the Plan.

“ORS” means the Oregon Revised Statutes, as amended from time to time. ORS Chapter 457 is the chapter of State law that regulates the renewal of blighted areas in the State.

“Plan” means this Wilsonville West Side Urban Renewal Plan.

“Property” means any, and all, interests in property, including fee simple ownership, lease, easements, licenses or other rights to use.

“Report” means the urban renewal report accompanying the Plan that has been prepared pursuant to ORS 457.085(3) and which provides information on conditions within the Area, a projection of tax increment revenues, the estimated costs and timing of projects to be undertaken, an analysis of how the tax increment financing of the Plan is projected to affect taxing districts and other material relating to the Plan.

“Southern sub-area” means a portion of the Area located south of Wilsonville Road and west of the Burlington Northern Railroad tracks as shown on Figure 2 of the Plan.

“State” means the State of Oregon.

“Substantial Amendments” means only those amendments to the Plan that (i) add land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the Area at inception; or (ii) increase the Maximum Indebtedness.

“Tax increment financing” means the use of annual tax increment revenues to make payments on loans uncured by the Agency, usually in the form of tax increment bonds.

“Tax increment revenues” means the amount of annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted, calculated pursuant to ORS 457.440.

“Taxing bodies” means any authorizing public entity that levies ad valorem taxes within the boundaries of the Area. The taxing bodies are: the City, the County, Fire District #64, Metro, Clackamas Community College and Vector Control District.

“TSP” means City’s Transportation System Plan.

“Villebois Village Concept Plan” means a land use plan adopted by City Council in June 2003 as a refinement of DATELUP, to guide creation of a mixed-use urban village in the area of the former Dammasch Hospital.

“Villebois Village Master Plan” means a land use plan adopted by the City Council in August 2003, which is intended to implement the Villebois Village Concept Plan and serve as a basis for Village zone development standards.

“West Side Master Plan” means a land use plan adopted by the City Council in 1996, and inventorying existing conditions on the City’s west side and outlined desired outcomes and implementation measures for achieving the City’s vision for the area.

“Wilsonville Planning and Development Ordinance” means the Wilsonville Development Code as amended from time to time.