



CITY OF West Linn

22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

ECONOMIC DEVELOPMENT COMMITTEE Draft MEETING NOTES – August 7, 2025

<u>Members Present:</u>	Shannon Ilas, Russel Williams, Jared Dean, Chrissy Lanz, and Shannon Knight
<u>Member Absent:</u>	Heather Jones and Alyssa Cruz
<u>Public Present:</u>	Rebecca Hollenbeck, Historic Willamette Main Street and Beau Genot
<u>Council Liaison:</u>	Kevin Bonnington and Leo Groner
<u>Staff Present:</u>	Chris Myers, Associate Planner and Community Development Director Steve Koper

Staff Liaison: Chris Myers cmyers@westlinnoregon.gov

1. Call Meeting to Order

Chair Dean called the meeting to order at 6:00pm.

2. Public Comment

None.

3. Community Development Director Introduction

Steve Koper introduced himself at the new Community Development Director. Responding to a question about his role with the EDC, he replied that it has not been fully mapped out. He noted that the city hasn't had a dedicated economic development person for a while and plans to rely on the group's expertise to help shape the position's direction.

4. VISION43 Update

Chris Myers provided an update on Vision43. The project's adoption hearing is now planned for May 2026, extending beyond the original schedule. In September, staff will return to council with additional analysis on the unintended consequences of policy options, as these will directly shape the new code and influence future development. Community engagement has exceeded goals, with 61 outreach events completed and 10 more planned (including open houses reviewing draft code).

Upcoming work includes meeting with local developers to ensure the new code is both community-driven and feasible for builders and exploring incentives (like extra building height or fee credits) to encourage desired development. The project is entering a more complex, but exciting, phase. Myers emphasized the need for community engagement in planning decisions to align with public desires.

Myers described plans for a Tax Increment Financing (TIF) feasibility study tied to the Vision 43 corridor. A TIF freezes the tax base at approval, with future value increases directed to a redevelopment agency for public or redevelopment projects. The study would assess projected development in the corridor, estimate potential tax revenue over time, and help decide if pursuing a TIF is worthwhile—while considering impacts on other taxing districts.

Discussion centered on the potential for a tax increment financing (TIF) feasibility study related to Vision 43.

5. Items of Interest from EDC Members

Councilor Bonnington shared that Governor Kotek has approved \$45 million allocated by the State legislature to the Willamette Falls Trust to purchase land on the West Linn side of the Willamette Falls for public access.

Member Knight asked about the EDC workplan. The committee will continue to work on developing a work plan for the Economic Development Committee (EDC) in collaboration with the new Community Development Director, Steve Koper.

Member Knight suggested that the EDC review the sidewalk code.

Chris Myers will reach out to bring in guests from the city to discuss specific projects and gather feedback from the committee.

Chair Dean proposed adding an agenda item for the next meeting to discuss the strengths, competencies, and commitment levels of committee members.

6. Staff Announcements

None.

7. Adjourn

Chair Dean adjourned the meeting at 7:00pm.