TUALATIN DEVELOPMENT COMMISSION MEETING

Monday, June 22, 2026

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

IMMEDIATELY FOLLOWING THE 7PM REGULAR COUNCIL MEETING

To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. For those who would prefer to make verbal comment, there are two ways to do so: either by speaking in person or entering the meeting using the zoom link and writing your name in chat. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 892 1345 4496

Password: 18880

Link: https://us02web.zoom.us/j/89213454496

Call to Order

Public Comment
This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Consent Agenda
The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of March 23, 2026

Public Hearings - *Legislative or Other*

1. Consideration of **Resolution No. 647-26** Adopting the Tualatin Development Commission Budget, and Making Appropriations, for the Fiscal Year Commencing July 1, 2026

Adjournment

In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.

TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO:	Honorable Chairman and Members of the Commission
THROUGH:	Sherilyn Lombos, City Manager
FROM:	Nicole Morris, Deputy City Recorder
DATE:	June 22, 2026

SUBJECT:
Consideration of Approval of the Tualatin Development Commission Meeting Minutes of March 23, 2026

RECOMMENDATION:
Staff respectfully recommends the Commission adopt the attached minutes.

ATTACHMENTS:

-TDC Meeting Minutes of March 23, 2026

TUALATIN DEVELOPMENT COMMISSION

OFFICIAL MEETING MINUTES
MONDAY, MARCH 23, 2026

PRESENT: Mayor Frank Bubenik, Council President Valerie Pratt, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Christen Sacco, Councilor Octavio Gonzalez

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Call to Order

Chair Bubenik called the meeting to order at 5:00 p.m.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Commissioner Pratt, Seconded by Commissioner Brooks.
Voting Yea: Chair Bubenik, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco, Commissioner Gonzalez

MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of December 8, 2025

General Business

1. Consideration of **Resolution No. 646-26** of the Tualatin Development Commission Approving the Termination of the Leveton Tax Increment District and the Leveton Tax Increment District Plan

   Economic Development Manager Sid Sin and Policy Analyst Quin Brunner presented information regarding the termination of the Leveton Tax Increment District. Analyst Brunner stated the district was established in 2007 and stated the current total assessed value is approximately $259 million. He stated the district supported the creation of 35 new employers and approximately 2,200 jobs. Analyst Brunner stated the Tualatin Development Commission completed 14 projects over the life of the district.

   Council President Pratt asked whether any audits would be required following termination of the district. Analyst Brunner stated no additional audits will be required.

   Motion to adopt Resolution No. 646-26 of the Tualatin Development Commission approving the termination of the Leveton Tax Increment District and the Leveton Tax Increment District Plan made by Commissioner Pratt, Seconded by Commissioner Brooks.
   Voting Yea: Chair Bubenik, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco, Commissioner Gonzalez

MOTION PASSED

2. Downtown Revitalization Project Update

Policy Analyst Quin Brunner and Community Advisory Committee (CAC) Members Cosi Slider and Janet Carr presented an update on the Downtown Revitalization Project. Member Carr stated the project began in 2025 with the formation of the Community Advisory Committee (CAC). She explained that the project is structured in three phases. Phase One included the Community Identity Study, in which CIVILIS Consultants developed an aspirational identity for downtown through community engagement. Phase Two is currently underway and includes design charrettes and downtown studies conducted in partnership with the University of Oregon Sustainable City Year Program, including site analysis and evaluation of opportunities and constraints. She stated Phase Three will include development of a Community Design Master Plan.

Member Carr stated the Committee has begun reviewing materials and concepts generated through the engagement and design process. Member Slider explained that the Committee has been evaluating community input and working to refine ideas into actionable concepts. Member Carr stated a marketing analysis is also being conducted to better understand opportunities for economic activity and business attraction in the downtown area. Member Slider described the design charrettes, noting they provided opportunities for community members and stakeholders to participate in hands on planning exercises and share input on future design concepts.

Member Slider stated the identity study identified five key attributes intended to guide development of the downtown area, including creating a vibrant mixed-use district, enhancing a distinct sense of place, improving connectivity, supporting local businesses, and integrating natural features into the built environment.

Councilor Hillier asked what Committee members most are looking forward to as the project moves forward. Member Slider stated she is excited to see the Riverfront Park project come together as part of the broader vision. Member Carr stated she is excited to see continued incorporation of public art throughout the community.

Council President Pratt asked when the CIVILIS Consultants findings and rankings will be presented to the Council. Analyst Brunner stated the information will be included in the next quarterly update.

Councilor Reyes asked what the most challenging aspect of the process has been. Member Slider stated there was initially an imbalance in participation among stakeholders, which has improved by incorporating smaller group discussions prior to larger meetings. Member Carr stated the volume of information associated with the project has been significant.

Councilor Brooks asked whether information from the University of Oregon student presentations is available. Analyst Brunner stated staff are working to consolidate that information and will present it at an upcoming meeting.

Councilor Brooks asked for additional information regarding the student project teams. Analyst Brunner stated there are three student cohorts working on different aspects of the project, including engineering, planning, and design components.

Councilor Brooks asked about how environmental considerations are being incorporated into the project. Analyst Brunner stated environmental factors are included as part of the evaluation criteria and are being considered throughout the planning process.

Councilor Gonzalez asked about how the committee is evaluating community input and prioritizing concepts. Analyst Brunner stated there was strong engagement and enthusiasm during the initial outreach phase, and the committee is now focused on refining those ideas and determining how they can be incorporated into a cohesive plan.

Councilor Sacco stated she has heard concerns related to environmental impacts and noted those considerations are included in the evaluation criteria.

Mayor Bubenik commented on the composition of the committee, noting membership has evolved, the current group represents a diverse range of perspectives. He thanked staff for the evaluation criteria and stated it has been effective in guiding the process.

3. Consideration of a Letter of Support for the City of Tualatin's Application to the Metro 2040 Planning and Development Grant Program

   Policy Analyst Brunner presented consideration of a letter of support for the City of Tualatin's application to the Metro 2040 Planning and Development Grant Program. He stated the grant would fund deliverables related to the Downtown Urban Design Plan and Downtown Design Standards, specifically deliverables 3A and 3B. Analyst Brunner stated staff are working with the project technical team to refine the scope of work and anticipate requesting approximately $500,000 in grant funding.

   Councilor Brooks asked whether the grant funding would apply only to the downtown area or also include park-related elements. Analyst Brunner stated the grant scope includes both downtown planning and park related components.

   Council consensus was reached to support signing the letter.

Adjournment

Chair Bubenik adjourned the meeting at 5:45 p.m.

Sherilyn Lombos, Administrator

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Chair

TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO:	Honorable Chairman and Members of the Commission
THROUGH:	Sherilyn Lombos, City Manager
FROM:	Don Hudson, Assistant City Manager/Finance Director
DATE:	June 22, 2026

SUBJECT:
Consideration of **Resolution No. 647-26** Adopting the Tualatin Development Commission Budget, and Making Appropriations, for the Fiscal Year Commencing July 1, 2026

RECOMMENDATION:
Staff recommends adoption of the attached resolution, which includes the Budget Committee Approved Fiscal Year 2026-2027 Budget, after conducting a public hearing to consider public input.

EXECUTIVE SUMMARY:
The City of Tualatin Budget Advisory Committee approved the proposed budget on May 27, 2026. The total of the Fiscal Year 2026-2027 Budget is $8,063,705 and is allocated between the Tualatin Development Commission (TDC) Administration Fund, the Southwest Urban Renewal District (SWURD) Project Fund, the Southwest Urban Renewal District Bond Fund, Core Opportunity and Reinvestment Area (CORA) Project Fund and the Core Opportunity and Reinvestment Area Bond Fund.

The TDC budget includes the continued collection of tax increment in both the SWURD and CORA Bond Funds, continuing work on the downtown visioning project in CORA and consultant dollars to begin infrastructure planning in the SWURD Project Fund.

Oregon State law requires the Commission to adopt a budget prior to July 1, 2026.

OUTCOMES OF DECISION:
By adopting the budget before July 1st, the Commission will be able to operate, expend money and incur liabilities for fiscal year 2026-2027.

ATTACHMENTS:

- Resolution No. 647-26

RESOLUTION NO. 647-26

A RESOLUTION ADOPTING THE TUALATIN DEVELOPMENT COMMISSION'S BUDGET, AND MAKING APPROPRIATIONS, FOR THE FISCAL YEAR COMMENCING JULY 1, 2026

BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION, THE RENEWAL AGENCY OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The Board of Commissioners of the Tualatin Development Commission hereby adopts the Budget approved by the Budget Committee for Fiscal Year 2026-2027 in the total sum of $8,063,705 (including $6,699,790 in General Account Reserves) and is now on file at the Tualatin City Offices.

Section 2. The amounts for the fiscal year beginning July 1, 2026, and for the purposes shown below, are hereby appropriated:

TUALATIN DEVELOPMENT COMMISSION ADMINISTRATION FUND

Personal Services	$	385,270		
Materials & Services	$	71,840		
Special Payments	$	57,330		
Contingency	$	76,715		
Total TDC ADMINISTRATION FUND Appropriation			$	591,155
General Account Reserve	$	188,205		
Total TDC ADMINISTRATION FUND			$	779,360

SOUTHWEST URBAN RENEWAL DISTRICT PROJECT FUND

Capital Outlay	$	100,000		
Total SOUTHWEST URBAN RENEWAL DISTRICT PROJECT FUND			$	100,000

SOUTHWEST URBAN RENEWAL DISTRICT BOND FUND

Transfers	$	237,850		
Total SOUTHWEST URBAN RENEWAL DISTRICT BOND FUND Appropriation			$	237,850
General Account Reserve	$	6,185,205		
Total SOUTHWEST URBAN RENEWAL DISTRICT BOND FUND			$	6,423,055

CORE OPPORTUNITY AND REINVESTMENT AREA PROJECT FUND

Materials & Services	$	82,450		
Total CORE OPPORTUNITY AND REINVESTMENT AREA PROJECT FUND			$	82,450

CORE OPPORTUNITY AND REINVESTMENT AREA BOND FUND

Transfers	$ 352,460	
Total CORE OPPORTUNITY AND REINVESTMENT AREA BOND FUND Appropriation		$ 352,460
General Account Reserve	$ 326,380	
Total CORE OPPORTUNITY AND REINVESTMENT AREA BOND FUND		$ 678,840
TOTAL APPROPRIATED - ALL FUNDS		$ 1,363,915
TOTAL GENERAL ACCOUNT RESERVES		$ 6,699,790
TOTAL TUALATIN DEVELOPMENT COMMISSION BUDGET		**$ 8,063,705**

Section 3. The Board of Commissioners of the Tualatin Development Commission hereby resolves to certify to the County Assessors of Washington and Clackamas Counties a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution.

INTRODUCED AND ADOPTED this 22nd day of June, 2026.

TUALATIN DEVELOPMENT COMMISSION, the Urban Renewal Agency of the City of Tualatin

BY_____
Chairman

APPROVED AS TO FORM:

BY _____
City Attorney

ATTEST:

BY_____
Administrator