



TUALATIN DEVELOPMENT COMMISSION MEETING

Monday, November 24, 2025

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

IMMEDIATELY FOLLOWING THE 7PM REGULAR COUNCIL MEETING

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 September 22, 2025

General Business

1. Consideration of **Resolution No. 642-25** Amending the Core Opportunity and Reinvestment Area Plan Through a Minor Amendment to Add Parcels for Potential Acquisition in Support of the 18970 Catalyst Project

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: November 24, 2025

SUBJECT:

Consideration of Approval of the Tualatin Development Commission Meeting Minutes of September 22, 2025

RECOMMENDATION:

Staff respectfully recommends the Commission adopt the attached minutes.

ATTACHMENTS:

-TDC Meeting Minutes of September 22, 2025



TUALATIN DEVELOPMENT COMMISSION

OFFICIAL MEETING MINUTES
MONDAY, SEPTEMBER 22, 2025

PRESENT: Chair Frank Bubenik, Commissioner Bridget Brooks, Commissioner Maria Reyes, Commissioner Valerie Pratt, Commissioner Christen Sacco, Commissioner Octavio Gonzalez

ABSENT: Commissioner Cyndy Hillier

Call to Order

Chair Bubenik called the meeting to order at 10:45 p.m.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Commissioner Sacco, Seconded by Commissioner Brooks.

Voting Yea: Chair Frank Bubenik, Commissioner Bridget Brooks, Commissioner Maria Reyes, Commissioner Valerie Pratt, Commissioner Christen Sacco, Commissioner Octavio Gonzalez

MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of June 23, 2025

General Business

1. Downtown Revitalization Project Update

Urban Renewal/Economic Development Manager Sid Sin and Civilis Consultant Michelle Reeves presented an update on the Downtown Revitalization Project. He stated that the project aims to strengthen Tualatin's downtown with renewed vitality and reinvestment. Manager Sin outlined the ongoing planning efforts which include creating community identity, improving pedestrian connectivity, and a multi-modal economic center.

Manager Sin noted that they are close to finishing up Phase 1 of the project and transitioning to partnering with the University of Oregon program. He stated they will be working on translating the design aspects into code to reduce risks for developers while providing needed certainty. Manager Sin shared they will be back with a final report on October 27th to share more detailed information with the Council.

Consultant Reeves presented an interim update with a process timeline overview and shared identity findings. She stated they have completed outreach with the community that will be detailed in a report scheduled for release on October 10th. Consultant Reeves shared community

responses regarding downtown identity perception with the responses overall stating it does not look like a downtown to community members. Several actions were presented including site intensification, showcasing what is already happening, incentivizing local food and community businesses, and lastly intentionally creating a connection with the parks and trails.

Councilor Brooks stated she is curious about adding more cultural and arts components. Consultant Reeves stated there is a lot of nostalgia for what once was in the downtown area as well as an appetite for new things such as music and performance. She stated she will be looking at how to connect flex use spaces to serve those needs.

Councilor Brooks expressed interest in indoor spaces accessible to all ages that could serve to provide information and be a flex-use space. Consultant Reeves stated funding can be tricky and advised being mindful to provide space that supports itself.

Manager Sin thanked the Commission for listening to the presentation and stated he and Consultant Reeves will return on October 27th to present the completed report.

Adjournment

Chair Bubenik adjourned the meeting at 11:15p.m.

Sherilyn Lombos, Administrator

_____ / Erika Pagel, Recording Secretary

_____ / Frank Bubenik, Chair



TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator

FROM: Sid Sin, Urban Renewal / Economic Development Manager

DATE: November 24, 2025

SUBJECT:

Consideration of Resolution 642-25 to approve minor text amendments to the Core Opportunity and Reinvestment Area (CORA) Plan to add parcels for potential acquisition in support of the 18970 Catalyst Project.

RECOMMENDATION:

Approve Resolution 642-25 (Attachment A).

EXECUTIVE SUMMARY:

In November 2022 the CORA Plan (Plan) was adopted. This urban renewal area is comprised of 475 acres and represents a public investment of up to \$140 million over the next 30 years in infrastructure and other redevelopment investments. The Plan is a guiding document in the community's sustainability efforts to strengthen the social, cultural, environmental, and economic vitality of central Tualatin by funding projects that improve property values, eliminates existing and future blight, and creates an active civic core.

The Plan includes the 18970 Catalyst Project (Project) which is intended to address blight by redeveloping underutilized properties to a higher and better use. This Project envisions redevelopment of the site through a mixed-use public-private partnership that will include attainable housing and commercial uses. In the near future, staff recommend amending the project description to also include allowing market rate housing in order to appeal to a greater range of potential development partners.

The owner of two adjacent parcels has expressed interest in selling their property immediately. The owner of another adjacent property may be interested in selling their property in the near future. All three parcels are located to the east (across the alley) of the Project, specifically identified as 2S124BC tax lots 4200, 4300 and 4400 (Attachment B). Tax lot 4200 is the site of a one-story commercial building and tax lots 4300 and 4400 are the sites of a former radio station and dental office (currently vacant). Acquiring these parcels as they become available would be in the best interest of the Tualatin Development Commission (TDC), furthering the goals of the Plan by making redevelopment of the full block more viable and attractive to prospective development partners. Upon acquiring the properties, it is estimated that within several years, the parcels will be sold for redevelopment purposes through a competitive qualification and proposal process.

The Plan supports acquisition of properties from willing sellers, but the Plan must be updated through a minor plan amendment to identify the potential properties to be acquired and an estimated schedule for acquisition and disposition. Resolution 642-25 addresses this requirement and proposes text amendments to acquire up to three parcels that would help implement the 18970 Catalyst Project as described in the Plan. Identifying

these properties in the Plan does not obligate the TDC to purchase these properties, nor does it obligate the property owner to sell them.

ATTACHMENTS:

- A: Resolution 642-25
- B: 18970 Catalyst Project and Potential Acquisition Map
- C: PowerPoint Presentation



Core Opportunity & Reinvestment Area Plan Amendment

Tualatin Development Commission
November 24, 2025

CORA PLAN VISION

Guiding Document

- Community's sustainability efforts to strengthen the social, cultural, environmental, and economic vitality of Tualatin
- Funding projects that improve property values, eliminates existing and future blight, and creates an active civic core



18970 CATALYST PROJECT (Image to right)

In efforts to meet highest and best use for existing parcels, this catalyst project will seek to fund and implement the design and construction of a mixed-use development with attainable housing and commercial retail at 18970 SW Lower Boones Ferry Road through a public-private partnership. This is city-owned land.



CORA Plan Minor Amendment:

Request:

- Add 3 parcel for possible acquisition
- Add text 18970 Catalyst Project to purchase properties if they become available

Process:

- Requires Minor Amendment to Plan:
 - Identify property to be acquired
 - Estimated Acquisition & Disposition Schedule



18925 85th Ave (Tax Lot 4300 & 4400)



Alley view abutting tax lots



18959-18967 85th Ave (Tax Lot 4200)

RESOLUTION 642-25:

Section VI. Urban Renewal Projects

A. Blight Remediation

1. 18970 Catalyst Project

In efforts to meet highest and best use for existing parcels, this catalyst project will seek to fund and implement the design and construction of a mixed-use development with attainable housing and commercial retail at 18970 SW Lower Boones Ferry Road through a public-private partnership. This is city-owned land. **The project should also consider acquiring adjacent parcels as they become available to enhance and make redevelopment of the block more viable.**

RESOLUTION 642-25:

Section VIII. Property Acquisition and Disposition

D. Properties to be acquired

This plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

Specific parcels to be acquired include the following:

1. No site address - 2S124BC04400
2. 18925 SW 84TH Ave - 2S124BC04300
3. 18959, 18961, 18963, 18965, 18967 SW 84th Ave - 2S124BC04200

The purpose of the acquisition is to address blight in the area through implementing the 18970 Catalyst Project discussed in Section VI of the Plan. This project envisions a mixed-use public-private partnership that will include attainable housing and commercial uses. The properties are estimated to be acquired as they become available within the next several years. Upon acquiring the parcels, it is estimated that within several years, the parcels will be sold for redevelopment purposes through a competitive qualification and proposal process.



Approve Resolution 642-25



Questions & Discussion

A RESOLUTION AMENDING THE CORE OPPORTUNITY AND REINVESTMENT AREA
PLAN THROUGH A MINOR AMENDMENT TO ADD PARCELS FOR POTENTIAL
ACQUISITION IN SUPPORT OF THE 18970 CATALYST PROJECT

WHEREAS, on November 28, 2022 the Tualatin Development Commission (TDC) adopted the Core Opportunity and Reinvestment Area (CORA) Plan; and

WHEREAS, the CORA Plan is a guiding document in the community's sustainability effort to strengthen the social, cultural, environmental, and economic vitality of central Tualatin by funding projects that improve property values, eliminate existing and future blight, and creates an active civic core; and

WHEREAS, Under Section VI – URBAN RENEWAL PROJECTS of the CORA Plan the “18970 Catalyst Project” is described as city-owned land with the intent of engaging in a public-private mixed-use project with attainable housing and commercial retail; and

WHEREAS, Under Section VII- AMENDMENTS TO PLAN of the CORA Plan require Minor Amendments, which are amendments that are not Substantial Amendments as defined in the Plan and by ORS 457, to be approved by the TDC by resolution; and

WHEREAS, this minor text amendment to add parcels for potential acquisition in support of the 18970 Catalyst Project constitutes a Minor Amendment to the CORA Plan; and

WHEREAS, Under Section VIII – PROPERTY ACQUISITION AND DISPOSITION of the CORA Plan allows for the acquisition of property from willing sellers; and

WHEREAS, the TDC has identified three adjacent parcels to the 18970 Catalyst Project that may be available in the near future for acquisition which would enhance and make redevelopment of the block more viable.

NOW THEREFORE, BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The TDC adopts the text amendments in Exhibit A.

Section 2. This resolution is effective upon adoption.

ADOPTED by the Tualatin Development Commission this 24th day of November, 2025.

CITY OF TUALATIN, OREGON

Mayor BY _____

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

EXHIBIT A

Sections VI and VIII of the CORA Plan are proposed to be amended. New proposed text is shown in **bold, italic and double underlined**.

VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. They are not listed in any priority order. The TDC will determine the order of the projects and may add projects in the future through the amendment process defined in Section VII of this Plan. Much of the project description come from the following documents:

A. Blight Remediation

1. 18970 Catalyst Project

In efforts to meet highest and best use for existing parcels, this catalyst project will seek to fund and implement the design and construction of a mixed-use development with attainable housing and commercial retail at 18970 SW Lower Boones Ferry Road through a public-private partnership. This is city-owned land. **The project should also consider acquiring adjacent parcels as they become available to enhance and make redevelopment of the block more viable.**

2. SW Nyberg and Nyberg Woods

Improve the existing intersection to allow traffic flow from the southern commercial area onto Nyberg Street in a safer, quicker manner.

3. Intersection Improvement (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)

As found necessary within the Area, construction or improvements relating to intersections, including, without limitation, the construction, installation or upgrade of traffic control devices, turn lanes, appurtenances and /or realignments.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII (Minor - TDC approval by Resolution - Major: increase MI, Land area and Time). Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

A. Property acquisition for public improvements

The TDC may acquire any property within the Area for the public improvement projects

undertaken pursuant to the Plan by all legal means.

B. Property acquisition from willing sellers

The Plan authorizes TDC acquisition of any interest in property within the Area that the TDC finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the TDC. The Plan does not authorize the TDC to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The TDC will dispose of property acquired for a public improvement project by conveyance to the appropriate public TDC responsible for the construction and/or maintenance of the public improvement. The TDC may retain such property during the construction of the public improvement. The TDC may dispose of property acquired under Subsection B of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal TDC, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value. Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the TDC determines is reasonable.

D. Properties to be acquired

This plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

Specific parcels to be acquired include the following:

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18970 Catalyst Project Site
 Owner: City of Tualatin
 - 4 parcels
 - 0.5 acres

Possible Acquisition
 2S124BC tax lot 4400 (0.14a)

Possible Acquisition
 2S124BC tax lot 4300 (0.14a)

Possible Acquisition
 2S124BC tax lot 4200 (0.37a)

