



TUALATIN DEVELOPMENT COMMISSION MEETING

MONDAY, DECEMBER 14, 2020

JUANITA POHL CENTER
8513 SW TUALATIN ROAD
TUALATIN, OR 97062

IMMEDIATELY FOLLOWING THE 7:00PM 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. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, December 14. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664

Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKN2pWbnZ6UT09>

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 July 27, 2020

General Business

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. 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.

1. Consideration of **Resolution No. 622-20** Establishing an Urban Renewal Task Force for the Basalt Creek and Southwest Concept Areas (District 1); and Ending the Urban Renewal Advisory Committee

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



City of Tualatin

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: October 12, 2020

SUBJECT:
Consideration of Approval of the Tualatin Development Commission Meeting Minutes of July 27, 2020

RECOMMENDATION:
Staff respectfully recommends approval of the meeting minutes.

ATTACHMENTS:

-TDC Meeting Minutes of July 27, 2020



OFFICIAL MINUTES OF THE TUALATIN DEVELOPMENT COMMISSION MEETING FOR JULY 27, 2020

Present: Chair Frank Bubenik, Commissioner Nancy Grimes, Commissioner Bridget Brooks, Commissioner Robert Kellogg, Commissioner Paul Morrison, Commissioner Maria Reyes, Commissioner Valerie Pratt

Call to Order

Chair Bubenik called the meeting to order at 9:36 p.m.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Kellogg, Seconded by Councilor Pratt.
Voting Yea: Mayor Bubenik, Councilor Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt
MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of June 22, 2020

General Business

1. Consideration of **Resolution No. 620-20** of the Tualatin Development Commission Authorizing the Administrator to Execute an Intergovernmental Agreement with Washington County for Reimbursement of Emergency Assistance Grants Funds

Motion to adopt Resolution No. 620-20 authorizing the administrator to execute an Intergovernmental Agreement with Washington County for reimbursement of emergency assistance grants funds made by Councilor Grimes, Seconded by Councilor Pratt.

Voting Yea: Mayor Bubenik, Councilor Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

Adjournment

Chair Bubenik adjourned the meeting at 9:39 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



City of Tualatin

TUALATIN DEVELOPMENT COMMISSION Staff Report

TO: Honorable Chairman and Members of the Commission
THROUGH: Sherilyn Lombos, Executive Director
FROM: Jonathan Taylor, Economic Development Manager
DATE: December 14, 2020

SUBJECT:

Consideration of Resolution No. 622-20, establishing an urban renewal task force for the Basalt Creek and Southwest Concept areas (District 1); and ending the Urban Renewal Advisory Committee.

RECOMMENDATION:

Approve Resolution No. 622-20

EXECUTIVE SUMMARY:

During the urban renewal feasibility study, the Commission expressed interest in establishing urban renewal task forces for potential planned urban renewal areas. On November 23, 2020, staff presented a proposal to meet the Commission's expectations regarding public involvement. The Commission indicated approval for a proposed task force for District 1.

The proposed task force is as follows:

Membership: The Task Force shall consist of at least seven (7) members: Four (4) of the members shall be from the public at large who are property owners in the identified area, one (1) member shall be a member of the City of Tualatin Planning Commission (Planning Commission) and nominated by the Planning Commission, one (1) member shall be a member of the Tualatin City Council (City Council) appointed by the Mayor, and one (1) shall be from an interested overlapping tax district approved by the Tualatin Development Commission.

Term: The Task Force Term will expire on August 1, 2021, unless extended or terminated sooner by the Commission.

Meetings: At least three meetings shall be held by the District 1 Task Force. All meetings shall be open to the public and minutes taken and published.

Quorum: Four (4) members of the District 1 Task Force shall constitute a quorum for the purpose of conducting its business.

Duties of the Task Force: The Task Force is responsible for the following activities:

- a. Review the proposed urban renewal plan boundary and make recommendations for size and location of District 1;
- b. Identify and recommend projects in the proposed area;

- c. Review financial analysis and impacts of the proposed district and project; and
- d. Other duties as may be assigned by the Tualatin Development Commission

OUTCOMES OF DECISION:

The Urban Renewal Advisory Committee will be eliminated. In its place, an urban renewal task will be established, to provide public involvement in the creation of an urban renewal district in the Basalt Creek and Southwest Industrial Area. Participants will be solicited with appointments occurring by the Tualatin Development Commission in February 2021.

ALTERNATIVES TO RECOMMENDATION:

None

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

- Resolution No. 622-20

RESOLUTION NO. 622-20

A RESOLUTION OF THE TUALATIN DEVELOPMENT COMMISSION ESTABLISHING AN URBAN RENEWAL ADVISORY TASK FORCE FOR THE BASALT CREEK AND SOUTHWEST CONCEPT AREAS; AND ENDING THE URBAN RENEWAL ADVISORY COMMITTEE.

WHEREAS, the Tualatin Development Commission (Commission) is a duly appointed urban renewal agency of the City of Tualatin, Oregon (City) pursuant to ORS 457; and

WHEREAS, the Commission wishes to establish an advisory task force for the Basalt Creek and Southwest Concept Areas and establish the membership and powers of the task force.

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

Section 1. The Commission establishes an advisory task force for the Basalt Creek and Southwest Concept Areas, known as the “District 1 Task Force” to advise the Commission.

Section 2. The District 1 Task Force will be composed for the following members and have the following powers:

- A. Membership:** The Task Force shall consist of at least seven (7) members: Four (4) of the members shall be from the public at large who are property owners in the identified area, one (1) member shall be a member of the City of Tualatin Planning Commission (Planning Commission) and nominated by the Planning Commission, one (1) member shall be a member of the Tualatin City Council (City Council) appointed by the Mayor, and one (1) shall be from an interested overlapping tax district approved by the Tualatin Development Commission.
- B. Term:** The Task Force Term will expire on August 1, 2021, unless extended or terminated sooner by the Commission.
- C. Meetings:** At least three meetings shall be held by the District 1 Task Force. All meetings shall be open to the public and minutes taken and published.
- D. Quorum:** Four (4) members of the District 1 Task Force shall constitute a quorum for the purpose of conducting its business.
- E. Duties of the Task Force:** The Task Force is responsible for the following activities:
 - a.** Review the proposed urban renewal plan boundary and make recommendations for size and location of District 1;
 - b.** Identify and recommend projects in the proposed area;

- c. Review financial analysis and impacts of the proposed district and project;
and
- d. Other duties may be assigned by the Tualatin Development Commission

Section 3. The Urban Renewal Advisory Committee is terminated and Tualatin Development Commission Ordinance Nos. 1-76 and 2-82 are repealed.

Section 4. This resolution is effective upon adoption.

ADOPTED by the Tualatin Development Commission this 14th day of December, 2020.

TUALATIN DEVELOPMENT COMMISSION

BY _____
Chair

APPROVED AS TO FORM

ATTEST:

BY _____
Commission Attorney

BY _____
Administrator