



TUALATIN CITY COUNCIL MEETING

MONDAY, NOVEMBER 28, 2022

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

Mayor Frank Bubenik
Council President Nancy Grimes
Councilor Valerie Pratt Councilor Bridget Brooks
Councilor Maria Reyes Councilor Cyndy Hillier
Councilor Christen Sacco

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, November 28. 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: 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: 861 2129 3664

Password: 18880

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

Work Session

- 1. 5:30 p.m. (15 min) – Record Council Holiday Greeting.** Tualatin Valley Community Television (TVCTV) staff will record a Tualatin Council festive holiday greeting that will air on channel 28 during the holiday season.
 - 2. 5:45 p.m. (45 min) – Equity Committee Planning Group Report.** Volunteers from the Equity Committee Planning Group will provide a presentation regarding the group's recommendations for the creation of a permanent committee dedicated to issues of diversity, equity, inclusion, and access in the community.
 - 3. 6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications, and Roundtable.** Council will review the agenda for the November 28 City Council meeting and brief the Council on issues of mutual interest.
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7:00 P.M. CITY COUNCIL MEETING

Call to Order

Pledge of Allegiance

Announcements

1. Public Health Announcement
2. Proclamation Declaring November as Native American Heritage Month

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 Work Session and Regular Meeting Minutes of November 14, 2022
2. Authorize the City Manager to Execute an Amendment to Extend the Broadband Users Group (BUG) Intergovernmental Agreement to January 1, 2026
3. Consideration of **Resolution No. 5655-22** Authorizing the City Manager to Execute an Amendment to an Intergovernmental Agreement with Clean Water Services for the 65th/Nyberg Sanitary Sewer Rehabilitation Project
4. Consideration of **Resolution No. 5658-22** Awarding a Contract for Veterans Plaza Construction Documents and Professional Services to Shapiro Didway LLC
5. Consideration of **Resolution No. 5659-22** Authorizing the Purchase and Installation of Park Barbecue Equipment, Shelter, and Surface through a Cooperative Procurement Program
6. Consideration of **Resolution No. 5660-22** Awarding the Contract for Construction of the Tualatin Road and Hazelbrook Area Improvements, part of the Tualatin Moving Forward Program

Special Reports

1. Annual Report of the Juanita Pohl Center Advisory Committee

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 **Ordinance No. 1471-22** Making Certain Determinations and Findings Relating to and Approving the Core Opportunity and Reinvestment Area Plan and Directing Notice of Approval to be Published

Items Removed from Consent Agenda

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

Council Communications

Adjournment

Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at www.tualatinoregon.gov/council.

Tualatin City Council meets are broadcast live, and recorded, by Tualatin Valley Community Television (TVCTV) Government Access Programming. For more information, contact TVCTV at 503.629.8534 or visit www.tvctv.org/tualatin.

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

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Betsy Rodriguez Ruef, Community Engagement Coordinator
Megan George, Deputy City Manager

DATE: November 28, 2022

SUBJECT:
Equity Committee Planning Group Final Report

RECOMMENDATION:
Staff recommends the City Council accept the Equity Committee Planning Group's recommendations for the creation of a permanent committee dedicated to issues of diversity, equity, inclusion, and access in the community.

EXECUTIVE SUMMARY:
On October 11, 2021, the City Council decided to create a planning group that would help build the structure of a permanent committee dedicated to issues of diversity, equity, inclusion, and access in the community. Applications went live on January 24, 2022, for volunteers to serve on this planning group and were due on March 11, 2022. Thirty-three people applied and the Council Committee on Advisory Appointments recommended fifteen for appointment by the City Council. On May 9, 2022, the City Council appointed Glendora Claybrooks, Stacey Dolezal, Jennifer Eidson, Rio Espinosa, Rachel Greenough, Valerie Holt, Lusi Hong, Shannon Huggins, Mike Mata, Maria Nguyen, Sharon Noell, Bryan Ortiz, BJ Park, Shane Skinner, and Isabella Raymond to serve on the Equity Committee Planning Group. City Councilors Cyndy Hillier and Christen Sacco were appointed as liaisons and co-chairs.

The planning group met six times between June and November 2022. The final report includes a summary of their work and recommendation to the City Council. Volunteers from the Equity Committee Planning Group will provide a presentation.

OUTCOMES OF DECISION:
If the City Council accepts the Equity Committee Planning Group's recommendation, or accepts the recommendation with changes, staff will return on December 12, 2022, with an ordinance for the City Council's consideration and adoption.

ATTACHMENTS:

- Presentation
- Equity Committee Planning Group Final Report
- Equity Committee Planning Group June 7, 2022 Meeting Minutes

- Equity Committee Planning Group July 12, 2022 Meeting Minutes
- Equity Committee Planning Group August 16, 2022 Meeting Minutes
- Equity Committee Planning Group September 13, 2022 Meeting Minutes
- Equity Committee Planning Group October 4, 2022 Meeting Minutes
- Equity Committee Planning Group November 1, 2022 Meeting Minutes



Equity Committee Planning Group Final Report

November 28, 2022 | City Council Meeting

Introductions

- Bella Raymond
- BJ Park
- Valerie Holt
- Rachel Greenough



Purpose

The purpose of the Equity Committee Planning Group was to help **build the structure of the permanent committee** by reviewing data about the community and City Council initiatives, by sharing group members' lived experiences, and by participating in engaging discussions.



Planning Group Structure

- Fifteen Group Members & Two Co-Chairs

Glendora Claybrooks

Mike Mata

Stacey Dolezal

Maria Nguyen

Jennifer Eidson

Sharon Noell

Rio Espinosa

Bryan Ortiz

Rachel Greenough

BJ Park

Cyndy Hillier, Co-Chair

Christen Sacco, Co-Chair

Valerie Holt

Shane Skinner

Lusi Hong

Isabella Raymond

Shannon Huggins

- The group met six times between June and November 2022

Get Involved!

 Equity Committee
Planning Group

YOU CAN HELP TUALATIN BUILD A SUCCESSFUL EQUITY COMMITTEE!

APPLY NOW

This group will help build the structure of the permanent Tualatin Equity Committee. The group will meet six times in the evening for two hours with the goal of recommending membership, meeting format, and responsibilities.

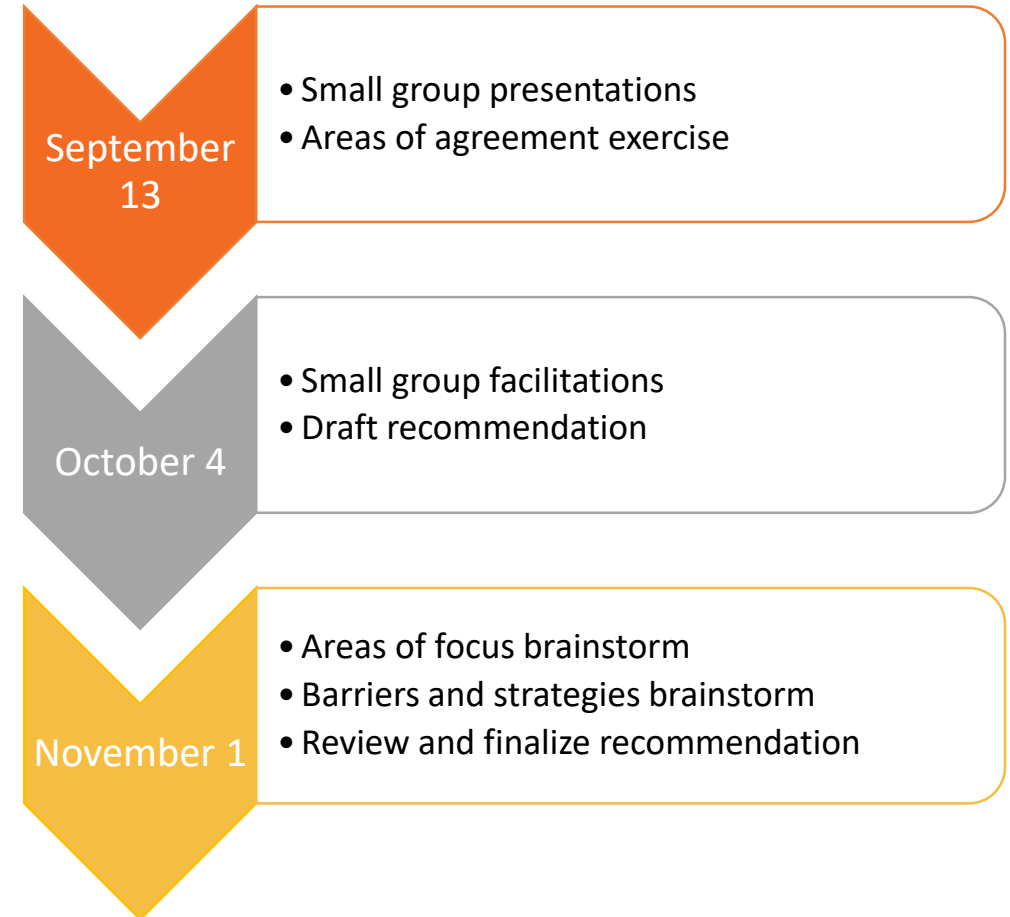
For more information visit our website
www.tualatinoregon.gov/citycouncil/equity-committee-planning-group

APPLICATIONS DUE MARCH 11

Questions? Betay Rodriguez Rief
brief@tualatin.gov or 971-645-1723 (call or text)



Planning Group Agendas



Recommendation Components

Name

Number of Members

Composition of Membership

Committee Positions

Powers and Duties



Name

Tualatin Inclusion, Diversity, Equity, and Access
Committee

In shorthand,
Tualatin I.D.E.A. Committee



Number of Members

Nine to thirteen members appointed to serve three-year terms



Composition of Membership

- One voting youth member (high school aged)
- No more than two who reside outside city limits
- A non-voting City Council liaison

In addition, the following exact language is recommended:

In appointing members to the committee, the council shall seek to appoint members from a diversity of backgrounds, including cultural diversity, and experiences so that as many viewpoints as possible may be provided in furtherance of the committee's work. Recruitment efforts should include specific outreach to members of the BIPOC and LGBTQIA+ communities, the aging population, persons with differing abilities, and other underrepresented groups to achieve this goal. Persons not mentioned in this description are also invited and encouraged to apply.



Committee Positions

- Two co-chairs appointed by the committee on an annual basis
- Secretary position, as needed
- Task force leaders, as needed
- Participation from non-profits and other subject matter experts, as needed



Powers and Duties

- Research to identify and increase areas of opportunity
- Increase access
- Establish goals and objectives
- Measure success towards accomplishing established goals and objectives
- Engage with the community



Areas of Focus

- Land acknowledgment
- English as a second language courses
- Civic education



Barriers and Strategies

Access and Inclusion

- Transportation, childcare, food, stipends
- Marketing materials in multiple languages and portraying our diverse community
- Committee rules and transparency of process



Purpose

The purpose of the Equity Committee Planning Group was to help **build the structure of the permanent committee** by reviewing data about the community and City Council initiatives, by sharing group members' lived experiences, and by participating in engaging discussions.



Questions?





Equity Committee Planning Group

Final Report



Introduction

The City Council appointed fifteen people to serve on the ad hoc Equity Committee Planning Group on May 9, 2022. The planning group met six times between June and November 2022. This report summarizes their work including a recommendation on the creation of a permanent committee dedicated to issues of diversity, equity, inclusion, and access in the community.

The following individuals served on the planning group:

- Glendora Claybrooks
- Stacey Dolezal
- Jennifer Eidson
- Rio Espinosa
- Rachel Greenough
- Cyndy Hillier, Co-Chair
- Valerie Holt
- Lusi Hong
- Shannon Huggins
- Mike Mata
- Maria Nguyen
- Sharon Noell
- Bryan Ortiz
- BJ Park
- Christen Sacco, Co-Chair
- Shane Skinner
- Isabella Raymond

Purpose

As determined by the City Council, the purpose of the Equity Committee Planning Group was to help build the structure of the permanent committee by reviewing data about the community and City Council initiatives, by sharing group members' lived experiences, and by participating in engaging discussions.

Planning Group Process

The planning group met monthly beginning in June 2022. Meetings were compliant with public meetings law and included an agenda distributed in advance and the preparation of minutes following the meeting. All meetings were held primarily in person, although a virtual option was made available for those unable to attend in person.

The agendas are summarized below and meeting minutes are attached.

Session 1

The first session occurred on June 7, 2022, at the Juanita Pohl Center. In this meeting, planning group members participated in a getting to know you activity, set ground rules, and discussed their motivations for joining the committee. In addition, City Manager Sherilyn Lombos presented information on the community derived from the Census and 2020 Tualatin Community Survey.

Session 2

The second session occurred on July 12, 2022, at Tualatin City Services. In this meeting, planning group members reviewed and adopted the ground rules, received a presentation from Deputy City Manager Megan George highlighting examples of other equity committees, and engaged with representatives from the cities of Wilsonville, Lake Oswego, and Beaverton regarding their equity committees.

Session 3

The third session occurred on August 16, 2022, at Tualatin City Services. In this meeting, individuals had the option to present on their personal research into other equity committees. They then broke into small groups to discuss the components of the final deliverable and synthesize their thoughts into a presentation summarizing the group's discussion.

Session 4

The fourth session occurred on September 13, 2022, at Tualatin City Services. In this meeting, small groups continued preparing before presenting their materials to the larger group. Using chart paper, planning group members then reflected on each group's recommendation to identify commonalities and areas of agreement.

Session 5

The fifth session occurred on October 4, 2022, at Tualatin City Services. In this meeting, each small group was assigned one of the components to facilitate a conversation about and seek the group's consensus. There was not enough time to reach consensus at this meeting on all components and so planning group members agreed to schedule an additional session.

Session 6

The sixth and final session occurred on November 1, 2022, at Tualatin City Services. In this meeting, planning group members brainstormed possible areas of focus for the permanent committee, and identified barriers to participation for some and strategies to address those barriers. The group then reviewed the decisions made at the previous meeting before finalizing the recommendation to the City Council.

Recommendation

Title Eleven of the Tualatin Municipal Code is dedicated to city committees and boards. With some variation, each chapter of this section follows a similar format and includes many standard provisions. For example, existing code language defines quorum to mean, "A majority of the Committee shall constitute a quorum." Therefore, the efforts of the planning group did not encompass the entirety of what would be included in the Tualatin Municipal Code.

After several rounds of brainstorming and discussion, the planning group recommends the City Council include the following specifics in the final code language and creation of the permanent committee.

Name of Committee

The planning group recommends the name of the permanent committee be *Tualatin Inclusion, Diversity, Equity, and Access Committee*. In shorthand, the committee could be referred to as the *I.D.E.A. Committee*.

Number of Members

The planning group recommends the City Council appoint nine to thirteen members to serve three-year terms on the committee, at the recommendation of the Council Committee on Advisory Appointments. To achieve staggered terms, several initial appointments should be made for shorter terms.

Composition of Membership

The planning group recommends the committee membership include one voting youth member (high school aged) that will count towards the total number of committee members. The planning group also recommends the number of members who reside outside of city limits be limited to no more than two. In addition, they recommend a member of the City Council be appointed as a non-voting liaison to the committee to ensure an open line of communication and support.

Finally, the planning group discussed additional eligibility requirements to ensure a diverse membership. In this instance, the planning group recommends specific language for code adoption.

In appointing members to the committee, the council shall seek to appoint members from a diversity of backgrounds, including cultural diversity, and experiences so that as many viewpoints as possible may be provided in furtherance of the committee's work. Recruitment efforts should include specific outreach to members of the BIPOC and LGBTQIA+ communities, the aging population, persons with differing abilities, and other underrepresented groups to achieve this goal. Persons not mentioned in this description are also invited and encouraged to apply.

Committee Positions

The planning group recommends the committee appoint two co-chairs on an annual basis. To the extent possible, committee members should consider appointing members to leadership roles who have different term lengths and/or experience with the committee so that there is a progression of leadership.

In addition, the planning group discussed creating a secretary position that would support the co-chairs and appointed staff liaison with onboarding, record keeping, and reviewing minutes. They suggest this position be appointed as needed, rather than as a permanent leadership position.

Finally, the planning group also recommends that the committee appoint task force leaders from within the committee to lead special efforts, as needed. Representatives from nonprofit organizations and subject matter experts (like representatives from public safety) could be invited to attend and participate in these efforts as well.

Powers and Duties of Committee

The planning group recommends the following powers and duties be considered for the committee:

- Research to identify and increase areas of opportunity
- Increase access
- Establish goals and objectives
- Measure success towards accomplishing established goals and objectives
- Engage with the community

Areas of Focus

While the purpose of the planning group was to advise on the structure of the permanent committee, time was also allocated to brainstorm possible areas of focus for the permanent committee. The following is a result of several brainstorming sessions and has not been edited, prioritized, or discussed at length by the planning group.

- Affordable housing for BIPOC community
- Land acknowledgment
- Multicultural center
- Food carts (multicultural foods/gathering place)
- Library cultural events
- Diversity employment at the city/blind hiring policy
- Breakdown barriers for employment services for participation in government (resume writing services)
- Other to include equity topics (w/ subcommittees to address)
 - Race
 - Income
 - Houselessness
 - Varying physical/mental abilities
- Influence policy training, transparency: City matters

- Core values to create & direct subcommittee
- Have objectives and measure the objectives
- Funding for research
- Partner with non-profit
- Seek opportunity to partner with organizations doing similar work
- Grants/funding
- Educate the general population and sub-populations because everyone comes from somewhere (Example: Wilsonville's Civic Academy)
- English as a second language courses for people who want to get more involved
- Financial compensation for people who want to get involved
- City's Human Resources policies – identify barriers starts with human resources
- Land Acknowledgement
- Education on how to say the names of parks and other places
- Multicultural center – a gathering place with food, a place they can read public information about the city. A place we can put all these practices together
- Provide childcare for participants
- Tap into students who are not going to college and prepare them for the trades
- Accessibility – sign language interpreters, close captioning council meetings
- Making Tualatin more immigrant friendly – English conversation nights
- English second language classes and checking on existing classes/programs to make sure they are well enough resourced
- How the city works – for example how a bond comes from property taxes
- Research areas – how do people feel part of the community or not
- With schools – how to get more diverse voices into schools, which is really important for students to see in the community
- Language and life experience exchanges in a safe environment
- Education about mental health issues related to people not being allowed to be or valued for who they are. Statistics don't lie
- Tualatin Council may desire a peaceful coalition of it many citizens in order to further the safety and success of the City. This may well be supported by exhibiting/teaching/modeling an understanding that many cultural groups in America are made up of many other subcultures. The City should make part of this Committee's duties completion/oversight of measurement of the cultures present in its citizens. Further, the advancement of diversity practices in its staff should also be related to the duties of this Committee. Thus, the growth in City practices and its programs can be planned in conjunction with one another.

Barriers to Participation and Strategies

As with the previous section, time was allocated to brainstorm barriers to participation and possible strategies to address those barriers. Again, the list was not edited, prioritized, or discussed at length by the planning group.

Barriers	Strategies
Not being specific enough so people know they can be included	Be specific to include people
Transportation	<p>Someone assigned to oversee transportation aspect. Contact so-and-so if you need a way to get to the meeting</p> <p>Collect resources that are available for people to get to places</p> <p>Stipend for uber or lyft credit to eliminate transportation barrier</p> <p>Extending hours of Ride Connection</p>
Trust	
Childcare needs	Provide childcare
Second job conflict	Pay a stipend
Assurance all ages are welcome	
Understanding the need, being able to express input	Make information available online. Be transparent about what the committee is working on
Feeling intimidated for any number of reasons	<p>Language access</p> <p>Outreach events within communities, not just online ad. Tent or go out to community and explain what the goal is</p> <p>Materials need to be diverse and accessible</p> <p>Creating a short video with people who represent every type of person, young, later in life, people of color, ESL w/ translator, etc. and all are encouraged to apply</p>
Digital access	
People who are abrasive, bullies, people with agenda. Am I going to be called racist all day?	Process to remove people from the permanent equity committee. Rules about this

	<p>Recording all meetings. Video and audio taped. Important for transparency. This will also help keep people accountable. Public records</p> <p>Include rules that can be used when needed</p> <p>Education about how it is okay to feel uncomfortable</p> <p>Sensitivity and awareness training</p>
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Conclusion

The planning group would also like the City Council to consider future updates to the code language based on feedback from the permanent committee. For example, terms like “BIPOC” and “LGBTQIA+” are commonly used today, but they replaced other terms that were deemed less relevant by today’s standards. As time and learning progresses, it may be necessary to update language like this.



EQUITY COMMITTEE PLANNING GROUP MINUTES

JUNE 7, 2022

Present: Co-Chair Cyndy Hillier, Co-Chair Christen Sacco, Stacey Dolezal, Jennifer Eidson, Rio Espinosa, Rachel Greenough, Valerie Holt, Shannon Huggins, Mike Mata, Maria Nguyen, Sharon Noell, Bryan Ortiz, BJ Park, Isabella Raymond, and Shane Skinner

Absent: Glendora Claybrooks and Lusi Hong

Staff: City Manager Sherilyn Lombos, Community Engagement Coordinator Betsy Rodriguez Ruef, and Deputy City Manager Megan George

I. Welcome

Co-Chair Cyndy Hillier and Co-Chair Christen Sacco called the meeting to order at 6:00 p.m. and thanked group members for being there. The co-chairs introduced themselves as elected city councilors in Tualatin, and shared that they would be representing the City Council and chairing this group. Co-Chair Sacco reiterated the purpose of the Equity Committee Planning Group, which is to help build the structure of the permanent Equity Committee by reviewing data about the community and City Council initiatives, by sharing your lived experiences, and by participating in engaging discussions.

II. Getting to know you activity

Community Engagement Coordinator Betsy Rodriguez Ruef introduced the icebreaker activity and instructed group members to first answer six questions independently, then find a buddy to share one of your answers, then find another pair to share another answer. Finally, as a whole, group members introduced themselves and answered one of the questions.

III. Housekeeping

Rodriguez Ruef reviewed the agenda and asked group members to complete the volunteer agreement and meal order form.

IV. Ground Rules & Group Roles

Deputy City Manager Megan George reviewed the roles of the co-chairs, staff facilitators, and group members. The role of the co-chairs is to set and facilitate meeting agendas. They will also participate in these meetings as representatives of the City Council. They will encourage participation and monitor ground rules.

The role of staff facilitators is to help the group navigate the task set forth by the City Council by working with the group chairs to set and facilitate the meeting agendas, and by doing the "behind-the-scene work" in between meetings and ahead of meetings to coordinate with group members, set up the space, and more. They will also help encourage participation and monitor the group's ground rules.

The City Council is asking group members to attend and participate in the meetings, and provide feedback and opinions on topics discussed in the meetings.

George asked group members to brainstorm possible ground rules. She shared that ground rules can help this group to operate procedurally and help to create a safe space where everyone feels comfortable. The group identified the following ground rules:

- Treat everyone with respect
- Listen with an open mind
- Be open to different ideas
- Turn name tent when ready to speak
- Step up/step back
- Thumbs vote, clarify voting process
- Speak up, even if you disagree with the majority
- Assume good intent
- Call someone in, not out
- Being curious
- Conflict is okay
- Respect people's boundaries and know your own

George shared that she would make minor adjustments to the language and bring the full list back to the next meeting for the group to review.

V. Why did you sign up for this committee?

Co-Chair Hillier and Co-Chair Sacco asked the group to reflect on why they applied to serve on the Planning Group and instructed group members to record one reason per sticky note. Staff collected the sticky notes and grouped by theme on chart paper. The themes included community; free food and no dishes; protect/improve futures; learn and help others to learn; Tualatin-specific; represent my community; taking action; and process. Photos of the sticky notes and themes are attached.

VI. Information on Tualatin

City Manager Sherilyn Lombos introduced herself and shared that she would be presenting information about the community derived from the Census and 2020 Tualatin Community Survey. She added that this presentation would include some information, but that there was much more available on the City's website and other locations for those that were interested.

Lombos presented three maps of the City including the City's Boundary Map, Planning Map, and the Census Tracts. Much of the western part of the city is dedicated to manufacturing, while northern, eastern, and southern parts are primarily residential. Commercial districts are in the downtown area (north central) and Bridgeport (north).

The Census has several products. This presentation pulls information from both the 2020 Decennial Census and the 2020 American Community Survey. Each slide includes a webpage link so you can access the materials directly following the meeting. Lombos reviewed data about the population, age, homeownership, education, disability, race, ethnicity, language, income, earnings, and poverty in Tualatin.

Sharon Noell asked for more information on the race/ethnicity table. George summarized that the Census categorizes race and ethnicity separately, which makes it challenging to assess the total percentage of the population that identifies as Hispanic or Latino. The table included in the presentation pulls information from several tables on the Census' website, which may include some duplication in numbers.

Finally, Lombos shared that the City has conducted the National Community Survey four times in the last ten years. This scientifically valid survey asks community members to rate factors of livability in Tualatin. Lombos shared that 88% of respondents said the overall quality of life in Tualatin was excellent or good. She also reviewed a variety of metrics related to inclusivity and engagement, including 62% that said the openness and acceptance of the community toward people of diverse backgrounds was excellent or good, and 70% that said valuing/respecting residents from diverse backgrounds was excellent or good. The full report is available on the City's website.

Sharon Noell asked what percent of the City's revenue is derived from residents as compared to businesses. Lombos said they would follow up with this information.

Mike Mata asked if there was information available on Tualatin's unhoused population. Lombos responded that Washington County completes a point-in-time count periodically to gather that type of information and that they would follow up with the specific information.

Co-Chair Hillier introduced her presentation about the City Council's 2030 Vision for the community. Each year, the City Council meets to discuss the vision and priorities for the City. It is aspirational and helps to direct how resources are allocated. There are seven interrelated statements:

- An inclusive community that promotes equity, diversity, and access in creating a meaningful quality of life for everyone
- A connected, informed, and civically engaged community that embraces our City's diversity
- A thriving and diversified economy that includes living wage jobs, increased tourism, and sustained financial stability for the whole City
- Safe, vibrant, and accessible gathering places throughout the City that build and celebrate our whole community
- An efficient, accessible, innovative, sustainable, and connected transportation system that effectively and safely meets the needs of our entire community
- Safe, desirable, welcoming, and sustainable neighborhoods with housing that is available to all
- An environmentally active, sustainable, responsible, and forward-thinking community that values and protects our natural resources, inhabitants, and habitat

Jennifer Eidson asked if the group could be provided a list of celebrations and events in the community related to various affinity groups. Lombos said they would follow up with this information.

VII. Wrap Up

Rodriguez Ruef reviewed the upcoming meeting dates, and clarified that one meeting date changed from October 11 to October 4.

- Tuesday, July 12, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Tuesday, August 16, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Tuesday, September 13, 6 – 8 p.m., Juanita Pohl Center (8513 SW Tualatin Rd)
- Tuesday, October 4, 6 – 8 p.m., Juanita Pohl Center (8513 SW Tualatin Rd)
- Monday, November 14 (City Council Meeting), 5 – 6 p.m., Tualatin City Services (10699 SW Herman Rd)

Rodriguez Ruef shared that the group will start to look at how other cities in Oregon have structured their equity committees at the next meeting. Finally, supplemental materials related to other City Council initiatives are provided in group members' binders for reference ahead of the next meeting.

Co-Chair Hillier asked the group to reflect on two questions:

1. What did you learn today?
2. What are you looking forward to?

Adjournment

Co-Chair Hillier adjourned the meeting at 8:00 p.m.

 / Betsy Rodriguez Ruef, Recording Secretary



EQUITY COMMITTEE PLANNING GROUP MINUTES

JULY 12, 2022

Present: Co-Chair Cyndy Hillier, Co-Chair Christen Sacco, Glendora Claybrooks, Jennifer Eidson, Rio Espinosa, Rachel Greenough, Valerie Holt, Lusi Hong, Shannon Huggins, Mike Mata (arrived at 7 p.m.), Maria Nguyen, Sharon Noell, Bryan Ortiz, BJ Park, Isabella Raymond, and Shane Skinner

Absent: Stacey Dolezal

Staff: Community Engagement Coordinator Betsy Rodriguez Ruef and Deputy City Manager Megan George

I. Welcome

Co-Chair Christen Sacco called the meeting to order at 6:00 p.m. and reviewed the agenda.

II. Ice Breaker

Community Engagement Coordinator Betsy Rodriguez Ruef instructed group members to share their “superpower”, or something that they are good at.

III. Minutes

Co-Chair Sacco reminded the group that as a city committee, we are required to follow public meetings law and take minutes for each meeting. The minutes are intended to provide a high-level summary of the meeting and not a play-by-play.

Motion to adopt the June 7, 2022 minutes made by Sharon Noell and seconded by Shannon Huggins. The motion passed unanimously 16 – 0 (16 Yes [Claybrooks, Eidson, Espinosa, Greenough, Hillier, Holt, Hong, Huggins, Nguyen, Noell, Ortiz, Park, Raymond, Sacco, and Skinner]; 0 – No; 0 – Abstain; 1 – Absent [Mata]).

IV. Ground Rules

Rodriguez Ruef reviewed the ground rules that the group put together at the last meeting and highlighted a few that were refined for clarity.

- “Turn name tent when ready to speak” and “Don’t interrupt” were combined to “Take turns speaking and flip your name tent to signal you would like to speak”.
- “Thumbs vote, clarifying voting process” was rewritten as “Signal consensus with thumbs up/down vote” to make it more clear.
- Finally, a few were rephrased to match the action orientation of the majority. For example, “Be curious” versus “Being curious” or “Remember conflict is okay” versus “Conflict is okay”

Rodriguez Ruef asked whether the group would like to make any further changes. Bryan Ortiz suggested adding “Avoid side conversations” to the list. The group agreed.

Glendora Claybrooks pointed out that there were a few ground rules that seemed to be in conflict and asked for clarification on the intent behind them. The group discussed rephrasing “Remember conflict is okay” and the consensus was to rephrase it to “Remember conflict is okay and seek rationale for clarity”.

The group identified the following ground rules:

- Treat everyone with respect
- Listen with an open mind
- Be open to different ideas
- Take turns speaking and flip your name tent to signal you would like to speak
- Step up and step back
- Signal consensus with thumbs up/down vote
- Speak up, even if you disagree with the majority
- Assume good intent
- Call someone in... not out
- Be curious
- Remember conflict is okay and seek rationale for clarity
- Respect people's boundaries and know your own
- Avoid side conversations

Motion to adopt the ground rules as amended made by Rio Espinosa and seconded by Shane Skinner. The motion passed unanimously 16 – 0 (16 Yes [Claybrooks, Eidson, Espinosa, Greenough, Hillier, Holt, Hong, Huggins, Nguyen, Noell, Ortiz, Park, Raymond, Sacco, and Skinner]; 0 – No; 0 – Abstain; 1 – Absent [Mata]).

V. Presentation – Other Equity Committees

Deputy City Manager Megan George shared that she would be presenting information on other equity committees (or versions of equity committees) in the Portland-Metropolitan Area and across the State of Oregon. Some information was included in the supplemental materials provided at the last meeting. This presentation will focus on the language included in municipal code related to the committee’s name, purpose, and structure.

George reviewed code language from the cities of Ashland, Beaverton, Lake Oswego, McMinnville, Medford, Ontario, and Troutdale. At the end of the presentation, George highlighted the similarities between each of the committees in terms of purpose and structure. For example, all committees were assigned the duty of advising the council and staff on matters of equity. In addition, most committee members served three-year staggered terms.

The presentation materials are attached.

VI. Guest Presentations

Rodriguez Ruef introduced Zoe Mombert from the City of Wilsonville, Guilian del Rio from the City of Lake Oswego, and Alexis Ball from the City of Beaverton. Each presenter was asked to prepare advice on creating an equity committee and share where their equity committees are now.

Mombert shared that Wilsonville's Diversity, Equity, and Inclusion Committee is still fairly new. She provided the following advice: follow an organic (not forced) process, have full council support, be patient, provide training, consider using a consultant, use a clear application process, be thoughtful about the committee's name, and use subcommittees. Mombert also shared that the committee had recently completed a strategic plan that will likely be adopted by the City Council in July. Their committee has focused on community engagement, communications and education, and inclusive cultural events, celebrations and holiday recognitions.

Del Rio shared that Lake Oswego started by creating a task force that surveyed the community to formulate a strategic plan. One of the actions was to hire a staff member dedicated to diversity, equity, and inclusion and another was to create a permanent Diversity, Equity and Inclusion Advisory Board. Lake Oswego received over 80 applications to serve on the Advisory Board. Del Rio advised Tualatin's future committee to create realistic goals and timelines. Lake Oswego has focused on diversity, equity, and inclusion in the workplace and community. Several initiatives include planning community events and reducing barriers to participation in governance.

Ball shared that Beaverton also started with a temporary committee, before formalizing their Diversity Advisory Board several years ago. The first recruitment also saw over 80 applications. The Board is now working on the second iteration of their strategic plan. Ball recommended Tualatin's future committee be closely connected to staff and the City Council so that actions and strategies can be implemented. She also recommended the committee have a clear purpose and focus. For example, Beaverton focuses specifically on racial equity. Several initiatives of Beaverton's Diversity Advisory Board include liaising on a Language Access Plan, Equity Procurement Policy, the Beaverton Night Market, and other policies and programming. One of their upcoming goals is to work on creating a multi-cultural center that will serve the community.

Valerie Holt asked how cities have funded culturally specific programs and events. Mombert responded that Wilsonville was able to secure a grant for a recent Juneteenth celebration and plans to request a budget appropriation in the future.

Mike Mata asked what the purpose and vision of Beaverton's multi-cultural center is. Ball responded that the goal is to provide a resource hub for immigrants and refugees, a space to host culturally specific celebrations, and a space for community organizing.

Ortiz asked how the committees measure success or progress. Del Rio responded that it has been critical to create specific goals that can be checked off.

Shane Skinner asked if any committees had reached out to indigenous communities and if so how the experience had gone. Ball responded that Beaverton had reached out to indigenous communities with some success, but that it had been challenging. They identified a need for more dedicated staff support to be successful.

BJ Park asked whether any of the committees had met with opposition. Del Rio responded that Lake Oswego had received several complaints via online suggestion boxes. Their response has been to educate people on the purpose of the committee. Mombert added that Wilsonville had also received negative feedback. The Wilsonville City Council has been a big advocate, which has helped. In addition, community members have responded in defense of the committee on negative social media posts.

Sharon Noell stated that starting with race seems to be a common approach and asked how other demographics have been folded in to committee's work. Del Rio responded that Lake Oswego's

task force completed some preliminary research, which helped to identify priorities for the permanent committee. Mombert added that their committee also started with race, but in conversations there were many other issues that came up and so the committee has not focused on one thing only. For example, their committee has considered advocating for an Americans with Disabilities Act (ADA) assessment, and language barriers. Mombert recommended pursuing some of the low-hanging fruit first.

Claybrooks asked what percentage of employees identify as Black/African American? Del Rio responded that Lake Oswego does not conduct a formal assessment, but believes the number of employees self-identifying as Black/African American has grown in the last few years. Ball responded that Beaverton recently conducted an evaluation and is able to share that information. The total percentage of employees is about 2%. Mombert responded that to her knowledge Wilsonville does not track that information, but believes the total number is low.

VII. Wrap Up

Rodriguez Ruef reviewed the upcoming meeting dates and reminded group members that the location was changed so that all future meetings will be at Tualatin City Services.

- Tuesday, August 16, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Tuesday, September 13, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Tuesday, October 4, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Monday, November 14 (City Council Meeting), 5 – 6 p.m., Tualatin City Services (10699 SW Herman Rd)

Rodriguez Ruef shared that at the next meeting there will be an optional opportunity for group members to present information from their own research to the full group. George's presentation from this evening can serve as a guide as group members conduct research and put together a presentation. Think about the following:

- What is the committee called?
- What is the purpose and/or duties of the committee?
- How is it structured (number of members, etc.)?
- What does the code language or charter include?

Again, this is optional. If you would like to be scheduled for a time slot on the next agenda, please reach out to Rodriguez Ruef or George by August 1.

Co-Chair Hillier asked the group to reflect on two questions:

1. What did you learn today?
2. What are you looking forward to?

Adjournment

Co-Chair Hillier adjourned the meeting at 8:05 p.m.

 Betsy Rodriguez Ruef, Recording Secretary



EQUITY COMMITTEE PLANNING GROUP MINUTES

AUGUST 16, 2022

Present: Co-Chair Cyndy Hillier, Co-Chair Christen Sacco, Glendora Claybrooks (arrived at 6:15 p.m.), Stacey Dolezal, Jennifer Eidson, Rio Espinosa, Rachel Greenough, Valerie Holt, Lusi Hong, Shannon Huggins, Maria Nguyen, Sharon Noell, Bryan Ortiz, BJ Park, and Isabella Raymond

Absent: Shane Skinner and Mike Mata

Staff: Community Engagement Coordinator Betsy Rodriguez Ruef and Deputy City Manager Megan George

I. Welcome

Co-Chair Christen Sacco called the meeting to order at 6:00 p.m. She reviewed the agenda and ground rules, and summarized the goals for the next few meetings.

September 13	October 4	November 14
<ul style="list-style-type: none"> Draft recommendation 	<ul style="list-style-type: none"> Finalize recommendation Brainstorm “actions” for permanent committee Brainstorm ways to reduce barriers to participation Prep for 11/14 City Council meeting 	<ul style="list-style-type: none"> Present recommendation to the City Council

Co-Chair Sacco then asked if there were any revisions to the minutes from the July 12, 2022 meeting. There were none.

Motion to adopt the July 12, 2022 minutes made by Sharon Noell and seconded by Rio Espinosa. The motion passed unanimously 12 – 0 (14 Yes [Dolezal, Eidson, Espinosa, Greenough, Hillier, Holt, Hong, Huggins, Nguyen, Noell, Ortiz, Park, Raymond, Sacco,]; 0 – No; 0 – Abstain; 3 – Absent [Claybrooks, Mata, and Skinner]).

II. Ice Breaker

Community Engagement Coordinator Betsy Rodriguez Ruef instructed group members to find a partner and share a favorite adventure they have had. Group members then switched partners twice more. Rodriguez-Ruef then asked volunteers from the group to share similarities and highlights from their conversations.

III. Individual Presentations

Rodriguez Ruef shared that group members were given the opportunity to present on their own research and introduced Isabella Raymond, Valerie Holt, Maria Nguyen, and Shannon Huggins.

Raymond highlighted the City of Portland's Diversity and Equity Committee, the City of Los Angeles' Diversity Council, and the City of Bend's Human Rights and Equity Commission. She also included information on People3, a Racial Equity Impact Assessment, and Portland Community College's Illumination Project.

Noell asked whether the Impact Assessment has goals and how they are measured. Raymond answered that it does include goals. It is designed to consider outcomes of actions before the action is implemented, similar to how an environmental impact statement is constructed.

Holt shared that her presentation was structured slightly differently and was based on questions raised at the last meeting. She presented historical information on the Pacific Northwest, Oregon, and Tualatin specifically. Her presentation highlighted racist practices and laws including the displacement of indigenous communities and Oregon's exclusionary clause. She ended with a list of recommendations, including a suggestion to name the permanent committee the Inclusion, Diversity, Equity, and Access Commission – or the I.D.E.A. Commission.

Nguyen shared that she is an employee of the City of Tigard and a participant on their internal DEI Advisory Group. The purpose of the Advisory Group is to propose, implement, and advocate for internal programs, policies, and ideas to create a more equitable work experience. The group has hosted a Juneteenth Celebration, Pride Parade, Hispanic Heritage Month, Pacific Islander Celebration, and Native American Heritage Month.

Noell asked how the work of the internal committee connects with the community. Nguyen shared that they are working on that. For now, most of their efforts have been internal. For example, they are working to update their recruitment processes.

Huggins shared that she is an employee of Clean Water Services and a participant on their internal DEI Steering Group. The Steering Group was a temporary group that created outcome themes and learning principles for the organization. Outcome themes include hiring/recruitment/retention, internships/apprenticeships, procurement, and culture/equity action.

Nguyen asked whether Clean Water Services has seen any progress or change as a result of the Steering Group's work. Huggins shared that there has been ongoing discussion groups and that she has perceived a willingness to continued learning.

Holt asked whether there was any backlash to these efforts. Huggins answered that she was not aware of any.

The presentation materials are attached.

IV. Small Group Discussions

Deputy City Manager Megan George reminded the group that the charge set by the City Council and the purpose of the Equity Committee Planning Group is to help build the structure of the permanent committee. Our goal is for the City Council to direct staff to prepare language to insert in the Tualatin Municipal Code based on the recommendation provided by this group. Like the code language that was reviewed from other cities, the Tualatin Municipal Code includes much the

same structure. George shared handouts that include examples from the Tualatin Municipal Code. George also shared an outline that includes a series of questions based on sections from the code.

George asked the group to break into four different small groups. Each group was instructed to work through the questions on the handout. Co-Chair Hillier, Co-Chair Sacco, Rodriguez Ruef, and George joined one of the groups to help facilitate the discussion.

Betsy R. Ruef	Megan George	Co-Chair Christen Sacco	Co-Chair Cyndy Hillier
Bryan Ortiz	Glendora Claybrooks	Rio Espinosa	Stacey Dolezal
Jennifer Eidson	BJ Park	Shannon Huggins	Lusi Hong
Sharon Noell	Valerie Holt	Maria Nguyen	Bella Raymond

The group requested that staff share contact information so the group can connect outside of the Equity Committee Planning Group meetings. The group signaled consensus with a thumbs up vote. Rodriguez Ruef indicated she would follow up with an email.

V. Wrap Up

Rodriguez Ruef reviewed the upcoming meeting dates

- Tuesday, September 13, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Tuesday, October 4, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Monday, November 14 (City Council Meeting), 5 – 6 p.m., Tualatin City Services (10699 SW Herman Rd)

Rodriguez Ruef shared that at the next meeting each small group will have fifteen minutes to prepare and then ten minutes to present their group's answers to the questions.

Co-Chair Cyndy Hillier asked the group to reflect on two questions:

1. What did you learn today?
2. What are you looking forward to?

Adjournment

Co-Chair Hillier adjourned the meeting at 7:59 p.m.

 / Betsy Rodriguez Ruef, Recording Secretary



EQUITY COMMITTEE PLANNING GROUP MINUTES

SEPTEMBER 13, 2022

Present: Co-Chair Cyndy Hillier, Co-Chair Christen Sacco, Glendora Claybrooks, Stacey Dolezal, Jennifer Eidson, Rio Espinosa, Rachel Greenough (arrived 6:14 p.m.), Valerie Holt, Lusi Hong, Shannon Huggins, Mike Mata (arrived 6:12 p.m.), Maria Nguyen, Sharon Noell, Bryan Ortiz (arrived 6:25 p.m.), BJ Park, and Isabella Raymond

Staff: Community Engagement Coordinator Betsy Rodriguez Ruef and Deputy City Manager Megan George

I. Welcome

Co-Chair Sacco called the meeting to order at 6:00 p.m. She reviewed the agenda and ground rules, and summarized the goals for the next few meetings.

September 13	October 4	November 14
<ul style="list-style-type: none">• Draft recommendation	<ul style="list-style-type: none">• Finalize recommendation• Brainstorm “actions” for permanent committee• Brainstorm ways to reduce barriers to participation• Prep for 11/14 City Council meeting	<ul style="list-style-type: none">• Present recommendation to the City Council

C-Chair Sacco announced that a member of the group Shane Skinner resigned from the Equity Committee Planning Group in August.

Co-Chair Sacco then asked if there were any revisions to the minutes from the August 16, 2022 meeting. There were none.

Motion to adopt the August 16, 2022 minutes made by Rio Espinosa and seconded by Sharon Noell. The motion passed unanimously 13 – 0 (13 Yes [Claybrooks, Dolezal, Eidson, Espinosa, Hillier, Holt, Hong, Huggins, Nguyen, Noell, Park, Raymond, Sacco,]; 0 – No; 0 – Abstain; 3 – Absent [Greenough, Mata, Ortiz]).

II. Ice Breaker

Rodriguez Ruef instructed group members to answer questions depending on the colors of M&M’s candies they received with their table groups.

III. Small Group Presentations

Rodriguez Ruef shared the groups would be given 15 minutes to reconnect and prepare for their presentation. Then, each would have 10 minutes to give their presentation to the whole group. She reminded everyone to focus presentations on the following questions:

- Name of Committee
- Number of Members
- Composition of Membership
- Committee Positions
- Powers and Duties of Committee
- Other

The first group to present included BJ Park, Glendora Claybrooks, Rachel Greenough, Valerie Holt, and Deputy City Manager Megan George. Park directed everyone to the group's PowerPoint presentation and summarized the legal aspect of the committee and his group's recommendations. The presentation is attached.

The second group to present included Rio Espinosa, Shannon Huggins, Maria Nguyen, and Co-Chair Christen Sacco. Espinosa directed everyone to the group's PowerPoint presentation and summarized his group's recommendations. The presentation is attached.

Raymond asked for clarification about the group's recommendation to include staff on the group. Espinosa responded that their group thought it might be helpful to include staff expertise on certain topics. George added that staff (whether City or from other agencies) could be invited as guests and not as permanent committee members.

Holt asked for clarification about the group's recommended powers and duties. Espinosa responded that their group thought to keep the powers and duties fairly simple to provide the committee with more flexibility to respond to current events and issues.

The third group to present included Bryan Ortiz, Jennifer Eidson, Sharon Noell, Mike Mata, and Community Engagement Coordinator Betsy Rodriguez Ruef. Noell summarized her group's recommendations.

Claybrooks and Dolezal commented that they both appreciated the inclusion of objectives and metrics in the group's presentation.

The fourth group to present included Co-Chair Cyndy Hillier, Stacey Dolezal, Lusi Hong, and Bella Raymond. Dolezal directed everyone to the group's PowerPoint presentation and summarized her group's recommendations. The presentation is attached.

Claybrooks commented that there are iterative concerns expressed by each small group regarding building the committee. She clarified that by iterative she meant applied repeatedly.

Co-Chair Sacco asked if the group could expand on the non-profit idea. Co-Chair Hillier responded that the group discussed learning from and supporting other groups in the community doing this work. Huggins suggested that non-profits and other service organizations could be guests and not members since they would each bring their own agenda to the group.

Huggins commented that the Vision Action Network has provided support to Washington County related to equity in the past and that perhaps the Vision Action Network or Washington County could be a resource. Co-Chair Hillier added that the Tigard-Tualatin School District may also be a resource.

IV. Large Group Discussions

Rodriguez Ruef reminded the group that the objective of this section is to reflect on each element of the small group presentations and discuss commonalities and areas of agreement. Rodriguez Ruef shared that blank chart paper was placed next to each small group's presentation. She instructed people to stay in their small group, go around to each other group's chart paper, and on the blank chart paper, write down the things they liked about that group's proposed ideas. If an idea you like is already written down, you can second that by adding a check mark next to it. The group was given four minutes at each station.

The completed chart papers are attached.

V. Wrap Up

George reviewed the upcoming meeting dates:

- Tuesday, October 4, 6 – 8 p.m., Tualatin City Services (10699 SW Herman Rd)
- Monday, November 14 (City Council Meeting), 5 – 6 p.m., Tualatin City Services (10699 SW Herman Rd)

George announced that staff would compile each group's recommendations into one document so that it was easier for the full group to compare the ideas. The next step is to identify areas of commonality and broad support, leveraging the "like" exercise completed this evening.

Co-Chair Hillier asked the group to reflect on two questions:

1. What did you learn today?
2. What are you looking forward to?

Adjournment

Co-Chair Hillier adjourned the meeting at 7:45 p.m.



Betsy Rodriguez Ruef, Recording Secretary



EQUITY COMMITTEE PLANNING GROUP MINUTES

OCTOBER 4, 2022

Present: Co-Chair Cyndy Hillier, Co-Chair Christen Sacco, Glendora Claybrooks, Stacey Dolezal, Jennifer Eidson, Rio Espinosa, Rachel Greenough, Valerie Holt, Lusi Hong, Shannon Huggins, Mike Mata (arrived 6:17 p.m.), Maria Nguyen, Sharon Noell, Bryan Ortiz, BJ Park, and Isabella Raymond

Staff: Community Engagement Coordinator Betsy Rodriguez Ruef and Deputy City Manager Megan George

I. Welcome

Co-Chair Sacco called the meeting to order at 6:00 p.m. She reviewed the agenda and ground rules.

Co-Chair Sacco asked if there were any revisions to the minutes from the September 13, 2022 meeting. Noell asked for clarification on the meaning of “iterative concerns” noted on page two of the minutes. Claybrooks answered that she meant applied repeatedly.

Motion to adopt the September 13, 2022 minutes as amended to include a definition of “iterative” made by Sharon Noell and seconded by Glendora Claybrooks. The motion passed unanimously 15 – 0 (15 Yes [Claybrooks, Dolezal, Eidson, Espinosa, Greenough, Hillier, Holt, Hong, Huggins, Nguyen, Noell, Ortiz, Park, Raymond, Sacco]; 0 – No; 0 – Abstain; 1 – Absent [Mata]).

II. Ice Breaker

Rodriguez Ruef instructed group members to write one interesting fact about themselves on a piece of paper and then create a paper airplane using that same piece of paper. Group members launched their airplanes, found someone else’s plane, and then guessed who had written the fun fact.

III. Recommendation

Rodriguez Ruef reminded everyone of the five elements of the final recommendation: (1) Name; (2) Number of Members; (3) Composition of Membership; (4) Committee Positions; and (5) Powers and Duties. At the last two meetings, small groups worked together to suggest requirements for each of those elements. Unfortunately, the summary of each group’s work was inadvertently left out of the agenda packet sent out in advance, but it is provided today.

Rodriguez Ruef continued to explain that each small group is assigned one or two of the elements. Small groups will have ten-minutes to discuss a facilitation plan and then ten-minutes to facilitate a discussion with the full group. Group assignments are below.

- Group 1 (Claybrooks, George, Greenough, Holt, and Park): Name and Number of Members

- Group 2 (Espinosa, Huggins, Nguyen, and Sacco): Composition of Membership
- Group 3 (Eidson, Noell, Mata, Ortiz, and Rodriguez Ruef): Committee Positions
- Group 4 (Dolezal, Hillier, Hong, and Raymond): Powers and Duties

The first group summarized the options suggested for the name of the committee in previous meetings and asked for comments in support or opposition of any of the suggested names.

- Inclusion, Diversity, Equity, and Access (IDEA) Committee or Alliance
- Tualatin Equity, Diversity, and Inclusion (TEDI)
- Bringing Out the Best in Tualatin
- Diversity, Inclusion, and Equity in Tualatin (DIET)
- Equity, Diversity, and Inclusion Committee in Tualatin (EDICT)
- Diversity, Equity, and Belonging in Tualatin (DEBT)
- Justice League

The group discussed concerns with some of the acronyms, specifically “DIET”, “EDICT”, and “DEBT”. There was interest in including “Tualatin” in the title. The group discussed the difference between “inclusion” and “belonging” and the relevancy of each term. The group also discussed the evolution of terms and the likelihood that the name may need to be revisited in the future. The group voted with the majority selecting the Inclusion, Diversity, Equity, and Access (IDEA) Committee.

The first small group then asked for the group to vote on the number of committee members.

- 7 – 9
- 11
- 13 – 15
- 9 – 13

The majority selected nine to thirteen. George clarified that since there is a range and not an exact number, the Council Committee on Advisory Appointments would have discretion in recommending a number to the City Council for appointment.

The second small group summarized the decision points for composition of membership.

- Youth Member (1)
- City residence
 - No more than two shall reside outside of city limits
 - All members shall reside in Tualatin
- Non-voting public service member
- Explicit inclusion of BIPOC, LGBTQIA+, persons of differing abilities, the aging population, and other underrepresented communities
 - Minimum number representing listed communities
 - Priority to listed communities
 - Not explicit
- Non-voting city council liaison (1)
- Non-voting non-profit representative (1)

The group voted and the majority voted to appoint one youth member, to limit the number of non-resident members to two, to not include a non-voting public service member, to include one non-

voting city council liaison, and include one non-voting non-profit representative. In discussion, a suggestion was made to invite public service members to meetings, when relevant, but not to include a seat on the committee.

The group did not reach consensus on the explicit inclusion of listed communities. George clarified that the Equity Committee Planning Group did not have membership requirements, but the advertising materials had encouraged members of listed communities to apply. The group discussed the implications of each option.

The perspectives of those who wanted to include listed communities were varied. Some preferred including a minimum number of members who identify with one of the listed communities, while others were comfortable offering priority membership. Concerns from those opposed included a fear that in attempting to be inclusive, you are actually excluding people. Another concern expressed was that people identifying with one or more of the listed communities might not be as motivated or productive as others may, regardless of their inclusion in one of the listed communities.

In comparison, the perspectives of those who preferred not to include listed communities were also varied. Some were comfortable including a more general statement like “underrepresented communities” while others preferred that no mention be included. Concerns from those opposed included a fear that one group may dominate or that those impacted by actions of the committee may not be represented on the committee itself. In addition, there were concerns that across history, laws have been written and interpreted to not include or discriminate against persons of color. In not including explicit mention of listed groups, they may be excluded again. Finally, there was also a concern that while the current city council may support these efforts future members of the council may not and that providing clarity now protects future efforts.

The group also discussed the appropriateness of suggesting the City Council be open to future code changes based on feedback from the permanent committee. There was a concern that including this suggestion may weaken the Planning Group’s recommendation. There was no consensus on whether to include this recommendation.

The third small group summarized the options suggested in previous meetings for committee positions and asked the group to vote.

- One Chair
- Two Co-Chairs
- Multiple Vice-Chairs
- Secretary
- Task Force Leaders

The majority voted in support of appointing two co-chairs, a secretary with a two-year term, and various task force leaders as needed.

The fourth small group stated that language matters and summarized the options suggested in previous meetings for the committee’s powers and duties and asked for the group to vote.

- Decision 1
 - Identify and increase areas of opportunity
 - Identify issues

- Decision 2
 - Increase access
 - Identify barriers
- Decision 3
 - Specific duties
 - Open-ended duties
 - Both specific duties and open-ended
- Additional Options
 - Establish goals and objectives
 - Measure success
 - Engage with the community

The majority voted in support of including the following items in the powers and duties section.

- Identify and increase areas of opportunity
- Increase access
- Specific duties
- Open-ended duties
- Establishing goals and objectives
- Measuring success
- Engaging with the community

IV. Areas of Focus & Removing Barriers Brainstorm

This agenda item was postponed.

V. Council Presentation

This agenda item was postponed.

VI. Wrap Up

George presented two options to the group. Either the group could schedule an additional meeting to finish the discussion and push out the council presentation. Alternatively, the group could assign several people to carry the recommendation in its current form forward and present to the City Council. The group discussed and the consensus was to schedule an additional meeting approximately three to five weeks out.

Rodriguez Ruef thanked everyone for their participation this evening and in previous meetings.

Adjournment

The meeting was adjourned at 8:40 p.m.



/ Megan George, Recording Secretary



EQUITY COMMITTEE PLANNING GROUP MINUTES

NOVEMBER 01, 2022

Present: Co-Chair Christen Sacco, Glendora Claybrooks, Stacey Dolezal, Jennifer Eidson, Rio Espinosa, Rachel Greenough, Valerie Holt, Shannon Huggins, Maria Nguyen, Sharon Noell, Bryan Ortiz, BJ Park, and Isabella Raymond

Absent: Mike Mata, Lusi Hong, and Co-Chair Cyndy Hillier

Staff: Community Engagement Coordinator Betsy Rodriguez Ruef and Deputy City Manager Megan George

I. Welcome

Co-Chair Sacco called the meeting to order at 6:01 p.m. She reviewed the agenda.

Co-Chair Sacco then asked if there were any revisions to the minutes from the October 4, 2022 meeting. There were none.

Motion to adopt the October 4, 2022 minutes made by Rio Espinosa and second by Valerie Holt. The motion passed unanimously 13 – 0 (13 Yes [Claybrooks, Dolezal, Eidson, Espinosa, Greenough, Holt, Huggins, Nguyen, Noell, Ortiz, Park, Raymond, Sacco]; 0 – No; 0 – Abstain; 3 – Absent [Hillier, Hong, Mata]).

II. Review Ground Rules

Rodriguez Ruef reviewed the group's ground rules, meeting expectations, and desired meeting outcomes. She reminded everyone to be concise in making comments to ensure everyone has the opportunity to speak. Rodriguez Ruef encouraged people who wanted to continue to share to write down their thoughts or approach staff during the break.

III. Areas of Focus & Removing Barriers Brainstorm

Co-Chair Sacco shared the objective of this next section is to brainstorm areas of focus for the permanent committee and to brainstorm ways to remove barriers that may exist for people to participate in the permanent committee. The discussion was broken down into two brainstorming sessions.

Areas of Focus

- Affordable housing for BIPOC community
- Land acknowledgment
- Multicultural center
- Food carts (multicultural foods/gathering place)
- Library cultural events

- Diversity employment at the city/blind hiring policy
- Breakdown barriers for employment services for participation in government (resume writing services)
- Other to include equity topics (w/ subcommittees to address)
 - Race
 - Income
 - Houselessness
 - Varying physical/mental abilities
- Influence policy training, transparency: City matters
- Core values to create & direct subcommittee
- Have objectives and measure the objectives
- Funding for research
- Partner with non-profit
- Seek opportunity to partner with organizations doing similar work
- Grants/funding
- Educate the general population and sub-populations because everyone comes from somewhere (Example: Wilsonville's Civic Academy)
- English as a second language courses for people who want to get more involved
- Financial compensation for people who want to get involved
- City's Human Resources policies – identify barriers starts with human resources
- Land Acknowledgement
- Education on how to say the names of parks and other places
- Multicultural center – a gathering place with food, a place they can read public information about the city. A place we can put all these practices together
- Provide childcare for participants
- Tap into students who are not going to college and prepare them for the trades
- Accessibility – sign language interpreters, close captioning council meetings
- Making Tualatin more immigrant friendly – English conversation nights
- English second language classes and checking on existing classes/programs to make sure they are well enough resourced
- How the city works – for example how a bond comes from property taxes
- Research areas – how do people feel part of the community or not
- With schools – how to get more diverse voices into schools, which is really important for students to see in the community
- Language and life experience exchanges in a safe environment
- Education about mental health issues related to people not being allowed to be or valued for who they are. Statistics don't lie
- Tualatin Council may desire a peaceful coalition of it many citizens in order to further the safety and success of the City. This may well be supported by exhibiting/teaching/modeling an understanding that many cultural groups in America are made up of many other subcultures. The City should make part of this Committee's duties completion/oversight of measurement of the cultures present in its citizens. Further, the advancement of diversity

practices in its staff should also be related to the duties of this Committee. Thus, the growth in City practices and its programs can be planned in conjunction with one another.

Barriers to Participation and Strategies

Barriers	Strategies
<i>Not being specific enough so people know they can be included</i>	<i>Be specific to include people</i>
<i>Transportation</i>	<p><i>Someone assigned to oversee transportation aspect. Contact so-and-so if you need a way to get to the meeting</i></p> <p><i>Collect resources that are available for people to get to places</i></p> <p><i>Stipend for uber or lyft credit to eliminate transportation barrier</i></p> <p><i>Extending hours of Ride Connection</i></p>
<i>Trust</i>	
<i>Childcare needs</i>	<i>Provide childcare</i>
<i>Second job conflict</i>	<i>Pay a stipend</i>
<i>Assurance all ages are welcome</i>	
<i>Understanding the need, being able to express input</i>	<i>Make information available online. Be transparent about what the committee is working on</i>
<i>Feeling intimidated for any number of reasons</i>	<p><i>Language access</i></p> <p><i>Outreach events within communities, not just online ad. Tent or go out to community and explain what the goal is</i></p> <p><i>Materials need to be diverse and accessible</i></p> <p><i>Creating a short video with people who represent every type of person, young, later in life, people of color, ESL w/ translator, etc. and all are encouraged to apply</i></p>
<i>Digital access</i>	
<i>People who are abrasive, bullies, people with agenda. Am I going to be called racist all day?</i>	<p><i>Process to remove people from the permanent equity committee. Rules about this</i></p> <p><i>Recording all meetings. Video and audio taped. Important for transparency. This will also help keep people accountable. Public records</i></p>

	<p><i>Include rules that can be used when needed</i></p> <p><i>Education about how it is okay to feel uncomfortable</i></p> <p><i>Sensitivity and awareness training</i></p>
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IV. Recommendation

Rodriguez Ruef reminded the group that at the last meeting, the group began constructing the final recommendation by determining the following components: name of the committee, number of members, composition of membership, committee positions, and powers and duties of the committee. Initial recommendations were formed for all components except the composition of membership.

George asked the group to review the preliminary recommendations and answer a few clarifying questions about each.

Name of Committee

George summarized that the preliminary recommendation was to name the committee “Inclusion, Diversity, Equity, and Access (I.D.E.A.)”. She asked whether “Tualatin” should be included in the name of the committee. The group discussed and the consensus was to include it. George then asked whether it should be referred to as “committee” or “alliance”. The group discussed and the consensus was to refer to it as “committee”.

Number of Members

George summarized that the preliminary recommendation was to appoint 9 – 13 members. She then shared that the standard term for committee appointments is three-years and asked whether the terms should be staggered. The group discussed and the consensus was to have staggered terms.

Composition of Membership

George indicated that the planning group had reached consensus on certain parts of the recommendation at the last meeting. Tackling those parts first, she summarized that the preliminary recommendation was to include:

- One youth member
- One non-voting council liaison
- One non-voting non-profit representative
- No more than two shall reside outside of the City

The group discussed and determined that the non-voting non-profit representative was not intended to be a permanent member of the committee.

George asked whether the non-voting council liaison should contribute to the total membership of 9 – 13 members. The group discussed and determined that the council liaison would be in addition to the 9 – 13 appointed members. George then asked whether the voting youth member should contribute to the total membership of 9 – 13 members. The group discussed and determined that the youth member would contribute to that total. In addition, the group clarified that “youth member” should be defined as someone high school aged.

Committee Positions

George indicated that the planning group had reached consensus on appointing two co-chairs, one secretary, and task force leaders as desired.

George asked for clarification on the length of term for the co-chairs and whether there was a desire for the terms to be staggered. The group discussed and determined that the co-chairs should be appointed on an annual basis, but that committee members should consider appointing members to leadership roles who have different term lengths and/or experience with the committee so that there is a progression of leadership.

George shared that a staff person would be assigned to support the permanent committee by preparing minutes, scheduling meetings, and supporting the co-chairs to develop the agenda. She asked whether this role was substantially different than the secretary role the planning group was recommending. The group discussed this role and determined that it could include things like onboarding committee members, supporting the co-chairs to review minutes and track records, and otherwise having a deeper understanding of City processes. The group determined that this role should be appointed as needed.

Powers and Duties

George indicated that the planning group had reached consensus on including the following powers and duties.

- Identify and increase areas of opportunity
- Increase access
- Establish goals and objectives
- Measure success towards accomplishing established goals and objectives
- Engage with the community

George indicated that the planning group had discussed including open-ended and specific duties. She asked whether the current list covered the open-ended duties. The group discussed and said that it did. She then asked if there were any specific duties they would like to include. The group discussed and decided not to include any specific duties.

George then asked whether the group wanted to proceed with the recommendation that the City Council be open to future code updates proposed by the committee. The group discussed and decided to include this recommendation in their final report.

Rodriguez Ruef indicated that the planning group would next be revisiting the final component of the composition of membership section. She reminded the group of the three options for consideration.

Version 1

In appointing members to the committee, the council shall strive to appoint members of diverse backgrounds and experiences including members of the BIPOC and LGBTQIA+ communities, the aging population, persons with differing abilities, and other underrepresented groups.

Version 2

In appointing members to the committee, the council shall strive to appoint members of diverse backgrounds and experiences including members of underrepresented groups.

Version 3

In appointing members to the committee, the council shall seek to appoint members from a diversity of backgrounds and experiences so that as many viewpoints as possible may be provided in furtherance of the committee's work. Recruitment efforts should include specific outreach to members of the BIPOC and LGBTQIA+ communities, the aging population, persons with differing abilities, and other underrepresented groups to achieve this goal.

Rodriguez Ruef then invited everyone to share their 90-second closing statement explaining their reasoning for favoring one of the versions over the others. Following the presentations, Rodriguez Ruef asked each member of the planning group to complete a paper ballot voting for one of the three versions. The majority supported version three.

Noell asked whether the group would be open to including the following language in the statement, "Appointments should attempt to include cultural diversity so that many continents and social practices can be represented in events that educate and entertain the community at large". The group discussed and suggested the addition be shortened. The amended statement is below.

In appointing members to the committee, the council shall seek to appoint members from a diversity of backgrounds, including cultural diversity, and experiences so that as many viewpoints as possible may be provided in furtherance of the committee's work. Recruitment efforts should include specific outreach to members of the BIPOC and LGBTQIA+ communities, the aging population, persons with differing abilities, and other underrepresented groups to achieve this goal.

Motion to amend the statement (as it appears above) made by Sharon Noell and seconded by Maria Nguyen. The motion passed unanimously 12 – 0 (12 Yes [Claybrooks, Dolezal, Eidson, Espinosa, Greenough, Holt, Huggins, Nguyen, Noell, Ortiz, Park, Raymond]; 0 – No; 1 – Abstain [Sacco]; 3 – Absent [Hillier, Hong, Mata]).

Park suggested further amending the statement to include an additional sentence.

In appointing members to the committee, the council shall seek to appoint members from a diversity of backgrounds, including cultural diversity, and experiences so that as many viewpoints as possible may be provided in furtherance of the committee's work. Recruitment efforts should include specific outreach to members of the BIPOC and LGBTQIA+ communities, the aging population, persons with differing abilities, and other underrepresented groups to achieve this goal. Persons not mentioned in this description are also invited and encouraged to apply.

Motion to amend the statement (as it appears above) made by BJ Park and seconded by Bryan Ortiz. The motion passed unanimously 12 – 0 (12 Yes [Claybrooks, Dolezal, Eidson, Espinosa, Greenough, Holt, Huggins, Nguyen, Noell, Ortiz, Park, Raymond]; 0 – No; 1 – Abstain [Sacco]; 3 – Absent [Hillier, Hong, Mata]).

Motion to adopt the Equity Committee Planning Group's full recommendation to the Tualatin City Council made by Rio Espinosa and seconded by Isabella Raymond. The motion passed unanimously 12 – 0 (12 Yes [Claybrooks, Dolezal, Eidson, Espinosa, Greenough, Holt, Huggins, Nguyen, Noell, Ortiz, Park, Raymond]; 0 – No; 1 – Abstain [Sacco]; 3 – Absent [Hillier, Hong, Mata]).

V. Council Presentation

Rodriguez Ruef asked for four volunteers to present to the City Council on November 28, 2022. Bella Raymond, BJ Park, Rachel Greenough, and Valerie Holt volunteered to present.

Adjournment

The meeting was adjourned at 7:55 pm.

A handwritten signature in black ink that reads "Betsy R. Ruef". The signature is written in a cursive style and is positioned above a horizontal line.

/ Betsy Rodriguez Ruef, Recording Secretary

Proclamation

Recognizing Native American Heritage Month

WHEREAS, the history and culture of our nation has been significantly influenced by Native Americans and indigenous peoples; and

WHEREAS, the City of Tualatin recognizes the unique and enduring relationship that exists between indigenous peoples and their traditional territories, and the area currently known as Washington County, Oregon rests on land that was first inhabited by the Atfalati Kalapuyans, also called the Tualatin people, who flourished here for thousands of years; and

WHEREAS, Oregon is home to nine federally-recognized tribal nations, including the Burns Paiute, the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians; Confederated Tribes of Grand Ronde; Confederated Tribes of Siletz, Confederated Tribes of Umatilla Reservation, Confederated Tribes of Warm Springs, Cow Creek Band of Umpqua Indians, Coquille Indian Tribe, and the Klamath Tribes; and

WHEREAS, equity is a priority for the City of Tualatin and ensuring that Native Americans are front and center in our efforts to improve opportunities and outcomes for Native American families, communities, and businesses; and

WHEREAS, meaningful engagement centers the lived experiences of Native Americans in Oregon so as to provide equitable access to the City's services, and development, infrastructure, and program investments; and

WHEREAS, the City of Tualatin is committed to engaging with tribal nations and tribal communities to build relationships and address issues affecting their well-being; and

WHEREAS, during the month of November, we honor the Native peoples in this, their ancestral homes, and recognize their continued contribution to all areas of community and family life, arts, and culture.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that November 2022 is Native American Heritage Month

INTRODUCED AND ADOPTED this 28th day of November 2022.

CITY OF TUALATIN, OREGON

BY _____

Mayor

ATTEST:

BY _____

City Recorder



City of Tualatin

CITY OF TUALATIN
Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Nicole Morris, Deputy City Recorder
DATE: November 28, 2022

SUBJECT:

Consideration of Approval of the Work Session and Regular Meeting Minutes of November 14, 2022.

RECOMMENDATION:

Staff respectfully recommends the Council adopt the attached minutes.

ATTACHMENTS:

- City Council Work Session Meeting Minutes of November 14, 2022
- City Council Regular Meeting Minutes of November 14, 2022



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR NOVEMBER 14, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes,
Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Bridget Brooks

Mayor Bubenik called the meeting to order at 5:30 p.m.

1. TriMet's Forward Together Service Concept.

TriMet's Service Planning & Development Manager Kate Lyman presented the Forward Together Service Concept. She stated Forward Together is a new post-pandemic service concept that responds to changes in demand, goals and expectations, and resources. Manager Lyman stated peak commute ridership, driven by more affluent workers, has declined the most and stayed low. She stated ridership in other places has fallen less and recovered faster in commercial and educational destinations and retail/industrial/service job centers. Manager Lyman stated TriMet engaged in a public outreach effort in Spring 2022 to guide its service recovery planning. She stated the three most popular responses were targeted at restoring ridership, reducing congestion, and improving services for low-income riders. Manager Lyman stated TriMet has resources to restore and expand services but the staffing shortage is causing delays in deploying those services. She stated they anticipate being able to increase TriMet's overall service levels by 38% compared to existing levels. Manager Lyman explained how access to opportunity is calculated using the transit network. Manager Lyman stated the expanded network is a concept currently and not a proposal. She stated the concept focuses on equity to address gaps in the network and prioritize frequent service areas with lower-income people, people of color, and workers. Manager Lyman stated the service concept expands the frequent network, extends the grid to new areas, creates more local services, expands weekend service, adds new lines, and reduces service to low-demand and higher-income areas. She stated the key changes to the Southwest area would include peak only service being replaced to an all-day line, better access to 72nd Ave jobs, access to PCC Sylvania from Tualatin, and a new Washington County – Oregon City service. Manager Lyman stated specific Tualatin line concepts would alter Line 76, 94, 97, and add a new line 44 on Boones Ferry. She stated in total the concept will add 38% more resources, 45% more jobs will be reachable by the median resident, and 50,000 more residents will have service near them. Manager Lyman stated next steps include refinements to the full network presented to the TriMet Board in December with first changes being seen in 2023.

Councilor Pratt asked what the frequency would be of line 44. Manager Lyman stated hourly everyday. Councilor Pratt stated she is glad to see more cross-city connections being made and the increased safety on the buses.

Councilor Pratt asked how lower income populations in suburban areas are having their needs addressed. Manager Lyman stated they have multiple tools they use to evaluate those areas and they pay close attention to locations of services.

Councilor Pratt asked if the plan will be flexible once it is implemented. Manager Lyman stated the plan will be flexible and they will continue to monitor passenger loads.

Councilor Reyes asked if line 76 would run on weekends and if the stops have been identified. Manager Lyman stated it would run on the weekends and the stops will be determined once the concept is approved.

Councilor Sacco asked if the concept has factored in the tolling discussions and how that would affect this plan. Manager Lyman stated they have talked to ODOT about putting in transit priority lanes and signals and they will continue to work with them so transit service is not slowed from tolling.

Council President Grimes asked when they project ridership if they factored in the potential for increased ridership once tolling is in place. Manager Lyman stated they don't have formal projections for ridership for this but noted they will monitor ridership. She stated the plan will be flexible enough to make changes in the future.

Council President Grimes asked if the line 76 will go further north past Oregon City. Manager Lyman stated that line won't be extending past Oregon City but there are many transfers there to get further downtown.

Council President Grimes asked when the Council will be able to give input on pickup and drop-off locations. Manager Lyman stated they don't have a timeline right now for when those bus stops will be selected but they can come back to the Council when they are ready.

Council President Grimes stated traffic appears to be back to pre-pandemic levels and asked how traffic compares across the region. Manager Lyman stated employers have stated flexible work schedules are still being offered and she can't answer why traffic is the way it is.

Councilor Hillier asked how the data was gathered for this concept. Manager Lyman stated they use the census, the American Community Survey, and direct community outreach to gather data.

Councilor Hillier asked if the county seats, such as Hillsboro, have been considered, as it would take 2 hours to get there from Tualatin to seek services there. Manager Lyman stated that was not included in part of the plan and she can raise that issue. Councilor Reyes stated they have the same issue with getting to services in Clackamas County.

Mayor Bubenik stated people like the idea that line 44 will be daily and hourly but will miss the speed of line 96. He asked how long the new line will be. Manager Lyman stated it will be longer. Mayor Bubenik stated it will be important that the line doesn't take too much longer.

Mayor Bubenik asked when the unrestrained version will be coming out. Manager Lyman stated this plan contains concepts and services they can accommodate. She stated the unrestrained version that encompasses more community desires will be addressed after the fiscally restrained version is completed in late 2023.

2. Council Meeting Agenda Review, Communications, and Roundtable.

Councilor Sacco stated she attended the final Diversity Planning Committee meeting. She proposed a Native American Month Proclamation and asked if there is a desire to put it on the

November 28th agenda. Council consensus was reached to add the proclamation to the next agenda.

Councilor Pratt stated she attended the tour of the Republic Services facility in Wilsonville.

Councilor Reyes stated she attended the tour of the Republic Services facility in Wilsonville.

Mayor Bubenik thanked the voters for passing the Parks Bond that was on the ballot. He stated he attended the Tualatin Historical Society banquet, the Veteran’s Breakfast at the Juanita Pohl Center, met with Representative Prusak to seek funding for business recovery efforts, and the Washington County Coordinating Committee.

City Manager Lombos stated at the next Council meeting the Council will record the holiday greeting. She stated the next work session will include the Equity Planning Group results and the transit green line shuttle updates. City Manager Lombos stated December 12th will be the last Council meeting of the year and noted there will be a reception for outgoing Council President Grimes from 5-6pm. She stated there will be a Swearing in Ceremony on January 5th, 5pm, at Tualatin City Services.

Adjournment

Mayor Bubenik adjourned the meeting at 6:24 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR NOVEMBER 14, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Bridget Brooks

Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Announcements

1. New Employee Introduction- Police Services Technician Lindsay Nations

Police Chief Greg Pickering introduced Police Services Technician Lindsay Nations. The Council welcomed her.

2. Employee Promotion- Police Captain Jeremy Rankin

Police Chief Greg Pickering announced the promotion of Police Captain Jeremy Rankin. The Council congratulated him.

3. Proclamation Declaring November 26, 2022 as Small Business Saturday

Tualatin Chamber of Commerce President Susan Noack and CEO Anneleah Jaxon stated Small Business Saturday is the Saturday after Thanksgiving and encouraged citizens to shop small and local.

Councilor Pratt read the proclamation declaring November 26, 2022 as Small Business Saturday in the City of Tualatin.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Pratt, Seconded by Councilor Sacco.
Voting Yea: Mayor Bubenik, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco
Voting Abstaining: Council President Grimes
MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of October 10 and 24, 2022

2. Consideration of **Resolution No. 5651-22** Authorizing the City Manager to Execute an Encroachment Agreement for the Private Encroachment of a City Public Utility Easement on 19551 SW 56th Court
3. Consideration of **Resolution No. 5656-22** Authorizing the City Manager to Execute a Professional Services Agreement with Northwest Geotechnical Consultants, Inc. for Materials Testing and Inspection Services for the City's Capital Projects and for Private Development
4. Consideration of **Resolution No. 5657-22** Authorizing the City Manager to Execute Deeds Granting an Easement to PGE for Utilities Associated with the EV Charging Infrastructure at the Tualatin City Services Site at 10699 SW Herman Road
5. Consideration of Approval of a Change in Liquor License Application for Baja Fresh
6. Consideration of Approval of a New Liquor License Application for Fiasco Enterprises

Public Hearings - Legislative or Other

1. Consideration of **Ordinance No. 1471-22** Making Certain Determinations and Findings Relating to and Approving the Core Opportunity and Reinvestment Area Plan and Directing the Notice of Approval to be Published

Economic Development Manager Jonathan Taylor and Consultant Elaine Howard presented the Core Opportunity Reinvestment Area (CORA). Manager Taylor stated this has been a multi-year endeavor to securely position the community for long-term economic prosperity. He stated with community growth, development constraints presented challenges for long-term community prosperity. Manager Taylor stated the Economic Opportunities Analysis and the Housing Needs Analysis identified that the city is deficient in land. He stated the proposed plan document identifies priority projects and funding in alignment with community needs and goals. Manager Taylor stated the foundation for this project started with the Tualatin 2040 plan in 2018. He stated work on this plan started in 2019 with a URA education series and CURD closure. In 2020 a URA Feasibility study was completed that identified Leveton projects. He stated in 2021 and 2022 District 1 and District 2 were adopted. Manager Taylor stated the plan effort focuses on future redevelopment near major transportation modes, enhancing current employment lands, preparing for major regional transportation projects, remediating areas that are prone to environmental issues, enhancing existing connectivity, and funding major infrastructure projects. He shared the vision for the CORA plan. Manager Taylor shared the recommended boundary is a 42% reduction in the original proposal and a 32% reduction in the maximum indebtedness. He stated they eliminated the portion near Bridgeport Village, the industrial area near Dick's, and removed the RV Park of Portland. He shared the nine plan goals including blight remediation, enhanced connectivity, multi-use development, economic development, community identity, industrial development, public utilities, flood mitigation, and environmental stewardship. Manager Taylor stated the proposed project summary totals \$82,400,000 with a total maximum indebtedness of \$139,000,000. Consultant Howard stated this is not a new tax and explained it is just a new division of how the current tax is disbursed. She noted this does not impact school funding. Manager Taylor stated the plan was shared with all other local taxing jurisdictions and stated they received positive feedback. Consultant Howard shared proposed plan changes as suggested by the City and the Washington County Board of Commissioners. Consultant Howard stated they are seeking acceptance of the proposed changes tonight. Manager Taylor stated if these changes are approved tonight they will come back to the Council on November 28th for consideration of final adoption of the plan.

PUBLIC COMMENT

Dan Cobb stated he would like to see the median income range changed to accommodate affordable housing. He expressed concerns with property values in the Norwood area if a high rise goes in. Mayor Bubenik stated the boundary for the urban renewal zones does not include the Norwood area.

COUNCIL QUESTIONS/COMMENT

Councilor Sacco stated she was impressed with how the city listened to residents and made changes based on the needs of the community.

Councilor Pratt stated she thinks the proposed changes make a lot of sense.

Motion to accept the changes and direct staff to bring back the plan for adoption made by Councilor Pratt, Seconded by Councilor Sacco.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

Public Hearings - *Quasi-Judicial*

1. Consideration of **Ordinance No. 1470-22** Vacating a Portion of the Right-of-Way Located at the East Terminus of Myslony Street and Authorizing the City Manager to Take Any and All Actions Necessary to Implement the Ordinance

Mayor Bubenik opened the public hearing on the consideration of Ordinance 1470-22, vacating a portion of the right-of-way located at the east terminus of Myslony Street and authorizing the City Manager to take any and all actions necessary to implement the ordinance.

Assistant Community Development Director Steve Koper presented the vacation of a portion of Myslony Street. He presented background on what a street vacation means noting ORS 271 allows the City to initiate the process and to make a decision at a public hearing. Director Koper shared a map of the proposed street vacation removing the cul-de-sac and extending the street through to increase connectivity. He shared the notification requirements of the vacation.

Director Koper stated all approval criteria for the proposed vacation have been met. He stated staff recommends adoption of the ordinance.

PUBLIC COMMENT

Brian Kendall spoke in favor of the extension of the street.

COUNCIL QUESTIONS/COMMENT

None.

Motion for first reading by title only made by Councilor Pratt, Seconded by Councilor Sacco.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion for second reading by title only made by Councilor Pratt, Seconded by Council President Grimes.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion to adopt Ordinance No. 1470-22 vacating a portion of the right-of-way located at the east terminus of Myslony Street and authorizing the City Manager to take any and all actions necessary to implement the Ordinance made by Councilor Pratt, Seconded by Councilor Hillier.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

Special Reports

1. Quarterly Financial Report - 1st Quarter of FY 2022/2023

Finance Director Don Hudson presented the first quarter financial report for fiscal year 2022/23. He shared the Quarterly Investment Report and highlighted the portfolio distribution. Director Hudson stated the annual audit for FY 2021/22 was held onsite and will be completed by December 31, 2022. He provided an update on the general fund revenues stating the city has received the opioid settlement allocation, marijuana taxes, and property taxes. Director Hudson provided updates on the budget to actuals for the building fund, road operating fund, storm operating fund, the Core Area Parking Fund, and the water operating fund.

Councilor Pratt asked if the city is limited in the amount of risk the city can take in the portfolio. Director Hudson stated they meet with the City's Investment Advisor on an annual basis and noted there are some limitations made by state statute on what the city can invest in.

General Business

1. Republic Services Request to Consider a Rate Adjustment and Two Additional Solid Waste and Recycling Programs

Management Analyst Lindsay Marshall and Republic Services Staff KJ Lewis and Matt Ketchum presented program considerations and a rate adjustment. Analyst Marshall stated Republic Services is requesting a 7.8% aggregate increase across all service that is a trickle down of costs from Metro for fees regarding the wet waste tonnage allocation. She stated Metro is anticipating a 7-8% increase annually over the next five years. Analyst Marshall stated this increase amounts to an average of \$2.29 a month for a 35 gallon cart.

Councilor Pratt asked what the additional .7% increase for Republic is for since the Metro increase is 7.1%. Ms. Lewis stated it is for inflation costs.

Councilor Reyes stated this is a large increase over the next five years and will impact residents greatly. Analyst Marshall stated Metro can only pass through the cost for doing business.

Councilor Sacco asked what the average increase has been in the past. Analyst Marshall stated the increase last year was 4.8% and even lower before that.

Councilor Pratt asked what percentage of Republic expenses is for dumping fees. Mr. Ketchum stated disposal is a large portion of their costs.

Councilor Reyes asked where residents could go to if they have comments or concerns about these fees. Mayor Bubenik stated they can go to Metro Councilor Rosenthal to discuss these rate increases.

Councilor Hiller asked what the breakdown of the increase is. Analyst Marshall stated 7.1% is from Metro and the .7% is for Republic Services. Ms. Lewis stated Republic's portion is to cover inflation costs.

Councilor Pratt would have liked to see Republic's financials prior to tonight.

Council President Grimes asked if there are any programs that offer hardship waivers. Ms. Lewis stated the county has programs to assist with utility programs.

Mayor Bubenik asked if there was any public comment on the proposed rate increase. There was none.

Councilor Pratt asked for clarification on the aggregated cost as the increased proposed does not average out to such a high increase. City Manager Lombos suggested Republic come back at the next Council meeting with a presentation on the financials to justify the rate increase.

Analyst Marshall presented a residential organics program that allows for curbside composting by placing food waste in yard debris bins for weekly pickup. She stated the program will be available for residential customers who receive an individualized bill. Analyst Marshall stated the program is an additional 70 cents per month per customer and an additional \$1.00 per month if the Council decides to add countertop containers.

Councilor Hillier asked if people can currently recycle food waste in their yard debris bins. Ms. Lewis stated if it becomes a city wide program they want to make sure to capture those costs. Mr. Ketchum stated if residents currently place food waste into their yard debris bins it will have to be captured as trash.

Councilor Sacco asked if the rate of pickup would increase for yard debris pickup. Mr. Ketchum stated the additional stops are based on consumer behavior and composting would increase the amount of pickups.

Councilor Reyes asked if each customer can opt into the program. Analyst Marshall stated this would be a city-wide program.

Councilor Reyes asked where the food waste goes. Manager Lewis stated it goes to a compost facility and then is turned into compost.

Councilor Reyes asked if this program would be in addition to the proposed rate increase. Analyst Marshall stated it would be an additional program cost.

Councilor Sacco asked what the education piece is around the program to change consumer behavior. Analyst Marshall stated there would be an education campaign in coordination with Washington County.

Council President Grimes stated this program is a wonderful opportunity for the city to continue to be more green. She stated with the rate increase under consideration it is hard for her to add an additional fee at this time.

Councilor Reyes would like more time to talk to constituents about their desire for a program like this.

Councilor Pratt would like to see a rate comparison to other cities for a program like this.

Council consensus was reached to push the program to consider at a later date.

Analyst Marshall presented the Recycle+ Program. She stated it is an expanded curbside recycling program for hard to recycle items. She stated only participating customers pay the fees at a monthly base fee of \$2.50 with a pickup cost of \$9.25-\$12.02.

PUBLIC COMMENT

Taylor Loewen for Ridwell spoke in opposition of the Recycle+ Program and asked the Council to consider an alternative regulatory approach that considers innovative programs like Ridwell's. She stated they provide a more comprehensive service that is provided at a lower cost than the one proposed tonight. Ms. Loewen stated they are happy to participate in a regulatory permitted program.

Lori Kellogg spoke in support of the current recycling programs available in Tualatin. She is a current Ridwell customer as they offer her the opportunity to reuse and recycle many items that Republic does not accept. Ms. Kellogg stated she is in support of healthy commerce but against programs that would inhibit innovation from companies such as Ridwell. She encouraged the council to support healthy commerce and look at new ways to provide innovative services to customers.

Terri Renfro does not want to see Ridwell eliminated as a provider. She wants to see the Council leave the door open for innovative companies such as theirs.

COUNCIL QUESTIONS/COMMENTS

Mayor Bubenik asked if the Recycle+ Program is approved, if Ridwell would no longer be able to operate. Analyst Marshall stated Ridwell would only not be allowed to pickup items that Republic is recycling per the franchise agreement. Ms. Lewis stated Republic is the city's franchise hauler making what they do regulated and they have to report to Council. She stated the recycling modernization act will be coming online soon and will change how items are recycled.

Councilor Sacco asked about the Recycling Modernization Act. Manager Lewis stated the act will create a statewide list for what is recyclable so there is consistency across the state and it also created the Truth in Labeling Committee.

Council President Grimes asked if the act requires haulers to expand what they take. Manager Lewis stated it may but it will be considering many other factors as well.

Mayor Bubenik asked if a franchise agreement is eventually reached with Ridwell as a drop box service how would that impact the Recycle+ program. City Manager Lombos stated they would need to get clarification on that from the City Attorney.

Councilor Pratt would like Ridwell to work with the City on coming to a resolution on a franchise agreement.

Councilor Sacco stated it is important to meet consumers where they are at and having two programs would be the optimal option for the environment.

Council consensus was reached to decline the program at this time and ask Ridwell to sign on as a franchisee.

Council Communications

Councilor Hillier thanked the Police Department for holding the Drug Take Back event.

Council President Grimes asked if the wetlands that are flooding behind the strip mall on Nyberg could be addressed. City Manager Lombos stated staff will look into it.

Adjournment

Mayor Bubenik adjourned the meeting at 9:27 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Bates Russell, Information Services Director
DATE: 11/28/2022

SUBJECT:

Authorize the City Manager to Execute an Amendment to Extend the Broadband Users Group (BUG) Intergovernmental Agreement to January 1, 2026

RECOMMENDATION:

Staff recommends that Council authorize the City Manager to extend the agreement.

EXECUTIVE SUMMARY:

The Broadband User Group (BUG) was created in December 2007 to provide access to the Internet, Washington County Consolidated Communications Agency (WCCCA), Washington County Cooperative Library Service (WCCLS), and Portland Police database services. The BUG is a collective of 12 governmental organizations that have banded together to foster communication between the participants.

This is the second amendment to the original agreement (Resolution 4745-08). The purpose of this amendment is to extend the duration of the first amendment until January 1, 2026.

The City of Tualatin pays \$19,590 per year for this service. The payment rate is currently based on a usage model.

The benefits of this relationship are:

1. Providing a model of shared technical services to benefit the residents and taxpayers of the City of Tualatin
2. Management of our firewall and major network services by Washington County technical staff
3. Access to the Portland Police database system for our Police personnel
4. Access to the WCCLS library system
5. Access to the WCCCA life services communication systems - 911 center
6. Access to redundant Internet services through EasyStreet and Integra Telecom
7. Access to technical services at all the other member organizations
8. Share costs for expensive networking and firewall systems
9. Promote interoperability between the participating organizations

The City Council must decide whether to continue this relationship and approve the amendment.

FINANCIAL IMPLICATIONS:

The City pays approximately \$19,590 per year for the services provided under the intergovernmental agreement.

ATTACHMENTS:

-Second Amendment to intergovernmental agreement Broadband Users Group

**SECOND AMENDMENT TO
INTERGOVERNMENTAL AGREEMENT
BROADBAND USER'S GROUP (BUG)**

*Shared Use of Public Communication Network, Internet Access, Communication Devices and
Communication Equipment*

WHEREAS, the Cities of Beaverton, Cornelius, Forest Grove, Hillsboro, King City, Lake Oswego, Tigard, Tualatin, Banks, Sherwood, and North Plains, and Clean Water Services, Metropolitan Area Communications Commission, Tualatin Valley Fire & Rescue, Washington County, Washington County Consolidated Communications Agency, Washington County Cooperative Library Services, Banks Fire District 13, and Tualatin Hills Parks and Recreation District previously entered into the Broadband Users Group Intergovernmental Agreement, (hereafter “BUG IGA” or “Agreement”);

WHEREAS, pursuant to section 11.2 of the Agreement, the BUG IGA will terminate in 2023; and

WHEREAS, the Parties individually and collectively desire to extend the duration of the BUG IGA until January 1, 2026;

NOW THEREFORE, pursuant to ORS 190.010 et. seq., the Parties hereby agree to as follows:

A. Section 11.2 of the BUG IGA is hereby amended to read as follows (deleted language in ~~strike through~~ and new language in *underline italic*):

11.2 This Agreement and the BUG will continue until January 1, 2023~~6~~. A Participant may withdraw from the BUG by giving at least 180 days written notice of its intent to withdraw to the GB Chair. The written notification (not email) must include a transition plan developed by the withdrawing Participant to allow the orderly and coordinated ending of all BUG related services. The withdrawing Participant is responsible for the transition plan that must include: 1) an inventory listing each BUG related interconnectivity requirement with certification that each is addressed prior to disconnection, 2) a written summary of a meeting with the Lead Administrative Agency to review termination requirements, and 3) a timeline for withdrawing based on that meeting with the Lead Administrative Agency.

B. Except as expressly amended by this Second Amendment, all terms and provisions of the BUG IGA shall remain in full force and effect.

C. This Second Amendment to the BUG IGA may be executed in one or more counterparts (facsimile or otherwise), each of which shall be deemed to be an original. All

counterparts shall constitute one agreement binding on all parties. This Second Amendment to the BUG IGA shall be effective as of the last date of signature indicated below.

THE PARTIES, by execution of this Second Amendment to the BUG IGA, hereby acknowledge that their signing representatives have read this Agreement, understand it, and agree to be bound by its terms and conditions. This Second Amendment to the BUG IGA is hereby APPROVED AND SIGNED by the appropriate officers who are authorized to execute this agreement on behalf of the governing body of each Party.

Dated this _____ day of _____, 2022

Banks Fire District 13

Banks Fire District 13 Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Banks

City of Banks Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Beaverton

City of Beaverton Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Cornelius

City of Cornelius Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Forest Grove

City of Forest Grove Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Hillsboro

City of Hillsboro Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of King City

City of King City Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Lake Oswego

City of Lake Oswego Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of North Plains

City of North Plains Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Tigard

City of Tigard Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Tualatin

City of Tualatin Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

Clean Water Services

CWS Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

MACC

MACC Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

THPRD

THPRD Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

Tualatin Valley Fire & Rescue

TVF&R Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

Washington County/WCCLS

WC Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

WCCCA

WCCCA Attorney
APPROVED AS TO FORM

Dated this _____ day of _____, 2022

City of Sherwood

City of Sherwood Attorney
APPROVED AS TO FORM



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Mike McCarthy, City Engineer
Bryce Donovan, Engineering Associate

DATE: November 28, 2022

SUBJECT:

Consideration of **Resolution No. 5655-22** Authorizing the City Manager to Execute an Amendment to an Intergovernmental Agreement with Clean Water Services for the 65th/Nyberg Sanitary Sewer Rehabilitation Project.

RECOMMENDATION:

Staff recommends Council authorize the City Manager to sign the Amendment to the Intergovernmental Agreement

EXECUTIVE SUMMARY:

This project will construct new pipes, manholes, and connections to replace the existing deteriorated sanitary sewer trunk main west of 65th Avenue and south of Nyberg Road. This work also includes repair of a stormwater outfall that is currently affecting the sewer.

- This Amendment revises a March 23, 2020 Intergovernmental Agreement (IGA) between Tualatin and Clean Water Services (CWS) to improve aging and damaged sanitary sewer infrastructure on the Nyberg Sanitary Sewer Trunk Main.
- During project engineering, it was determined that;
 - Additional pipe and manhole replacement would be necessary
 - Project costs had been underestimated
 - Inflation and supply chain issues have further increased project cost.
- This additional project scope and associated cost has been endorsed by the CWS Capital Improvement Program Prioritization (CIPP) Committee.
- This Amendment to the IGA will provide a revised not-to-exceed amount of \$1,400,000.

OUTCOMES OF DECISION:

Authorizing amendment of the agreement would allow construction of this project to proceed and the City to receive additional system development charge funding from Clean Water Services as reimbursement for project costs.

ALTERNATIVES TO RECOMMENDATION:

Council could decide not to authorize signature of this Amendment. This would result in the City not receiving additional SDC funding from Clean Water Services beyond the currently authorized not-to-exceed amount of \$700,000.00.

FINANCIAL IMPLICATIONS:

The City's share of the cost of the proposed project cost is zero dollars. Clean Water Services has agreed, through the IGA and this Amendment, to incur all costs associated with this sewer rehabilitation project.

ATTACHMENTS:

- Resolution 5655-22 Authorizing the City Manager to execute an Amendment to the IGA with Clean Water Services for the 65th/Nyberg Sanitary Sewer Rehabilitation Project
- Intergovernmental Agreement Amendment with Clean Water Services for the 65th/Nyberg Sanitary Sewer Rehabilitation Project
- Original Intergovernmental Agreement with Clean Water Services

RESOLUTION NO. 5655-22

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT WITH CLEAN WATER SERVICES FOR THE 65th/NYBERG SANITARY SEWER REHABILITATION PROJECT

WHEREAS, Clean Water Services is a county service district formed under Oregon Revised Statutes Chapter 451;

WHEREAS, ORS 190 authorizes Tualatin and Clean Water Services to enter into an intergovernmental agreement and to delegate to each other authority to perform their respective functions as necessary;

WHEREAS, on or about March 23, 2020 Clean Water Services and the City entered into an Intergovernmental Agreement with a not-to-exceed amount of \$700,000.00 for construction of the 65th/Nyberg Sanitary Sewer Rehabilitation Project to improve aging and damaged sanitary sewer infrastructure;

WHEREAS, during the project engineering design stage, the City determined that project costs were more than anticipated due to the addition of a manhole, rehabilitation of a second manhole, and bypass pumping and civil engineering; and

WHEREAS, the parties wish to amend the Intergovernmental Agreement to allow additional SDC funding from Clean Water Services to be used to complete the revised scope of work for a revised not-to-exceed amount of \$1,400,000.00.

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

Section 1. The City Manager is authorized to execute an Amendment to the Intergovernmental Agreement with Clean Water Services for the 65th/Nyberg Sanitary Sewer Rehabilitation Project, which is attached as Exhibit 1, and incorporated by reference.

Section 2. The City Manager is authorized to make administrative modifications to the Intergovernmental Agreement to fully implement its intent.

Section 3. This resolution is effective upon adoption.

Adopted by the City Council this 28th day of November, 2022.

ATTEST:

CITY OF TUALATIN, OREGON

BY _____
City Recorder

BY _____
Mayor

AMENDMENT TO INTERGOVERNMENTAL AGREEMENT
BETWEEN
CLEAN WATER SERVICES AND CITY OF TUALATIN

This Amendment, dated effective _____, ____ is between Clean Water Services (District) and the City of Tualatin (City), and amends the parties' Intergovernmental Agreement dated March 23, 2020 (IGA).

RECITALS

1. City and District entered into the IGA for construction of the SW 65th / Nyberg Sanitary Sewer Trunk Line Rehabilitation (Project) to improve three segments of aging or damaged sanitary sewer infrastructure.
2. During project engineering, civil engineering costs increased.
3. Project costs increased because of rapid inflation in construction prices, delays in the supply chain to obtain materials, and a shortage of construction workers.
4. City requested that District increase the not-to-exceed amount in the IGA by \$700,000.
5. The parties wish to amend the IGA to modify the Project scope and not-to-exceed amount.

TERMS AND CONDITIONS

1. Project Description

Replace the Project Description in Section B with the following:

“The Project consists of improvements to approximately 800 feet of 18-inch diameter concrete sanitary sewer and five manholes located west of 65th Avenue across a private parking lot and through the existing Nyberg wetlands. See attached Exhibit A for the Project location.”

2. Not-to-Exceed Amount

The total not-to-exceed amount to be paid by the Financial Partner toward the cost of the Project in Exhibit B of the IGA is increased from \$700,000 to \$1,400,000.

3. Electronic Signature

This document may be executed in several counterparts, each of which will be an original, all of which will constitute one and the same instrument. An electronic signature will be considered an original. The individuals signing this document certify

that they are authorized to execute this document on behalf of the City and District respectively.

4. Effect of Amendment

This Amendment is effective upon the date of the last signature affixed below. Except as modified by this Amendment, the original IGA remains in full force and effect.

CLEAN WATER SERVICES

CITY OF TUALATIN

By: _____
Chief Executive Officer or Designee

By: _____
City Manager or Designee

Date: _____

Date: _____

APPROVED AS TO FORM

District Counsel

**INTERGOVERNMENTAL AGREEMENT
BETWEEN CITY OF TUALATIN AND
CLEAN WATER SERVICES FOR CONSTRUCTION OF
NYBERG SANITARY SEWER TRUNK LINE REHABILITATION**

This Agreement, dated MARCH 23, 2020, is between Clean Water Services (District) a county service district organized under ORS Chapter 451 and the City of Tualatin (City) an Oregon Municipality.

A. RECITALS

ORS 190.003 - 190.110 encourages intergovernmental cooperation and authorizes local governments to delegate to each other authority to perform their respective functions as necessary.

City intends to undertake the SW 65th / Nyberg Sanitary Sewer Trunk Line Rehabilitation (Project) to improve three segments of aging or damaged sanitary sewer infrastructure. This Project has been endorsed by the Capital Improvement Program Prioritization Committee.

NOW, THEREFORE, the parties agree as follows:

B. PROJECT DESCRIPTION

The Project consists of improvements to approximately 800 feet of 18-inch diameter concrete sanitary sewer and four manholes located west of 65th Avenue across a private parking lot and through the existing Nyberg wetlands. See Exhibit A attached hereto for the Project location.

C. DEFINITIONS

1. Capital Improvement Program Prioritization Committee – This Committee has been established by District and the Member Cities of Beaverton, Cornelius, Forest Grove, Hillsboro, Tigard, Tualatin, and Sherwood.
2. Financial Partner –City or District will assume this role, primarily for the purpose of funding a portion of the Project.
3. Managing Partner –City or District will assume this role, primarily for the purpose of administering the Project.

D. DISTRICT OBLIGATIONS

District is the Financial Partner and shall perform all Tasks identified on Exhibit B for the Financial Partner, the List of Standard Obligations, attached hereto unless the Task is checked "Not Applicable". District shall assign Linda Hulme as District's Project Manager.

E. CITY OBLIGATIONS

City is the Managing Partner and shall perform all services identified on Exhibit B for the Managing Partner unless the Task is checked "Not Applicable". City shall assign Casey Ferguson as City's Project Manager.

F. GENERAL TERMS

1. Laws and Regulations. City and District agree to abide by all applicable laws and regulations.
2. Term of this Agreement. This Agreement is effective from the date the last party signs it and shall remain in effect until the Project is complete and the parties' obligations have been fully performed or this Agreement is terminated as provided herein.
3. Amendment of Agreement. City and District may amend this Agreement from time to time, by mutual written agreement.
 - A. Proposed changes of scope during the Project implementation must be reviewed and endorsed by the Capital Improvement Program Prioritization Committee. Changes necessitated by conditions discovered during design or construction, but consistent with the original scope of the Project, may be approved by the Managing Partner without further approval.
 - B. The construction contract amount of the Project may be increased by up to 20% without re-negotiating the Agreement, provided the increase shall not exceed the not-to-exceed amount in Exhibit B.
4. Termination. This Agreement may be terminated immediately by mutual written agreement of the parties, or by either of the parties notifying the other in writing prior to award of a construction contract, with the termination being effective in 30 days.
5. Integration. This document constitutes the entire agreement between the parties on the subject matter hereof and supersedes all prior or contemporaneous written or oral understandings, representations or communications of every kind on the subject. No course of dealing between the parties and no usage of trade shall be relevant to supplement any term used in this Agreement. Acceptance or acquiescence in a course of performance rendered under this Agreement shall not be relevant to determine the meaning of this Agreement and no waiver by a party of any right under this Agreement shall prejudice the waiving party's exercise of the right in the future.

6. Indemnification. Within the limits of the Oregon Tort Claims Act, codified at ORS 30.260 through 30.300, each of the parties shall indemnify and defend the other and their officers, employees, agents, and representatives from and against all claims, demands, penalties, and causes of action of any kind or character relating to or arising from this Agreement (including the cost of defense thereof, including attorney fees) in favor of any person on account of personal injury, death, damage to property, or violation of law, which arises out of, or results from, the negligent or other legally culpable acts or omissions of the indemnitor, its employees, agents, contractors or representatives.
7. Attorney Fees. If any dispute arises concerning the interpretation or enforcement of this Agreement or any issues related to the U.S. Bankruptcy Code (whether or not such issues relate to the terms of this Agreement), the prevailing party in any such dispute shall be entitled to recover all of its attorney fees, paralegal fees, costs, disbursements and other expenses from the non prevailing party, including without limitation those arising before and at any trial, arbitration, bankruptcy, or other proceeding and in any appeal.
8. Resolution of Disputes. If any dispute out of this Agreement cannot be resolved by the project managers from each party, the City Manager and District's Chief Executive Officer will attempt to resolve the issue. If the City Manager and Chief Executive Officer are not able to resolve the dispute, the parties will submit the matter to mediation, each party paying its own costs and sharing equally in common costs. In the event the dispute is not resolved in mediation, the parties will submit the matter to arbitration. The decision of the arbitrator shall be final, binding and conclusive upon the parties and subject to appeal only as otherwise provided in Oregon law.
9. Interpretation of Agreement.
 - A. This Agreement shall not be construed for or against any party by reason of the authorship or alleged authorship of any provision.
 - B. The paragraph headings contained in this Agreement are for ease of reference only and shall not be used in construing or interpreting this Agreement.
10. Severability/Survival. If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired. All provisions concerning the limitation of liability, indemnity and conflicts of interest shall survive the termination of this Agreement for any cause.
11. Approval Required. This Agreement and all amendments, modifications or waivers of any portion thereof shall not be effective until approved by 1) District's Chief Executive Officer or the Chief Executive Officer's designee and when required by applicable District rules, District's Board of Directors and 2) City. Proposed changes of scope must also be approved by the Capital Improvement Program Prioritization Committee.
12. Choice of Law/Venue. This Agreement and all rights, obligations and disputes arising out of the Agreement shall be governed by Oregon law. All disputes and litigation

arising out of this Agreement shall be decided by the state courts in Oregon. Venue for all disputes and litigation shall be in Washington County, Oregon.

CLEAN WATER SERVICES

By: 
Chief Executive Officer or Designee


Date: 2/26/20

CITY OF TUALATIN, OREGON

By: 
City Manager or Designee

Date: 3/23/20

APPROVED AS TO FORM


District Counsel

APPROVED AS TO FORM

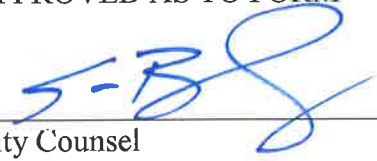
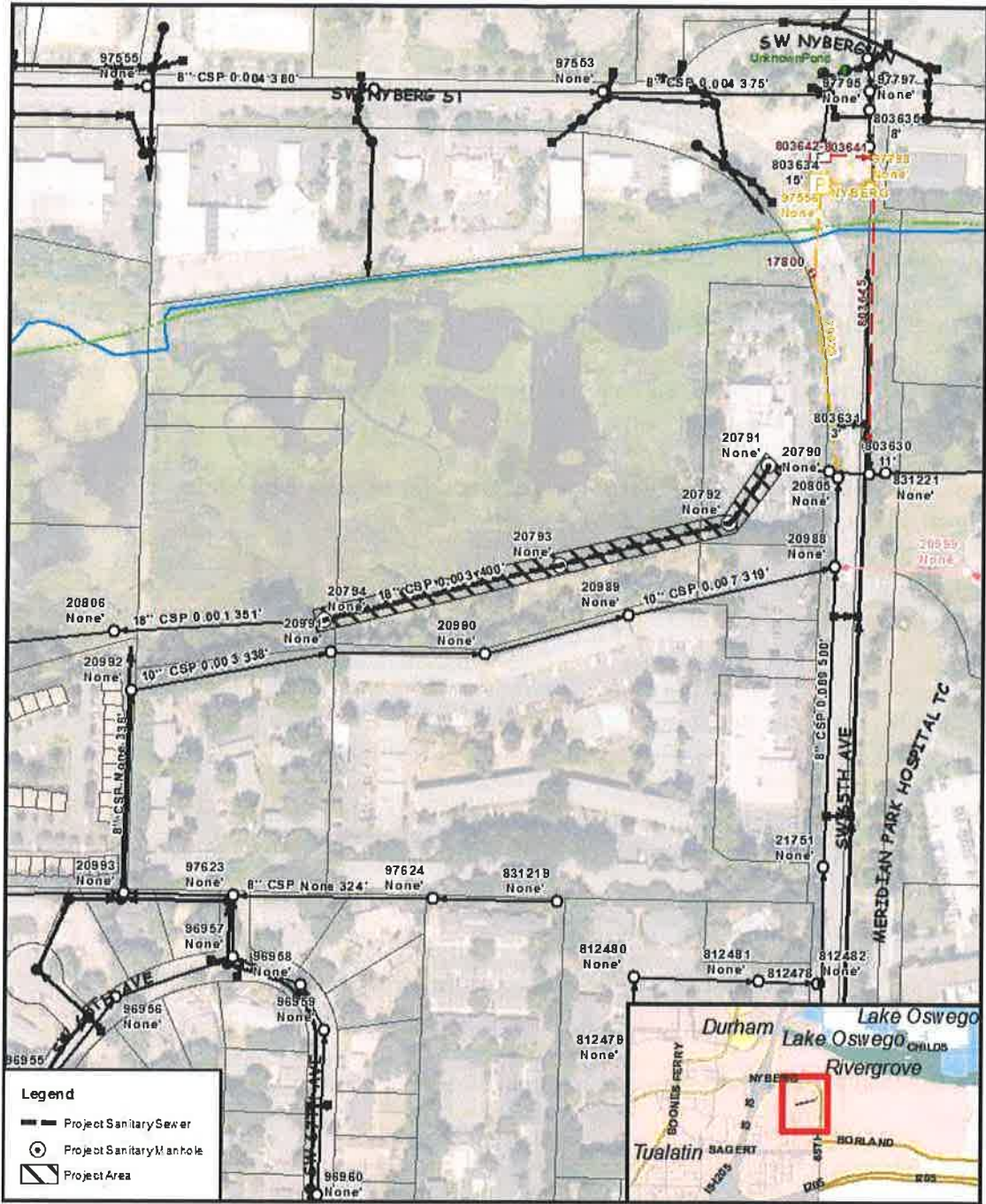

City Counsel

Exhibit A Project Location Map



**Exhibit A-65th/Nyberg Sanitary Sewer Trunk Line Rehabilitation
City of Tualatin**

Washington County, Oregon



1 inch = 200 feet

**EXHIBIT B
LIST OF STANDARD OBLIGATIONS**

Task	Not Applicable
<u>Managing Partner shall:</u>	
Provide Financial Partner at least ten days to review the plans and specifications for the Project and incorporate Financial Partner's comments into the plans.	<input type="checkbox"/>
Provide any required notice and communicate with the neighborhood and property owners within the Project limits. Respond to public calls arising from work being completed under this Agreement.	<input type="checkbox"/>
Prepare and submit invoices of the Project costs to Financial Partner quarterly and upon completion of the Project.	<input type="checkbox"/>
Make all required payments to the construction contractor.	<input type="checkbox"/>
Prepare and submit a Project summary of completed tasks to Financial Partner with each invoice.	<input type="checkbox"/>
Prepare all contracts and bid documents, advertise for bids, and select a construction contractor for the Project.	<input type="checkbox"/>
Construct the Project and provide construction inspection and management services for the Project.	<input type="checkbox"/>
If requested, hold progress meetings with Financial Partner during the field investigation and design phases of the Project. Financial Partner may review options and provide input on the Project.	<input type="checkbox"/>
Pay 0 percent of the following costs for the Project: administration, easements, field inspection, design, construction and construction administration (Project Costs).	<input type="checkbox"/>
Require all contractors to include Financial Partner as an additional insured on insurance coverage required for construction work performed in completing the Project.	<input type="checkbox"/>
Take the lead in coordinating public involvement related to the Project.	<input type="checkbox"/>
Waive any land use or permit fees (except plumbing inspection fees) for work related to the Project.	<input type="checkbox"/>
City currently has sewer fund balances, including a sewer development charge (SDC) balance. City has been allowed to retain these balances to "spend down" on sewer-related projects within the City, regardless of funding responsibilities. Funding for the Project shall include \$ _____ from City's existing sewer fund balances.	<input checked="" type="checkbox"/>

EXHIBIT B
LIST OF STANDARD OBLIGATIONS

Task	Not Applicable
<u>Infiltration and Inflow Abatement projects</u>	
Obtain written permission from each property owner to inspect their sanitary sewer lateral and to line or replace it if deficient.	<input checked="" type="checkbox"/>
Establish whether each property has a cleanout at the structure. If no cleanout exists, Managing Partner will install one.	<input checked="" type="checkbox"/>
Inspect and evaluate each sanitary sewer lateral and main with a television camera. Managing Partner will line or replace all deficient sewer laterals and mains.	<input checked="" type="checkbox"/>
Other: (please describe) _____	<input checked="" type="checkbox"/>
<u>Financial Partner shall:</u>	
Review the plans and specifications for the Project and provide Managing Partner with written comments and/or approval within 10 days of receiving them.	<input type="checkbox"/>
Have the right to approve the final acceptance of the Project after construction.	<input type="checkbox"/>
Pay Managing Partner 100 percent of the Project Costs.	<input type="checkbox"/>
Pay invoices submitted by Managing Partner for actual costs incurred within 30 days of approving the invoice. The invoice shall include full progress payment amounts, including typical construction retainage.	<input type="checkbox"/>
Pay a total not to exceed of \$700,000 toward the cost of the Project.	<input type="checkbox"/>
Assist Managing Partner in communicating with the property owners and Project stakeholders.	<input checked="" type="checkbox"/>
Other: (please describe) _____	<input checked="" type="checkbox"/>



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: November 28, 2022

SUBJECT:

Consideration of **Resolution No. 5658-22** Awarding a Contract for Veterans Plaza Construction Documents and Professional Services to Shapiro Didway LLC.

RECOMMENDATION:

Staff recommends Council award a contract to Shapiro Didway LLC for construction documents, design and related professional services for Veterans Plaza, and authorize the City Manager to enter into a contract for consulting services.

EXECUTIVE SUMMARY:

The 2019 Parks and Recreation Master Plan identified the need for future parks, trails and natural areas, which included a space to honor and recognize veterans. Veterans Plaza planning was accomplished in two phases with over 1,550 people participating in 40 community engagement opportunities. Public involvement included materials translated into Spanish, and engagement interpreters and Spanish speaking outreach. Council accepted the Veterans Memorial Concept Planning and Site Selection Report on September 14, 2020, and Veterans Plaza Plan and Design Report on August 8, 2022.

FINANCIAL IMPLICATIONS:

The agreement with Shapiro Didway LLC for construction documents and related professional services totals \$206,538. This phase of the Veterans Plaza project is approved in the current budget. Construction management and plaza construction will require future budget consideration.

Attachments:

Resolution 5658-22

RESOLUTION NO. 5658-22

A RESOLUTION AWARDING A CONTRACT FOR VETERANS PLAZA
CONSTRUCTION DOCUMENTS AND PROFESSIONAL SERVICES TO SHAPIRO
DIDWAY LLC

WHEREAS, the City accepted the Veterans Memorial Concept Planning & Site Selection Report on September 14, 2020, and the Veterans Plaza Plan & Design Report on August 8, 2022;

WHEREAS, on August 17, 2022, the City advertised a Request for Proposal process for Veterans Plaza Construction Documents and Related Professional Services;

WHEREAS, the City received one (1) proposal prior to the close of the submittal period;

WHEREAS, the City conducted a Request for Proposal process under ORS 279B.060 and Shapiro Didway LLC. was the successful proposer; and

WHEREAS, awarding the contact to Shapiro Didway LLC for Veterans Plaza Construction Documents and Related Professional Services is in the best interest of the City.

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

Section 1. The City awards the contract for the Veterans Plaza Construction Documents and Professional Services to Shapiro Didway LLC.

Section 2. The City Manager is authorized to execute a contract with Shapiro Didway LLC in the amount of \$206,538.

Section 3. The City Manager is authorized to execute change orders, in the amount of up to 10% of the total contract price, without the need for Council approval.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 28th day of November, 2022.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: November 28, 2022

SUBJECT:

Consideration of **Resolution No. 5659-22** Authorizing the Purchase and Installation of Barbecue Equipment, Shelter and Surface through a Cooperative Procurement Program.

RECOMMENDATION:

Staff recommends approval of Resolution No. 5659-22.

EXECUTIVE SUMMARY:

The assessments of existing park facilities and equipment show park assets that have a high priority due to condition issues. The condition scoring criteria includes the following: System Balance, Urgency/Immediacy, Ease of Implementation, Synergistic, Environmental Sustainability, Operational Sustainability, and Scale of Benefit. Tualatin Community Park barbecue equipment and shelter replacement ranked high, and the project was recommended by Parks Advisory Committee during the 2022/23 budget process. Funding to replace this park asset has been approved in the Parks Utility Fee fund. This project includes removal and replacing the barbecue equipment, shelter and surface. The existing shelter was dismantled due to safety concerns, and staff believes the most efficient and effective method to expedite replacement is through the State of Oregon cooperative purchasing program.

FINANCIAL IMPLICATIONS:

The project funds are approved and allocated in the current Parks Utility Fee budget. The cost for this cooperative procurement for the barbecue equipment and shelter replacement is \$69,516.06.

ATTACHMENTS:

Resolution No. 5659-22

RESOLUTION NO. 5659-22

A RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF PARK BARBECUE EQUIPMENT, SHELTER AND SURFACE THROUGH A COOPERATIVE PROCUREMENT PROGRAM

WHEREAS, the City is a member of State of Oregon cooperative purchasing program;

WHEREAS, as required by ORS 279A.220, the City provided notice in the Daily Journal of Commerce on November 14, 2022 indicating its intent to award a contract through cooperative procurement;

WHEREAS, the City provided at least seven days for vendors who would otherwise be prospective bidders or proposers on the contract an opportunity to comment on the City's intent to establish a contract through a cooperative procurement;

WHEREAS, the City did not receive any comments;

WHEREAS, the procurement complied with the City's and State public contracting requirements; and

WHEREAS, the City wishes to award the contract through a cooperative procurement.

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

Section 1. The City awards an authorization to Northwest Playground Equipment, Inc. for the purchase and installation of barbecue equipment, shelter and surface for \$69,516.06, under the terms and conditions of the cooperative procurement agreement.

Section 2. The City Manager is authorized to execute any and all documents necessary to effectuate the procurement.

Section 3. The City Manager is authorized to execute change orders, in the amount of up to 10% of the total contract price, without the need for Council approval.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 28 day of November, 2022.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Mike McCarthy, City Engineer
Bryce Donovan, Engineering Associate

DATE: November 28, 2022

SUBJECT:

Consideration of **Resolution No. 5660-22** Awarding the Contract for Construction of the Tualatin Road and Hazelbrook Area Improvements, part of the Tualatin Moving Forward Program

RECOMMENDATION:

Staff recommends that Council approve the resolution awarding and authorizing the City Manager to execute a contract with Brown Contracting, Inc. to construct the Tualatin Road and Hazelbrook Area Improvements in the amount of \$443,823.00.

EXECUTIVE SUMMARY:

This project, located at the Hazelbrook Area (near Tualatin Road, Jurgens Avenue, and Hazelbrook Road and School), is to install flashing lights at crosswalks on Tualatin Road (at Jurgens, Teton, and 108th), restripe Hazelbrook Road and Jurgens Avenue to add bike lanes, make pedestrian improvements at the Hazelbrook/Jurgens intersection, and add a crosswalk across Jurgens Avenue between Wasco and Kiowa Streets this winter/spring.

The construction contract was advertised in the Daily Journal of Commerce on October 24, 2022 and the Business Tribune on October 25, 2022. Six bids were received before the bid period closed on November 15, 2022. Brown Contracting, Inc. submitted the lowest responsible bid for the project in the amount of \$443,823.00.

OUTCOMES OF DECISION:

Adopting the resolution and authorizing contract execution would allow construction of this project to proceed.

FINANCIAL IMPLICATIONS:

Funds for this project are available in the Transportation Project Fund.

ATTACHMENTS:

- Resolution No. 5660-22 Awarding Contract

RESOLUTION NO. 5660-22

A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION OF THE TUALATIN RD. AND HAZELBROOK AREA IMPROVEMENTS

WHEREAS, the above-referenced project was posted on October 24, 2022 in the *Daily Journal of Commerce* and on October 25, 2022 in the *Business Tribune* and the City requested competitive sealed bids as part of its capital improvement program;

WHEREAS, 6 bids were received prior to the close of the bid period on November 15, 2022;

WHEREAS, Brown Contracting, Inc. submitted the lowest responsible bid for the project in the amount of \$443,823.00; and

WHEREAS, there are funds budgeted for this project in the Transportation Fund.

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

Section 1. Brown Contracting, Inc. is hereby awarded a contract for the Tualatin Rd. and Hazelbrook Area Improvements

Section 2. The City Manager is authorized to execute a contract with Brown Contracting, Inc. in the amount of \$443,823.00.

Section 3. The City Manager, or the City Manager's designee, is authorized to execute Change Orders totaling up to 10% of the original contract amount.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 28th day of November, 2022.

ATTEST:

CITY OF TUALATIN, OREGON

BY _____
City Recorder

BY _____
Mayor

Juanita Pohl Center Advisory Committee

Annual Report



Committee Members

- **Susan Noack, Chair**
- **Amanda Ballard**
- **Peggi Federspiel**
- **Bob Grable**
- **Marilyn Ogorzaly**
- **Julia Phu**
- **Thea Wood**



Committee Role

- **Dedicated to Programs & Services**
- **Influence Policies, Programs and Services Offered at the Center**
- **Support Efforts to Successfully Continue to Increase Attendance & Participation**



Increase Participation/Utilization

Programs

- Arts & Culture
- Educational/Enrichment
- Environmental
- Evidence-Based
- Fitness & Wellness
- Intergenerational
- Social
- Virtual



Partnerships

- AARP
- Alzheimer Association
- Cascadia VIEWS
- Farmington Square Tualatin
- Oasis Senior Advisors
- Meals on Wheels People
- New Horizons Big Band
- NRPA
- NW Medicare Advisors
- The Community at Marquis
- Tualatin Sustainability Network
- Washington County



Benefits

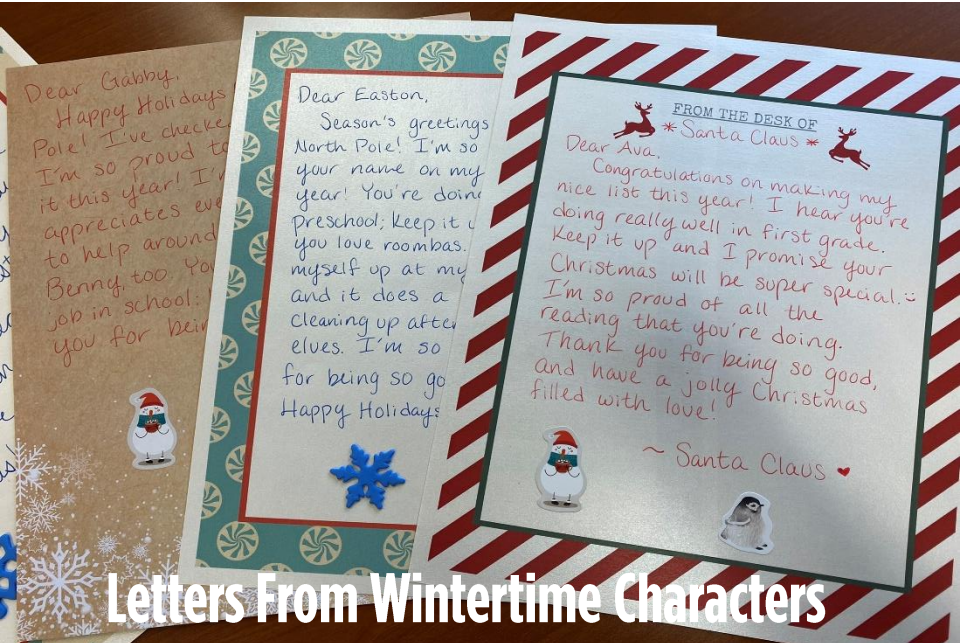
- **Improve Health & Promote Healthy Lifestyles**
- **Life-Long Learning & Enrichment Opportunities**
- **Increase Quality of Life**
- **Social & Intellectual Engagement & Interaction**



Active Older Adults at the Pohl Center



Mental Wellness & Stress Management Fair



Letters From Wintertime Characters



Pili Guitar Group

Active Older Adults at the Pohl Center



Rentals

- **Business Meetings**
- **Private Parties**
- **Special Events**



- **Building Rented 43 Times**
- **4,850 Guests Attended**

Enhance Center's Appearance

- **New Roof (October – November 2021)**
- **Reupholster Dining Room Chairs (May 2022)**
- **New Accordion/Folding Wall (May – June 2022)**



Action Plan for 2023

- **Continue to Provide & Expand High Quality Programs and Services for Active Adults With a Focus on the Seven Dimensions of Wellness** **as outlined by the International Council on Active Aging*
 - Emotional, Cognitive, Physical, Vocational, Social, Spiritual, Environmental
- **Continue to Increase Diversity, Visibility & Awareness**
- **Continue to Increase Partnerships with National Organizations & Local Community Groups**



Questions/Comments?





City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Jonathan Taylor, Economic Development Manager
DATE: November 28, 2022

SUBJECT:

Consideration of Ordinance 1471-22 of the Tualatin City Council making certain determinations and findings relating to and approving the Core Opportunity and Reinvestment Area Plan and directing that notice of approval be published.

RECOMMENDATION:

Approve Ordinance 1471-22

EXECUTIVE SUMMARY:

Since 2018, the City of Tualatin has worked on several long-range projects to securely position our community for long-term economic prosperity beginning with the Tualatin|2040 project. To address the constraints identified in the Tualatin|2040 project, Council directed staff to conduct a feasibility study for urban renewal in the Town Core Area.

In January 2022, Council directed staff to develop a draft urban renewal plan for consideration. Council appointed a working group with Resolution 5607-22 to provide feedback on existing conditions of the area, propose a vision and plan objectives, and to identify a final boundary, list of projects, and total maximum indebtedness.

The vision for the Plan takes existing work from prior strategic planning efforts and past conversations and recommendations and consolidates them into one purpose. This vision will be utilized for the adopted plan document that will direct funding and policy priorities for future efforts in the proposed area. The following is the proposed vision:

The Core Opportunity and Reinvestment Area Plan is a guiding document in our community's sustainable 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 create an active civic core.

The Plan has nine goals: blight remediation, enhanced connectivity, mixed-use development, economic development, community identity, industrial development, public utilities, flood mitigation, and environmental stewardship. The identified projects presented in the draft plan for the Core Opportunity and Reinvestment Area were sourced from existing strategic/development plans adopted by the City of Tualatin. The projects are divided into six areas of focus: blight Remediation, transportation, land acquisition/disposition, community identity, developer incentives and rebates, economic development and administration. The total project amount is \$82 million dollars (2023\$).

On September 12, 2022, the Tualatin Development Commission adopted Resolution 633-22 to commence the formal review process and forwarded the proposed urban renewal plan to the Tualatin Planning Commission to determine conformance with the Tualatin Development Code and the Tualatin Comprehensive Plan. On October 20, 2022, the Tualatin Planning Commission approved by motion that the proposed Core Opportunity and Reinvestment Area Plan is in conformance with the Comprehensive Plan.

The City presented to our regional taxing districts on the proposed plan that provided information on projects, boundary, plan term, and maximum indebtedness. Districts included: Tualatin Valley Fire and Rescue (9/27/2022), Clackamas County Board of Commissioners (10/19/2022), Tigard-Tualatin School District (10/24/2022), and Washington County Board of Commissioners (10/25/2022).

The Tualatin City Council held a public hearing for Ordinance 1471-22 on November 14, 2022. No citizen spoke in favor or opposition to the proposed Plan. The City Council approved all recommended changes provided by the City of Tualatin and Washington County Board of Commissioners.

OUTCOMES OF DECISION:

If approved, the City of Tualatin will establish an urban renewal area in the areas identified in the Core Opportunity and Reinvestment Area Plan. Based on projected revenues, the Tualatin Development Commission will begin receiving tax increment revenues in FY 2024 and will may begin major projects in FY 2029.

ALTERNATIVES TO RECOMMENDATION:

None.

FINANCIAL IMPLICATIONS:

The City of Tualatin is projected to forego \$31,512,580 in permanent rate taxes, over the 30-year life of the district, as a result of the Plan. However, the Tualatin Development Commission will gain \$164,595,865 in revenue to allocate to approve projects in the Plan Area.

ATTACHMENTS:

- Ordinance 1471-22
- Power Point

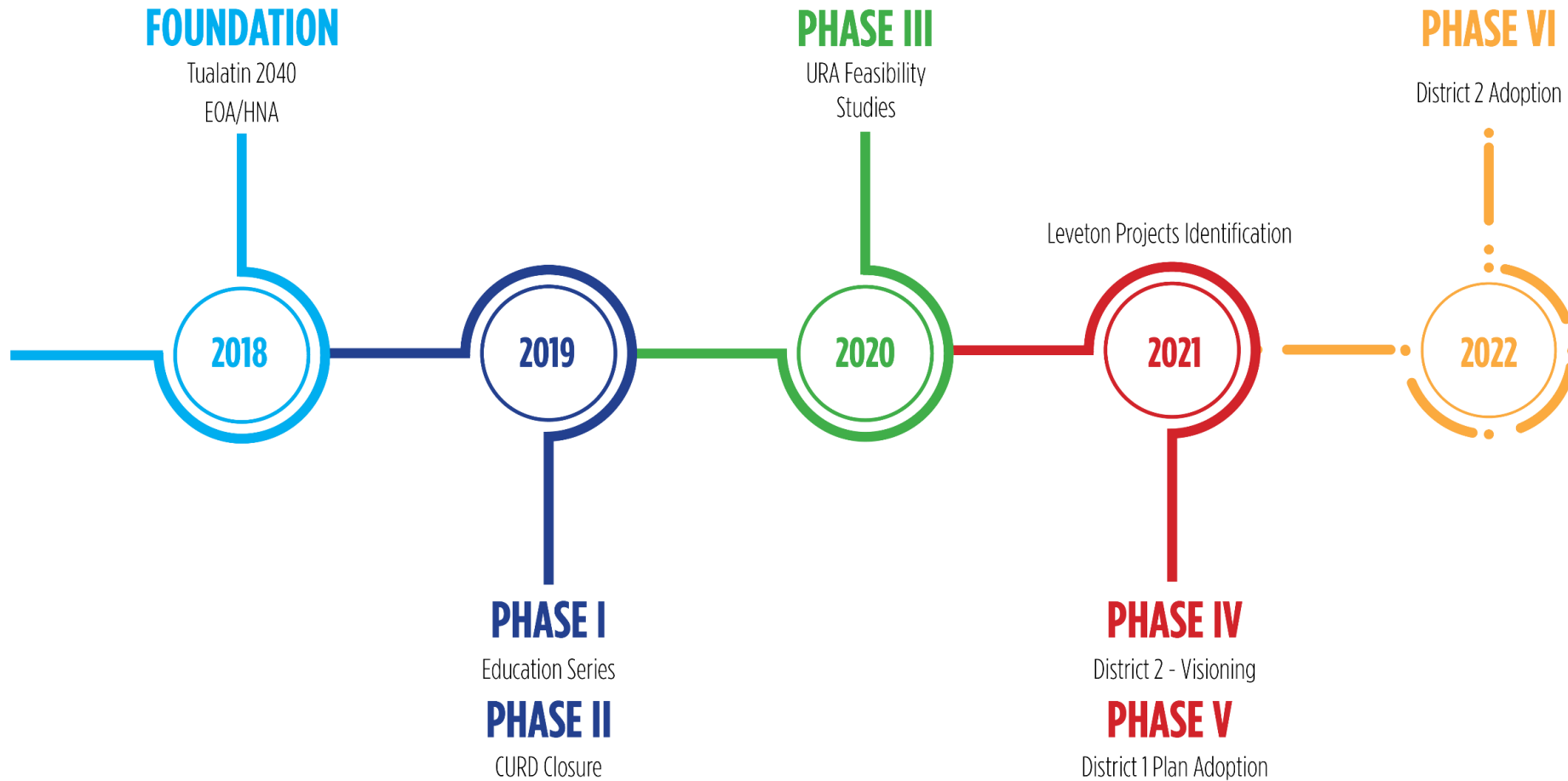


**PROSPERITY
PLANNING**

**THE CORE
OPPORTUNITY**
REINVESTMENT AREA



BACKGROUND



PLAN TIMELINE

WE ARE HERE



January – April

Boundary determination and financial impact analysis with consultants.

January – July

Led by City Council, staff proposed projects and bucket list concerns and opportunities for long-term prosperity. Multiple advisory groups were consulted.

Working Group meet six times over five months.

August - December

- City Council Recap 8/22
- TDC 45 Submission – 9/12
- Planning Commission - 10/20
- Public Hearing – 11/14

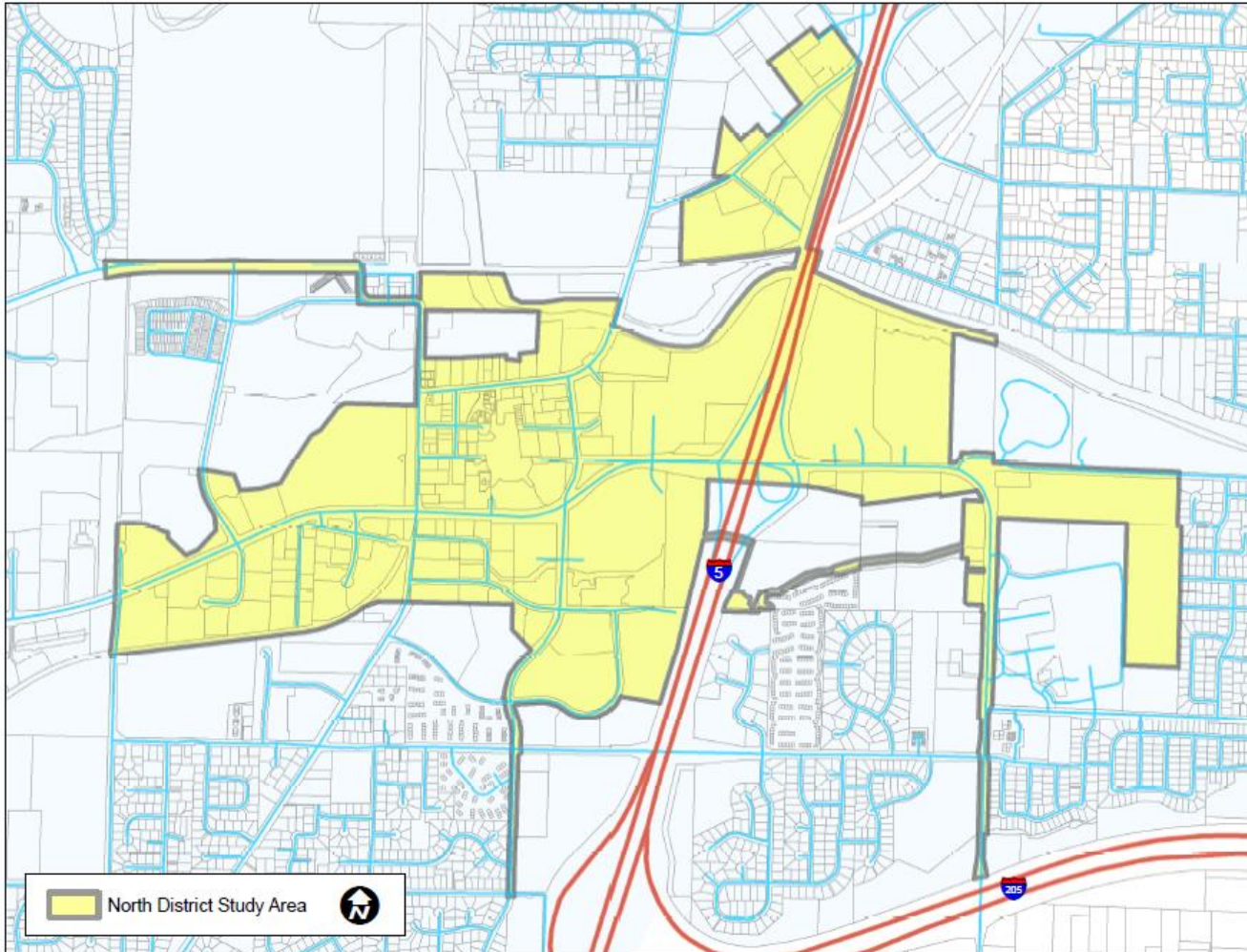
- Adoption November 28, 2022
- In effect December 2022
- First collection 2024



The Core Opportunity and Reinvestment Area Plan is a guiding document in our community's sustainable 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 create an active civic core.



BOUNDARY



\$139M
MAXIMUM INDEBTEDNESS

\$81M
TODAY'S DOLLARS

MAJOR PROJECTS:
Main Street Corridor
18970 Catalyst Project
Tualatin River Plaza
Trail Development



PROJECTS SUMMARY

BLIGHT REMEDIATION	
18970 Catalyst Project	\$ 12,435,000
Multi-Access to Hindered Areas – Roads and Intersections	\$ 5,730,000
ENHANCED CONNECTIVITY	
Area Transportation Plan	\$ 100,000
North to South Center Road Development and TS Road Realignment	\$ 11,000,000
Trail Development (Nyberg and Tualatin Greenways)	\$ 3,000,000
Flood Mitigation and Grading	\$ 4,000,000
LAND ACQUISITION	
Land	\$ 12,000,000
COMMUNITY IDENTITY	
Tualatin River Plaza Project	\$5,000,000
DEVELOPER ASSISTANCE	
Incentives and Rebates	\$ 17,160,000
ECONOMIC DEVELOPMENT	
Capital Grants	\$ 3,575,000
ADMINISTRATION	
Payroll, Legal, Recordings	\$ 8,200,000
Market Feasibility Study	\$ 100,000
Zone Code Change Plan	\$ 100,000
TOTAL PROJECT COSTS	\$ 82,400,000





NEXT STEPS

TONIGHT – Consideration of Final Adoption

2023 – Year 1 – 5 Project Planning

2024 – First increment collections

2029 – First major projects



CITY OF TUALATIN
ORDINANCE NO. 1471-22

CONSIDERATION OF ORDINANCE 1471-22 OF THE TUALATIN CITY
COUNCIL MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING
TO, AND APPROVING, THE CORE OPPORTUNITY AND REINVESTMENT
AREA PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

WHEREAS, the Tualatin Development Commission (“TDC”), as the duly authorized and acting urban renewal agency of the City of Tualatin, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the TDC, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Core Opportunity and Reinvestment Area Plan dated November 28, 2022, and attached hereto as Exhibit A (the “Plan”) and incorporated herein by reference, and the Plan authorizes certain urban renewal activities within the Core Opportunity and Reinvestment Area (the “Area”); and

WHEREAS, the TDC has caused the preparation of a certain Report Accompanying the Core Opportunity and Reinvestment Area Plan dated November 28, 2022, and attached hereto as Exhibit B (the “Report”) to accompany the Plan as required under ORS 457.087); and

WHEREAS, the Plan and the Report were forwarded on September 29, 2022 to the governing body of each taxing district affected by the Plan, and the TDC has thereafter consulted and conferred with each taxing district; and

WHEREAS, the TDC forwarded the Plan and Report to the Tualatin Planning Commission (the “Commission”) for review and recommendation, and the Commission considered the Plan and Report on October 20, 2022 and adopted a finding that the Plan conformed with the Tualatin Comprehensive Plan; a memorandum from the Planning Director regarding this action is attached hereto as Exhibit C; and

WHEREAS, on October 19, 2022 the City met with the Board of Clackamas County to review the Plan, including the proposed maximum indebtedness for the Plan; and

WHEREAS, on October 25, 2022 the City met with the Board of Washington County to review the Plan, including the proposed maximum indebtedness for the Plan; and

WHEREAS, in November 2022, the City caused notice of a hearing to be held before City Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to utility customers within City’s incorporated limits; and

WHEREAS, on November 14, 2022, the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Tualatin Planning Commission, and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, the City Council has determined that the Plan conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

NOW THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The Council adopts the Core Opportunity and Reinvestment Area Plan in Exhibit A, adopts the Report in Exhibit B, and adopts the Planning Commission Recommendation in Exhibit C. The Core Opportunity and Reinvestment Area Plans approved and adopted based upon review and consideration by the City Council, the Tualatin Planning Commission Recommendations, taxing district recommendations in Exhibit D each of which is hereby accepted, as well as the public testimony in the record.

Section 2. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of ORS 457.095, in that, based on the information provided in the Report, the Tualatin Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements; and
2. The area designated in the Plan as the Core Opportunity and Reinvestment Area is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section XI of the Report, including the existence of inadequate streets and other rights of way, open spaces, and utilities, and underdevelopment of property within the Area (ORS 457.010(1)(e) and (h)); and
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the TDC is necessary to protect the public health, safety or welfare of the City because, absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City's Comprehensive Plan; and
4. The Plan conforms to the Tualatin Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in Section XIII of the Plan and in the Tualatin Planning Commission Recommendation attached hereto as Exhibit C; and

5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons; and
6. Adoption of and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to Article IX, section 1c, of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Sections IV and V of the Report; and
7. The City shall assume and complete any activities prescribed it by the Plan; and
8. The TDC consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council; and

Section 3. The City Manager shall forward forthwith to the TDC a copy of this Ordinance.

Section 4. The TDC shall thereafter cause a copy of the Plan to be recorded in the Records of Washington County, Oregon and Clackamas County, Oregon.

Section 5. The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Plan, including the provisions of ORS 457.135, in the Tigard-Tualatin Times no later than four days following adoption of this Ordinance.

Section 6. The City Manager is delegated the authority to conduct any and all actions necessary to carry out the intent of this Ordinance and ensure compliance with law.

ADOPTED by the City Council this 28th day of November, 2022.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

EXHIBIT A



THE CORE **OPPORTUNITY** REINVESTMENT AREA PLAN



Core Opportunity Reinvestment Area Plan

Approved by the City of Tualatin

November 28, 2022

Ordinance No. 1471-22

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

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LIST OF PARTICIPANTS

Mayor

Frank Bubenik

Steve Koper, Assistant Community Development
Director/Planning Manager

City Council

Nancy Grimes, Council President

Jonathan Taylor, Economic Development
Manager

Maria Reyes

Work Group

Christen Sacco

Frank Bubenik, Mayor

Bridget Brooks

Denise Cline, Tualatin Parks Advisory Committee

Cyndy Hillier

Cathy Holland, Commercial CIO

Valerie Pratt

Susan Noack, Chamber of Commerce

Christen Sacco, City of Tualatin City Council

Planning Commission

Bill Beers, Chair

Beth Sethi, Resident

Brittany Valli

Jamison Shields, Martinazzi Woods CIO

Janelle Thompson

Doug Ulmer, East Tualatin CIO

Daniel Bachhuber

Cassandra Ulven, Tualatin Valley Fire and Rescue

Ursula Kuhn

Aaron Welk, Business Owner, CAPB

Randall Hledik

Consulting Team

Zach Wimer

Elaine Howard Consulting, LLC

Elaine Howard, Scott Vanden Bos

City of Tualatin Staff

Sherilyn Lombos, City Manager

Tiberius Solutions, LLC

Nick Popenuk, Ali Danko, Rob Wyman

Don Hudson, Assistant City Manager/
Finance Director

Kim McMillan, Community Development
Director

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I. DEFINITIONS

“Agency” means the Tualatin Development Commission (TDC). The TDC is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Core Opportunity Reinvestment Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of Tualatin, Oregon.

“City Council” or “Council” means the Tualatin City Council.

“Comprehensive Plan” means the City of Tualatin comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Washington County, Oregon or Clackamas County, Oregon. When used, it will not specifically which county.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Tualatin Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area (URA)” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

II. INTRODUCTION

Plan background

Since 2018, the City of Tualatin has worked on several long-range projects to securely position our community for long-term economic prosperity beginning with the Tualatin | 2040 project. That project detailed the constraints with the lack of land supply for residential and employment land development. To address these constraints, Council expressed interest in learning about urban renewal. Four education series were held and as a result Council directed staff to conduct two feasibility studies in the areas of the Southwest Industrial/Basalt Creek and the Town Core Areas.

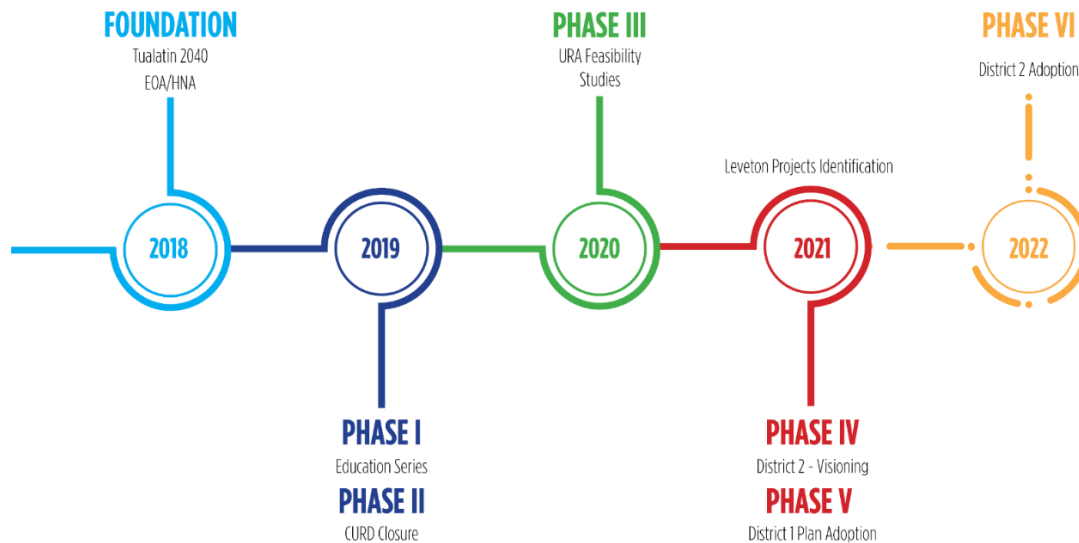


Figure 1. Timeline

On September 28, 2020, the Tualatin City Council was presented the Proposed Study Area 2 Feasibility Study. The study indicated the total potential tax increment finance (TIF) revenue over a 30- year period is estimated to be between \$248.2 million and 362.7 million, depending on the future growth in assessed value in the area. Three growth scenarios were analyzed as described later in this report. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$210.0 million and \$308.3 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, we forecast the true financial capacity of the URA to be between \$118.1 million and \$171.4 million.¹

¹ Impact options presented reflected 2023 dollars.

Beginning on March 29, 2021, staff held three preliminary sessions with Council to discuss the proposed study area's boundaries, existing conditions/challenges, and confirm priorities and goals previously identified in past phases to prepare for the April 26 workshop.

Identified Priorities/Goals:

- Establish or create a common identity
- Enhance connectivity
- Ensure a collaborative approach
- Protect and promote the natural environment
- Foster mixed-use development
- Expand housing options

Working Group Recap

On March 28, 2022 City Council passed Resolution 56087-22 establishing a ten member working group to: *provide feedback on existing conditions of the area, proposed vision, and objectives; provide feedback on the proposed boundary, area projects, and project direction; and identity and recommend any additional projects for the proposed area.* Working Group members were: Chief Cassandra Ulven (Tualatin Valley Fire and Rescue), Susan Noack (Tualatin Chamber of Commerce), Cathy Holland (Commercial CIO), Councilor Christen Sacco, Mayor Frank Bubenik, Dr. Aaron Welk, Doug Ulmer, Beth Sethi, Jamison Shields, Denise Cline (TPark).

The Work Group met on April 21, 2022 (Session 1), May 18, 2022 (Session 2), June 16, 2022 (Session 3), August 9, 2022 (Session 4). Session 1 provided an introduction of the Working Group Members, staff and consultant; the purpose and task of the Working Group, Plan vision discussion, and Plan Priorities and Values. Session 2 focused on urban renewal basics and a strengths, weaknesses, opportunities, and threats exercise for the proposed boundary. Session 3 continued the SWOT exercise from Session 3 and the Working Group discussed Plan Area proposed projects. Session 4 presented the final vision, altered boundary based on prior discussions, and recommended goals, strategies and projects.

The Working Group made the following specific suggestions:

- Rework the Vision Statement. "Make it more concise and direct."
- Focus on the key area of the Town Commons.
- Eliminate current development projects.
- Eliminate Quadrant 2 (Upper Industrial Area) due to lack of project capacity.
- Add in projects that promote, address, and fund projects for community identity.

Additional public outreach meetings included:

- February 9, 2022 – Tualatin Chamber of Commerce
- March 12, 2022 – Tualatin Parks Advisory Committee Presentation
- May 19, 2022 – Planning Commission Work Session
- May 2, 2022 – Portland General Electric Meeting

- June 21, 2022 – Commercial Citizen Involvement Organization Meeting
- July 20, 2022 – Level Development (Private Developer Meeting)
- July 21, 2022 – Macadam Forbes (Private Developer Meeting)

Additional opportunity for public input was provided at the Tualatin Development Commission (TDC) meeting on September 12, 2022, an online open house through the month of September and October 2022, the Tualatin Planning Commission meeting on September 22, 2022 and the Tualatin City Council public hearing on November 12, 2022 and vote on November 28, 2022. The City Council public hearing was noticed to utility customers of the City of Tualatin.

The Core Opportunity Reinvestment Area Plan Area (Area), shown in Figure 1, consists of approximately 457.62 total acres: 357.02 acres of land in tax lots and 100.6 acres of public rights-of-way. It is anticipated that the Core Opportunity Reinvestment Area Plan (Plan) will take thirty years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$140,000,000 (One Hundred Forty Million dollars). Detailed financial analysis is in the Report Accompanying the Tualatin Urban Renewal Plan (Report).

Detailed goals and objectives developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the Tualatin Development Commission (TDC). Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(1)	I, XIII
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIV
ORS 457.085(2)(d)	XIII
ORS 457.085(2)(e)	XIII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

Vision

The vision takes existing work from prior strategic planning efforts and consolidates them into one purpose. This vision will direct potential funding and policy priorities for future efforts in the proposed area.

The Core Opportunity and Reinvestment Area Plan is a guiding document in our community’s sustainable 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 create an active civic core.

Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a funding source that is unique to urban renewal, to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in Oregon Revised Statutes (ORS) 457.010. These areas can have streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or

redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. This Area meets the definition of blight due to its transportation system infrastructure deficiencies, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness 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 is \$140,000,000 (One Hundred Forty Million dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. The method of establishing the maximum indebtedness is shown in the Report Accompanying the Plan.

IV. PLAN GOALS

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the TDC intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the TDC. The goals and objectives are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

GOAL 1: BLIGHT REMEDIATION

Encourage and facilitate the redevelopment of historically underutilized and vacant parcels and buildings through direct or public-private partnerships.

Implementation Summary: Incentivize public and private development that reduces the acreage of historically underutilized and vacant parcels and buildings.

Strategy 1: Encourage redevelopment of dilapidated parcels within Plan Area.

Action 1.1: Evaluate opportunities to increase development of commercial and residential mixed-use development.

Action 1.2: Provide or fund additional infrastructure needed for increased commercial and residential development.

Action 1.3: Acquire property to ensure overall community and economic development needs are met and maintained.

Strategy 2: Ensure development of vacant parcels within Plan Area flood plain.

Action 2.1: Evaluate opportunities to increase opportunities for development.

Action 2.2: Allocate funding for infrastructure development for site development.

Action 2.3: Complete necessary site preparation and mitigation measures need for site development.

Strategy 3: Reduce vacant commercial and industrial buildings in Plan Area.

Action 3.1: Conduct market analysis and downtown planning for recruitment and development opportunities.

Action 3.2: Prioritize projects that maximize area prosperity and development that reduces existing vacancy rates.

Action 3.3: Ensure city owned parcels meet highest and best-use for Plan goals.

Strategy 4: Leverage tax increment financing with additional funding tools to support economic development.

Action 4.1: Evaluate opportunities to maximize total project funding with local, regional, state and federal partners.

Action 4.2: Provide incentives, rebates, and assistance where gap funding exists for private and public-private development projects.

Strategy 5: Encourage employment growth and density development in existing areas.

Action 5.1: Support redevelopment of underutilized commercial and industrial areas.

GOAL 2: ENHANCED CONNECTIVITY

Provide residents and workers access to a connected and efficient multi-modal system within, and to/from Plan Area.

Implementation Summary: Construct or upgrade systems that promote efficient and effective transportation within and to the Plan Area.

Strategy 1: Development of main street corridors within Plan area.

Action 1.1: Completion of Area Transportation Plan.

Action 1.2: Develop a main street corridor within the Town Commons for enhanced access to existing businesses.

Strategy 2: Increase major arterial capacity within Plan Area

Action 2.1: Widen existing major arterial roads as identified in the Tualatin Transportation System Plan.

Action 2.2: Provide or fund additional infrastructure needed for increased commercial, industrial, and residential development.

Strategy 3: Improve existing intersections

Action 3.1: Ensure existing intersections along Tualatin-Sherwood Road promote safe pedestrian usage and ease of traffic flow to mitigate congestion growth.

Action 3.2: Develop and implement additional access points to zoned light industrial areas along Tualatin Sherwood Road.

Strategy 4: Expand area trail systems

Action 4.1: Connect existing trails for a complete recreational and multimodal system

Action 4.2: Complete unfinished trails

Strategy 5: Regional Coordination

Action 5.1: Coordinate with Washington County's Land-Use and Transportation Department to leverage URA resources and enhance efficiency with connectivity projects

Strategy 6: Plan for regional transportation projects inside and outside plan area

Action 6.1: Determine if expanding the Core Opportunity and Reinvestment Area boundary, or the creation of a new urban renewal district, is the best option for major regional transportation projects.

GOAL 3: MIXED-USE DEVELOPMENT

Encourage and facilitate attainable multi-family housing that's complementary to commercial development with expanded employment opportunities and life-style amenities.

Implementation Summary: Incentivize public and private development that creates an area where individuals live, work, shop, and play near major transportation infrastructure and quality-of-life amenities.

Strategy 1: Ensure an adequate supply of land is available and developable.

Action 1.1: Evaluate opportunities to increase development within Plan Area.

Action 1.2: Acquire land to ensure availability for future development.

Action 1.3: Fund infrastructure to support higher density commercial, industrial and residential development.

Action 1.4: Review and revise land use requirements and planning district designations, where necessary, to focus housing efforts on areas most suitable.

Strategy 2: Support development and preservation of housing.

Action 2.1: Support development of housing affordable to people who have incomes between 30-120% of median family income in Washington County.

Action 2.2: Develop and implement additional access points to zoned light industrial areas along Tualatin Sherwood Road.

Strategy 3: Adjust planning efforts based on economic and market landscapes.

Action 3.1: Fund planning efforts regarding zoning and development.

GOAL 4: ECONOMIC DEVELOPMENT

Cultivate opportunities for entrepreneurial growth within Plan Area.

Description: Provide small businesses with dedicated financing.

Strategy 1: Develop assistance opportunities to businesses in Plan Area.

Action 1.1: Provide capital improvement grants to businesses within Plan Area.

GOAL 5: COMMUNITY IDENTITY

Cultivate a shared community identity that represents the area's long standing culture and traditions while fostering community connections and healthy relationship with the environment and each other.

Strategy 1: Establish more recreational opportunities to the natural environment.

Action 1.1: Funding planning and construction efforts for recreational access to the Tualatin River.

Strategy 2: Develop a community identity.

Action 2.1: Fund efforts to establish community design standards for all development projects.

GOAL 6: INDUSTRIAL DEVELOPMENT

Promote dense industrial development in the southwestern area of the Urban Renewal Area.

Implementation Summary: Incentivize development that promotes denser employment opportunities while ensuring community identity and community health is maintained and enhanced.

GOAL 7: PUBLIC UTILITIES

To provide public utilities in the Plan Area as needed to facilitate growth and aesthetic quality.

Implementation Summary: Provide a fully funded utility infrastructure system that assist with eliminating existing blight and encourages future growth.

GOAL 8: FLOOD MITIGATION

Promote the public health, safety and general welfare while minimizing existing and future impact to public and private development due to flood conditions.

Implementation Summary: Provide resources to reduce flood condition impacts.

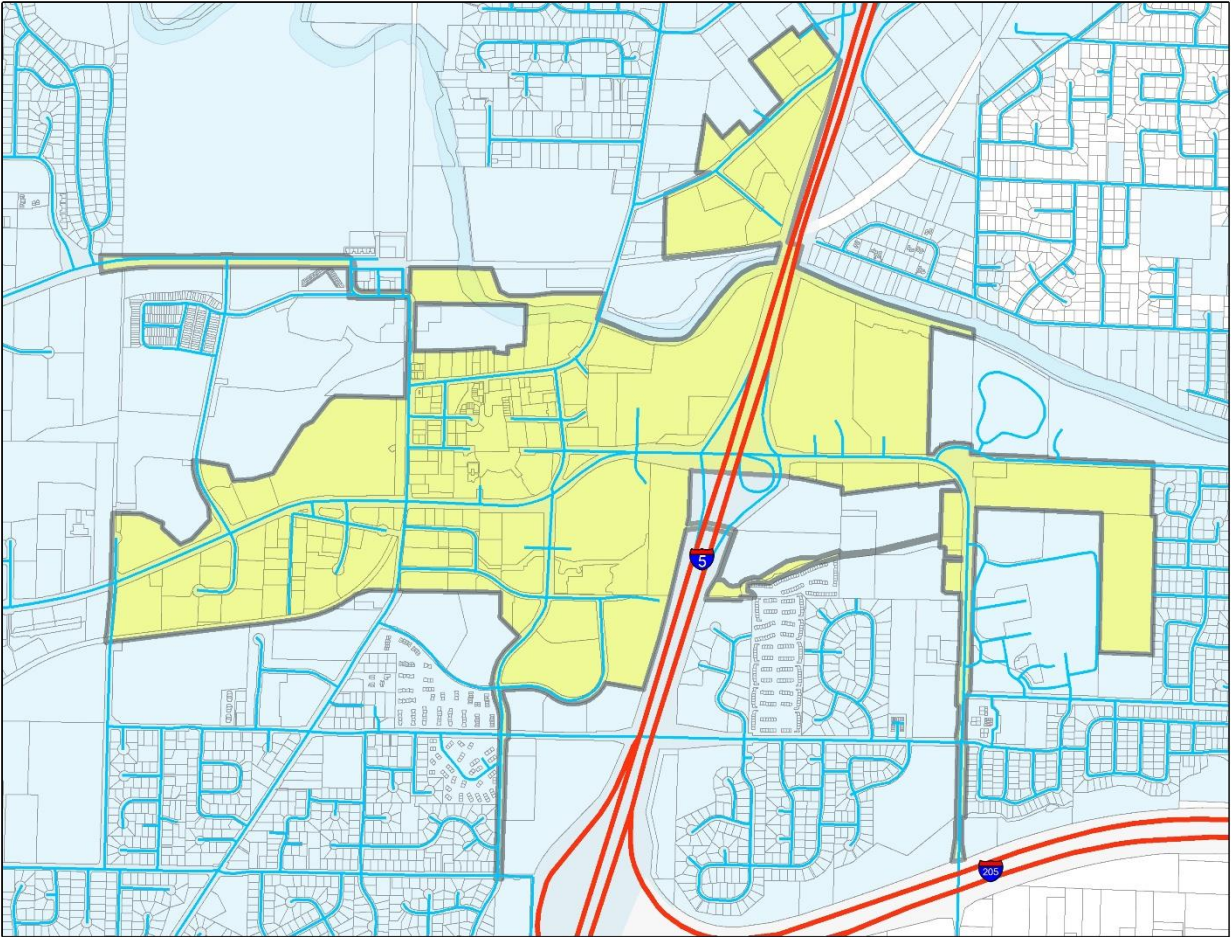
GOAL 9: ENVIRONMENTAL STEWARDSHIP

To protect Tualatin’s original asset, its natural environment, the Commission will work to minimize future impacts to adjacent land where future projects may occur.

Table 2 – Relationship of Projects to Core Opportunity Reinvestment Area Plan Goals

Project Category	Goals
Mixed Use Development	1,2,4
Transportation	1,3,5,6
Community Identity	1,2,4,5,6,9
Economic Development	1,4
Developer Assistance and Incentives	1,3,4
Utilities	7
Natural Resource Protection	9
Flood Mitigation	8,9
Acquisition and Disposition	1
Administration	1,2,3,4,5,6,7,8,9

Figure 1 – Core Reinvestment Opportunity Area Boundary



V. URBAN RENEWAL PROJECT CATEGORIES

The projects within the Area fall into the following categories:

- A. Blight Remediation
- B. Transportation
- C. Land Acquisition/Disposition
- D. Community Identity
- E. Developer Incentives and Rebates
- F. Economic Development
- G. Administration

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 descriptions 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.

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 Improvements (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.

B. Transportation

1. Area Transportation System Plan

Fund efforts to establish long-range vision for identification of projects, programs, and policies that will achieve the Plan Area's transportation goals and needs.

2. North to South Center Road Development and Tualatin Sherwood Road Realignment

Fund project planning, design considerations and construction of a main street corridor utilizing existing municipal streets to connect Lower Boones Ferry and Tualatin-Sherwood Roads.

3. Nyberg Creek Greenway

Connect existing Nyberg Creek Trail to the Tualatin River Greenway with the construction of a trail along the Nyberg Creek Wetlands. Connection of these two existing trails will improve access to recreation opportunities, provide safe modes of transportation off of major arterial roads from adjacent residential areas to the Town Core.

4. Tualatin River Greenway Trail

Fully complete the Tualatin River Greenway adjacent to the Town Commons.

5. Flood Mitigation and Grading

The Commission's involvement is proposed to be in the form of participating in the local share of any project funded at the local, regional, state, and/or federally funded efforts. The Commission will assume the public-sector leadership role in the redevelopment of historical vacant parcels with the flood plain.

C. Land Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Based on sales comparable of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.

D. Community Identity

1. Tualatin River Plaza and Access and Habitat Restoration Project

To design and construction a public gathering space and access point along the Tualatin River. In addition, work with regional partners (like Clean Water Services) to mitigate impacts while enhance environmental habitats near project area.

2. Community Design Master Plan

Fund efforts to establish community design standards for all new development projects, or redevelopment efforts that increase valuation by more than 20%. These standards will allow Tualatin to develop and cultivate a shared identity and design within Plan Area.

E. Developer Incentives and Rebates

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area. An example of a type of assistance is to reduce or eliminate development impacts on adjacent properties.

F. Economic Development

1. Capital Improvement Grants

Provide financial and regulatory resources to small industrial and commercial property owners to update, modernize existing facilities through capital improvements.

2. Market Feasibility Study

Conduct a market feasibility in the Town Common's area for added retail and restaurant opportunities to assist with vacant property development.

G. Administration

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

1. Zone Code Change Plan

Authorizes expenditures to analyze and recommend zone code changes in the Area.

2. Payroll, Legal, Recordings

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the TDC, the Planning Commission, the County, and adoption by the City Council by non-emergency ordinance after a hearing. If there are unincorporated parcels within the Area at the time a Substantial Amendment is considered, it must also be approved by Washington County through adoption of a resolution by the Board of County Commissioners.

Notice of such hearing shall be provided to individuals or households within the City of Tualatin, as required by ORS 457.120.

Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:²

1. Add land to the urban renewal area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred

under the Plan.

3. Increase in duration or the time to retire Plan debt unless the increase is necessary to avoid a default on previously-issued indebtedness.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the TDC by resolution. Minor amendments include approving a reduction of the maximum indebtedness of the Plan.

C. Amendments to the Tualatin Comprehensive Plan and/or Tualatin Municipal Code.

Amendments to the Tualatin Comprehensive Plan and/or Tualatin Municipal Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the TDC or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated.

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. 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.

IX. RELOCATION METHODS

When the TDC acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the TDC shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The TDC will comply with all applicable state law in providing these potential benefits.

There are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area. All acquisitions will be reviewed for potential of relocation benefits.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the urban renewal projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the frozen base value (i.e., total assessed value at the time an urban renewal plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the TDC will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the TDC, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the TDC based upon the distribution schedule established under ORS 311.390.

C. Duration

The Agency intends not to collect tax increment revenues for the Area after thirty years of tax increment collections is first received. The Agency shall not initiate any Projects in the Area unless the Agency reasonably projects it will be able to pay for those Projects from the proceeds of indebtedness issued on or before FYE 2053, and from other funds available to the Agency. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2053, and the Agency shall structure all its indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Agency reasonably projects it will receive on or before FYE 2053. The Agency may issue refunding indebtedness that matures after FYE 2053, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

D. Duration Extension

In year 20 and 25 of the Plan the Agency shall undertake a financial analysis of the Plan, including updated projections for tax increment finance revenues and evaluating the ability of the revenues to achieve or exceed the Plan's maximum indebtedness by the anticipated expiration date in FYE 2053.

The Agency shall consult and confer with affected taxing districts regarding the results of this financial and project update. The Agency may consider revenue sharing or shortening the time frame of the Plan if revenues are exceeding projections.

The Agency will also consider lengthening the duration of the Plan if the revenues are beneath those projected to reach the maximum indebtedness in a thirty year time frame. Any duration extension will not be considered until after 20 years after the effective date of the Plan and will only be considered if the original maximum indebtedness is not projected to be reached within the thirty year time frame.

XI. VALIDITY

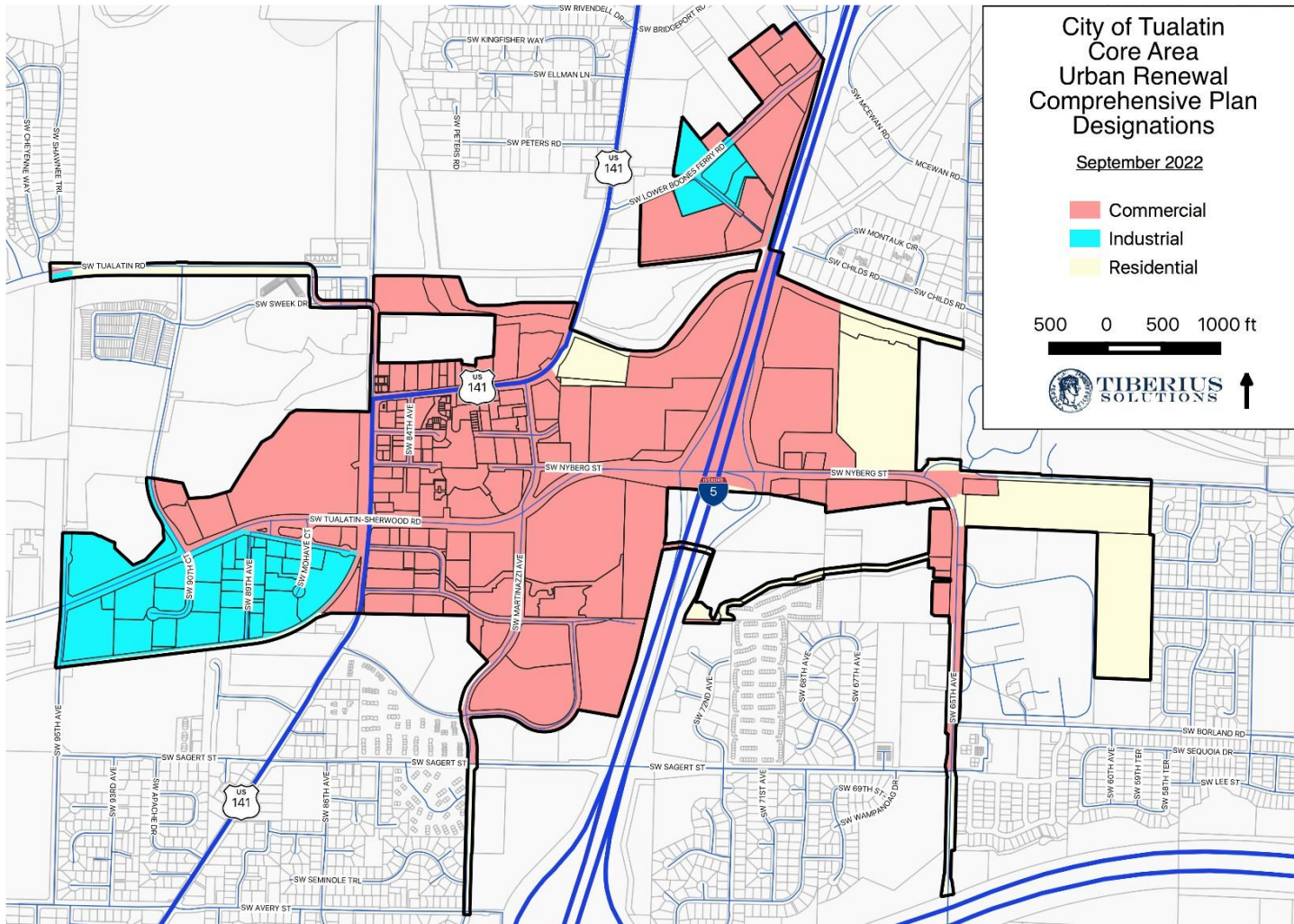
Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such

findings and shall remain in full force and effect for the duration of this Plan.

XII. ANNUAL REPORT

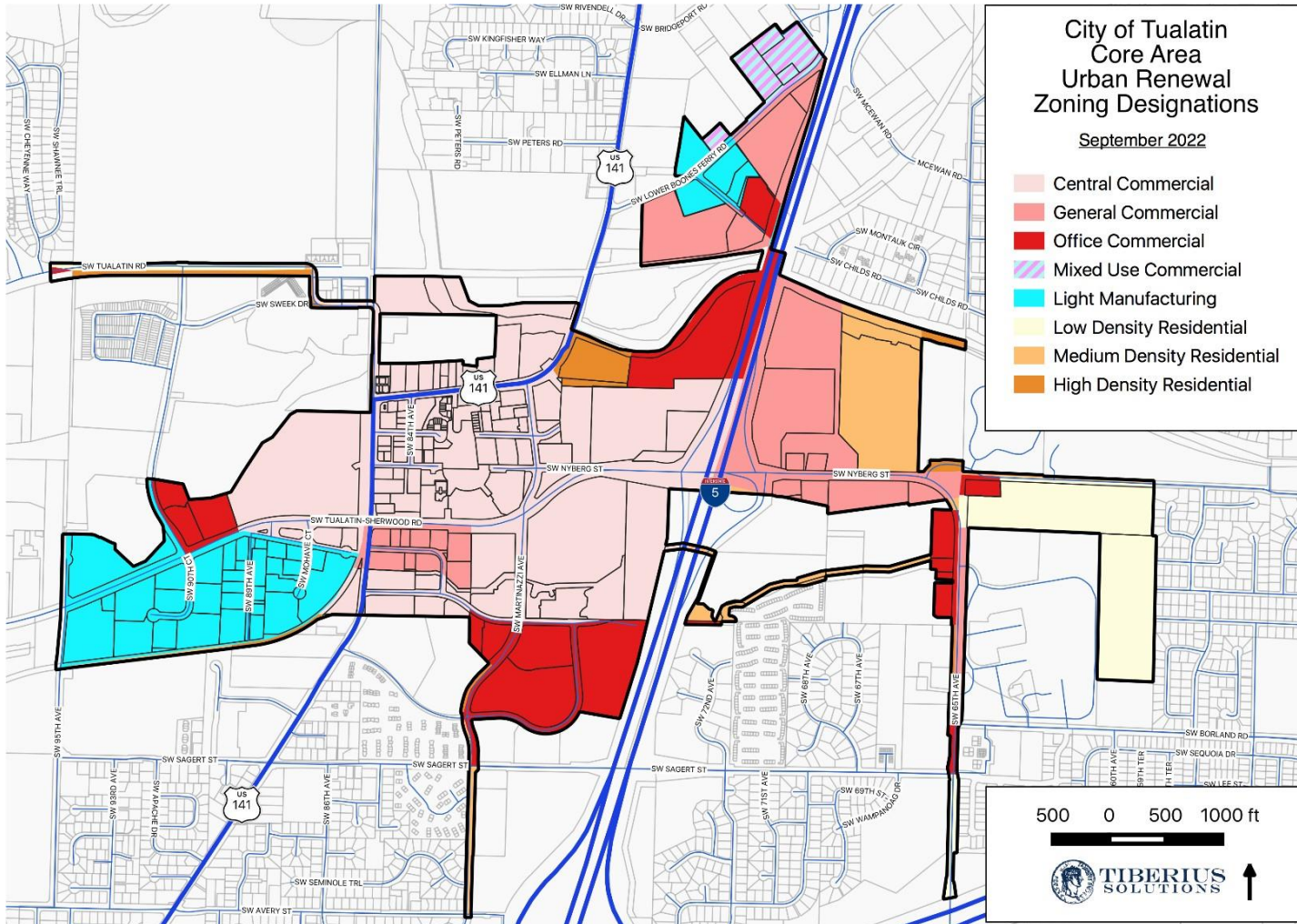
The TDC shall file an Annual Report in compliance with ORS 457.460.

Figure 2 – Comprehensive Plan Designations



Source: Tiberius Solutions

Figure 3 – Zoning Designations



Source: Tiberius Solution

XIII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the *Tualatin Comprehensive Plan 2040* (Comprehensive Plan), *Tualatin Transportation System Plan*, *Tualatin Development Strategy Memorandum*, *ECONorthwest December 4, 2019*, *City of Tualatin Economic Strategic Plan 2014 Update and Tualatin Municipal Code* (Municipal Code).

The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document and therefore cannot be changed. Some verbiage may say “complies with”, which, in this document is synonymous with “conforms to” as stated in ORS 457.095.

Comprehensive Plan designations for all land in the Area are shown in Figure 2 All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Tualatin Municipal Code.

A. Tualatin Comprehensive Plan

1. COMMUNITY INVOLVEMENT

Purpose

The purpose of this chapter is to provide a framework for community input into the land use planning process and to meet Oregon Statewide Planning Goal 1 (Citizen Involvement). In Tualatin, Goal 1 is met by the Tualatin Planning Commission, an advisory body to the Tualatin City Council.

GOAL 1.1

Implement community involvement practices in line with Statewide Planning Goal 1.

POLICY 1.1.1 Support community advisory committees to provide recommendations on planning matters.

POLICY 1.1.2 Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvement.

POLICY 1.1.3 Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood.

Finding: The Plan complies with Comprehensive Plan Goal. 1. The first goal of the Plan itself is to implement community involvement practices, including to convene an urban renewal Work Group and inviting public comment at all TDC meetings. The Plan’s goal and the City’s Comprehensive Plan Goal 1 are consistent. In considering the Plan, the City/Tualatin Development Commission also encouraged citizen participation through multiple levels of outreach and opportunities for citizen involvement. The

City/Tualatin Development Commission created a Work Group to consider and review the Plan. The Work Group conducted four public meetings in compliance with Oregon Public Meetings laws. The public was allowed to both attend the meetings and provide comment at each of the four meetings. In addition, the City/Tualatin Development Commission provided an online Open House throughout September 2022. The City/Tualatin Development Commission submitted the Plan to the Tualatin Planning Commission for its review and recommendation. The public had an opportunity to provide comments regarding the Plan at the Tualatin Planning Commission meeting. The public was also provided an opportunity to comment on the Plan before both the Tualatin Development Commission and the Tualatin City Council.

2. COMMUNITY DESIGN

Purpose

The purpose of this chapter is to express elements of community design that guide functional and aesthetic development standards including those regarding site development, trees in the context of urban design, and sign regulation.

GOAL 2.1

Promote the City's natural beauty, and achieve pleasant environments for living and working that sustain the comfort, health, tranquility, and contentment of people who live, work, and enjoy time in Tualatin.

POLICY 2.1.1 Encourage structures be planned in ways that relate to the site and surrounding context.

POLICY 2.1.2 Encourage meaningful public engagement with community design projects.

POLICY 2.1.3 Promote design that fosters a sense of place and community identity through the Central Design District.

GOAL 2.2

Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife.

POLICY 2.2.1 Require the establishment and protection of street trees.

POLICY 2.2.2 Promote the protection and establishment of trees during the development process.

GOAL 2.3

Balance the right of free speech, business needs, public way-finding, safety for all modes, and diverse aesthetic interests, through a functional sign regulation program.

POLICY 2.3.1 Protect public health and safety by limiting distracting signs, ensuring that signs do not interfere with multi-modal transportation safety, and ensuring safe construction and installation of signs.

POLICY 2.3.2 Align the range of allowed sign types with the urban design context, such as additional small signs in pedestrian-oriented development areas.

POLICY 2.3.3 Encourage attractive, creative, and unique sign types through the City's review program. Encourage the improvement and maintenance of non-conforming signs.

Finding: The Plan is consistent with Comprehensive Plan Goal 2. The Plan will foster redevelopment consistent with City's code and objectives and allow the City's Community Design goals to be realized for the Plan Area. One of the projects in the Plan is to establish community design standards for all new development projects, or redevelopment efforts that increase valuation by more than 20%. These standards will allow Tualatin to develop and cultivate a shared identity and design within Plan Area.

3. HOUSING AND RESIDENTIAL GROWTH

Purpose

The purpose of this chapter is to provide the community's goals and policies for housing and future residential growth in Tualatin, which are generally implemented by more specific provisions in the Tualatin Development Code. These goals and policies are based on Tualatin's most recent Housing Needs Analysis (Appendix A) and Housing Strategies (Appendix B), which are incorporated by reference into the Comprehensive Plan. Strategic actions are also included that reflect policies identified in the Housing Needs Analysis and Housing Strategies that are not implemented by Tualatin Development Code or may require further evaluation.

GOAL 3.1 HOUSING SUPPLY.

Ensure that a 20-year land supply is designated and has urban services planned to support the housing types and densities identified in the

Housing Needs Analysis.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow homebased businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses.

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies.

GOAL 3.2 HOUSING FOR ALL. Encourage development and preservation of housing that is affordable for all households in Tualatin.

POLICY 3.2.1 HOUSING TYPE DIVERSITY. Support development of townhomes, duplexes, triplexes, quadplexes, cottages, courtyard housing, accessory dwelling units, single story units, senior housing, and extended family and multi-generational housing in all residential zoning districts.

GOAL 3.3 ADDITIONAL HOUSING OPTIONS

Encourage the establishment of funding sources to support development of additional housing options and related public infrastructure.

Finding: The Plan is consistent with Comprehensive Plan Goal 3. The Plan facilitates infrastructure projects that will support the development of parcels in the Plan Area. The Plan outlines multiple transportation projects including trail projects that will be built to facilitate development, including residential and affordable housing. The Plan also anticipated directly working to facilitate housing development within the Area.

4. ECONOMY, COMMERCIAL, & INDUSTRIAL DEVELOPMENT

GOAL 4.1

Encourage commercial development that provides employment opportunities, as well as access to goods and services for residents, employees, and the general community.

POLICY 4.1.2 CRITICAL SERVICES. Provide for the continued development of major medical services and other critical infrastructure within the City of Tualatin.

POLICY 4.1.4 MIXED USE. Encourage mixed use commercial and residential development.

GOAL 4.2

Encourage new industrial development in ways that strengthen the local tax base and support Tualatin's industrial lands as a major local and regional employment center.

POLICY 4.2.1 Preserve and protect, with limited exceptions, the City's existing industrial land.

POLICY 4.2.2 Fully develop planned industrial areas, providing full transportation, sewer, and water services prior to or as development occurs.

GOAL 4.3

Manage industrial impacts to the environment and other uses

POLICY 4.3.2 Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of industrial use.

POLICY 4.3.4 Reasonably protect environmentally sensitive areas from adverse impacts of adjacent development.

POLICY 4.3.6 Protect wooded and other natural areas by requiring their preservation in a natural state or by integrating the major trees into the design of the parking lots, buildings, or more formal landscaping areas of an industrial development. If it is necessary to remove a portion or all of the trees, require mitigation.

Finding: The Plan is consistent with Comprehensive Plan Goal 4. The overall impact of the Plan is to encourage development of the Area. The transportation projects in the Plan are intended to directly support the creation of new economic activity in the Area. These projects are necessary to provide the services to allow for the undeveloped parcels to develop in the future. The City will reasonably protect environmentally sensitive areas from adverse impacts of adjacent development.

5. OTHER LAND USES

Guide the development of uses other than residential, industrial, commercial, open space, and mixed-use development, such as utilities and institutional uses.

5.1 Locate public services and utilities in a manner that minimizes negative impacts and enhances public benefits.

POLICY 5.1.1 GOVERNMENT SERVICES. Locate government offices in a central location that serves the public, except operations functions, which may be appropriately located in the industrial districts.

POLICY 5.1.2 PUBLIC SAFETY. Locate facilities such as utilities and other critical infrastructure to minimize the risk of hazards the facility may pose to surrounding uses, or risks that natural or other hazards may pose to the facility and surrounding uses alike.

POLICY 5.1.3 COMPATIBILITY. Encourage attractive design, screening, and use of landscaping to moderate visual impacts of utilities and public facilities with their urban design context.

POLICY 5.1.4 SCHOOL SITING. Locate schools to complement neighborhood park facilities and integrate the location of schools with surrounding residential neighborhoods. Locate schools to support multi-modal access and to avoid impacts from industrial or other uses that could be harmful to student health.

POLICY 5.1.5 CHILD CARE SITING. Allow the location of child care facilities within commercial, residential, and light industrial areas consistent with state law.

POLICY 5.1.6 WIRELESS FACILITIES. Allow the siting of wireless communication facilities consistent with federal and state law, while encouraging design measures to mitigate visual impacts of facilities and encourage safety and sound construction. Encourage siting strategies that reduce redundant facilities.

POLICY 5.1.7 INTERGOVERNMENTAL COOPERATION. Cooperate with local school districts to plan adequate facilities. Actively involve school districts where school capacity or regulations applicable to school facilities may be considered. Cooperate with regional, state, and federal agencies in planning for medical facilities, solid waste.

GOAL 5.2 Allow flexibility to allow residential facilities, medical facilities, and religious institutions in residential, commercial, and mixed use areas while managing impacts between uses.

POLICY 5.2.1 Allow the location of religious institutions as retirement homes and hospitals in commercial and residential planning districts, subject to conditional use approval, and allow congregate care facilities, assisted living facilities and residential care facilities and hospitals as permitted uses in the Medical Center District.

POLICY 5.2.2 Allow residential facilities and residential homes as permitted uses in all residential planning districts.

POLICY 5.2.3 Limit the siting of residential facilities, retirement homes, and medical services in industrial areas.

POLICY 5.2.4 Ensure that service uses with the potential for increased traffic impacts are appropriately served by surrounding transportation infrastructure.

FINDING: The Plan is consistent with Comprehensive Plan Goal 5. The Plan guides utility uses consistent with the City's development code and Master Plan Documents. The transportation projects in the Plan are intended to directly support the creation of new economic activity in the Area. The Plan does not fund any public buildings and does not limit or impact any uses contemplated in the zoning code or Comprehensive Plan.

6. HISTORIC PRESERVATION

Purpose

The purpose of this chapter is to guide the conservation of historic resources in the City of Tualatin. The City's Historic Resource Technical Study and Inventory (1993) provides the basis for identifying historic and cultural resources within the City of Tualatin.

GOAL 6.1 PRESERVATION. Promote the historic, educational, architectural, cultural, economic, and general welfare of the public through the identification, preservation, restoration, rehabilitation, protection and use of those buildings, structures, sites and objects of historic interest within the City.

POLICY 6.1.1 Strengthen the economy of the City by encouraging property owners to preserve historic resources for tourists, visitors and residents.

POLICY 6.1.2 Identify and preserve diverse architectural styles reflecting periods of the City's historical and architectural development, encourage complementary design and construction for alterations affecting historic resources and encourage relocation of historic resources over demolition.

POLICY 6.1.3 Identify and resolve conflicts between the preservation of historic resources and alternative land uses.

POLICY 6.1.41 Integrate the management of historic resources into public and private land management and development processes.

POLICY 6.1.5 Upon annexation, potential historic resources located outside of the City, but within the City's planning area shall proceed through the significance review, conflicting use and economic, social, environmental and energy analysis.

POLICY 6.1.6 Identify and list additional properties to the current list of protected historic resources. Review the impacts on landmarks when public improvement projects are proposed.

POLICY 6.1.7 Retain landmarks on parcels which cannot be partitioned or subdivided by preserving and not demolishing or relocating them. Retain landmarks located on parcels which can be partitioned or subdivided by property owners and developers integrating the resource into proposed lot configurations and development proposals.

POLICY 6.1.8 Encourage adaptive use. Allow conflicting uses where necessary to encourage preservation and maintenance of historic resources. Favor relocation over demolition.

GOAL 6.2 EDUCATION Foster community and neighborhood pride and sense of identity based on recognition and use of historic resources.

POLICY 6.2.1 Encourage public awareness, understanding and appreciation of the City's history and culture. Promote the enjoyment and use of historic resources appropriate for the education and recreation of the people of Tualatin.

FINDING: The Plan is consistent with Comprehensive Plan Goal 6. Three properties identified in the City's Comprehensive Plan or Development Code as historic structures are located in the Plan Area (Nyberg House, Winona Grange, Robinson Store). The Plan does not change the requirements of the Tualatin Development Code or protections for historic preservation. TDC 68 (Historic Preservation) remains applicable for historic structures within the City and historic structures within the Plan Area are eligible for historic preservation under federal, state, and City laws.

7. PARKS, OPEN SPACE, ENVIRONMENT

Purpose

The purpose of this chapter is to guide the conservation of natural resources and open space areas, as well as the development of recreational areas and trails. The Parks and Recreation Master Plan is adopted by reference as a supporting technical document to the Tualatin Community Plan. The Parks and Recreation Master Plan contains detailed analysis, discussions, and recommendations on community parks, neighborhood parks, greenways, bicycle and pedestrian routes, and recreation programs. The Tualatin Development Code references figures and maps within the Master Plan.

GOAL 1: Expand accessible and inclusive parks and facilities to support community interests and recreation needs.

GOAL 2: Create a walkable, bikeable, and interconnected city by providing a network of regional and local trails.

GOAL 3: Conserve and restore natural areas to support wildlife, promote ecological functions, and connect residents to nature and the outdoors.

GOAL 7.1

Identify and protect significant natural resources that promote a healthy environment and natural landscape that improves livability, and to provide recreational and educational opportunities.

GOAL 7.2

Balance natural resource protection with growth and development needs.

POLICY 7.2.2 Allow public facilities such as sewer, storm water, water and public streets and passive recreation facilities to be located in significant natural resource areas provided they are constructed to minimize impacts and with appropriate restoration and mitigation of the resource.

Finding: The Plan is consistent with Comprehensive Plan Goal 7. The funding for the Tualatin River Greenway Trail, Nyberg Greenway Trail and the Tualatin River Plaza and Access and Habitat Restoration project align with the Parks, Open Space and Environment chapter of the Comprehensive Plan. The construction of public facilities will conform the standards established in the Comprehensive Plan and Tualatin Development Code. Redevelopment under the Plan will be required to comply with floodplain regulations and TDC Chapter 70 (Floodplain District). All development will be required to comply with all City environmental laws and development standards for greenways and natural areas, including TDC Chapter 72 (Natural Resources Protection Overlay District).

8. TRANSPORTATION

This chapter reflects the City's current Transportation System Plan as it applies to development activities and city actions. The Transportation System Plan guides transportation planning, policy, and investment for Tualatin.

GOAL 8.1 ACCESS AND MOBILITY.

Maintain and enhance the transportation system to reduce travel times, provide travel-time reliability, provide a functional and smooth transportation system, and promote access for all users.

GOAL 8.2 SAFETY.

Improve safety for all users, all modes, all ages, and all abilities within the City of Tualatin.

GOAL 8.5 ECONOMY.

Support local employment, local businesses, and a prosperous community while recognizing Tualatin's role in the regional economy.

POLICY AREA 8.9 ROADWAY POLICIES.

The following establish the City's policies on roadways.

POLICY 8.9.1 Implement design standards that provide clarity to developers while maintaining flexibility for environmental constraints.

POLICY 8.9.2 Ensure that street designs accommodate all anticipated users including transit, freight, bicyclists and pedestrians, and those with limited mobility.

POLICY 8.9.3 Work with Metro and adjacent jurisdictions when extending roads or multi-use paths from Tualatin to a neighboring City.

Finding: The Plan conforms with the Transportation Chapter of the Comprehensive Plan as the projects will provide improvements to the transportation network in the Area. The network will serve both motorized traffic and will also include funding for the Tualatin River Greenway trail and the Tualatin River Greenway trail. These improvements will not only improve access but will catalyze development of sites in the Area providing increased tax base and employment opportunities. The projects in the Plan include: Area Transportation System, Main Street Corridor Project (Modification of SW 84th and Nyberg Street, Intersection Improvements, Road Improvements, Nyberg Creek Greenway and the Tualatin River Greenway Trail,

9. PUBLIC FACILITIES & SERVICES

Purpose

The purpose of this chapter is to facilitate the development of citywide public facilities in relationship to other development needs. This chapter includes water, sanitary sewer, and storm water infrastructure goals and policies.

GOAL 9.1

Water Plan, construct, and maintain a City water system that protects the public health, provides cost-effective water service, meets the demands of users, addresses regulatory requirements and supports all land uses.

POLICY 9.1.1 Require developers to aid in improving the water system by constructing facilities to serve new development and extend lines to adjacent properties.

Policy 9.1.2 Water lines should be looped whenever possible to prevent dead-ends, to maintain high water quality and to increase reliability in the system.

POLICY 9.1.21 Improve the water system to provide adequate service during peak demand periods and to provide adequate fire flows during all demand periods.

GOAL 9.2

Plan, construct, and maintain a City sewer system that protects the public health, protects the water quality of creeks, ponds, wetlands and the Tualatin River, provides cost-effective sewer service, meets the demands of users, addresses regulatory requirements and supports all land uses.

POLICY 9.2.4 Require developers to aid in improving the sewer system by constructing facilities to serve new development as well as adjacent properties

POLICY 9.2.5 Improve the existing sewer system to provide adequate service during peak demand periods.

GOAL 9.3

Provide a plan for routing surface runoff through the City, utilizing the natural drainage way where possible.

Policy 9.3.1 The City of Tualatin will provide an addendum to the City of Tualatin’s Storm Water Master Plan to address identified needs for the Basalt Creek Area.

Finding: The Plan is consistent with Goal 9 of the Comprehensive Plan. The Plan projects are in conformance with this Public Facilities and Services chapter of the Comprehensive Plan and City Master Plans. Projects in the Plan will provide critical infrastructure improvements to facilitate future development in the Area and specific projects include transportation and trail projects.

10. LAND USE DESIGNATIONS AND ZONING.

The purpose of this chapter is to define a distinct range of land use designations that directly correspond with zones applied to lands within the City of Tualatin and its Urban Planning Area. This chapter explains the intention and distinguishing characteristics of each land use designation.

FINDING: The Plan is consistent with Goal 10 of the Comprehensive Plan. The City has already zoned the area within the Plan. Nothing in the Plan proposes to rezone any areas within the Plan. The transportation and other projects within the Plan will allow the City to accomplish its zoning goals for the Plan Area.

- B. Tualatin Economic Development Strategy Memorandum, ECONorthwest, December 4, 2019

Strategy 1: Ensure an Adequate Supply of Land that is Available and Serviceable

Goal

Ensure that sufficient land is designated so that the supply is adequate for commercial and industrial development. Maintain an adequate short-term supply of suitable, shovel-ready commercial and industrial land to respond to economic development opportunities as they arise.

Action 1.2: Identify opportunities to make more efficient use of industrial land.

Action 1.4. Plan for infrastructure development to support commercial and industrial development.

Action 1.6. Plan for long-term development in Tualatin through 2040 and beyond.

Strategy 2: Identify Redevelopment Opportunities

This strategy focuses on actions that are intended to identify redevelopment opportunities in areas where employment growth would be appropriate.

Goal

Redevelop selected areas of Tualatin to create vibrant mixed-use districts that include new employment and housing opportunities.

Action 2.3: Identify opportunities to redevelop and intensify uses in industrial areas.

Strategy 3: Support Business Retention, Growth, and Attraction

Goal

Support business growth in Tualatin to diversify and expand commercial and industrial development in order to provide employment opportunities with levels of pay that allows workers to live in Tualatin, as well as supporting the City's tax base.

Action 3.2: Support growth of existing businesses in Tualatin.

Action 3.3: Support growth of and retain entrepreneurial businesses in Tualatin.

Action 3.4: Identify opportunities to attract or grow businesses with pay at or above Tualatin's average wage.

Action 3.5: Evaluate use of incentives to retain, grow, and attract businesses.

Strategy 4: Ensure there are Connections between Planning for Economic Development and Other Community Planning

Goal

Ensure that Tualatin develops as a walkable and complete community with a range of amenities that are easily accessible to people who live in Tualatin.

Action 4.2. Coordinate planning for economic development planning with housing planning.

Action 4.4. Identify opportunities to support workforce development.

Finding: The Plan conforms with the *Tualatin Economic Opportunities Analysis* as it provides a transportation network to undeveloped properties within the Area, providing development opportunities for new businesses and expansion opportunities for existing businesses. The Plan also improves the transportation network inside the Area providing an enhanced transportation network. The Plan provides resources to provide developer incentives to facilitate development in the Area.

C. City of Tualatin Economic Strategic Plan 2014 Update

Overall Goal

Continue a leadership role as one of the premier economic activity centers in the greater Portland metropolitan region. Focus on growing family wage jobs in targeted business clusters while encouraging high standards and excellence in urban design.

Strategy 1: BUSINESS RETENTION, EXPANSION & RECRUITMENT

Retaining and cultivating the growth of existing businesses, as well as attracting new employers, is central to the health of Tualatin. These strategies are designed to strategically focus the City's efforts and resources.

Strategy 2: BUSINESS CLIMATE/ COMPETITIVE POSITIONING

Creating and maintaining a positive climate for business is an effort which takes continual attention. These strategies are designed to ensure the City is actively refining its procedures and codes to encourage business development and job creation.

Finding: The Plan conforms with the *Tualatin Economic Strategic Plan* as it provides a transportation network to undeveloped industrial properties within the Area providing development opportunities for new businesses and expansion opportunities for existing businesses. The Plan also improves the transportation network inside the Area providing an enhanced transportation network for existing businesses. The Plan provides resources to provide developer incentives to facilitate development in the Area.

D. Tualatin Municipal Code: Development Code

The land uses in the Area will conform to the zoning designations in the Tualatin Development Code, including the maximum densities and building requirements, and are incorporated by reference herein. The existing zoning is shown in Figure 3.

The development is expected to conform to the zoning requirements. As the Municipal Code is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

The zoning categories at the time of the Core Opportunity Reinvestment Area Plan preparation follow. They are in the order that they occur in the Development Code.

Existing Zoning Categories

Low Density Residential (RL)

The purpose of the Low Density Residential (RL) zone is to provide low density residential areas in the City that are appropriate for dwellings on individual lots, as well as other miscellaneous land uses compatible with a low density residential environment.

Medium Low Density Residential (RML)

The purpose of this zone is to provide household living uses with a variety of housing types at moderately low densities. This district is primarily oriented toward middle housing types including attached dwellings, multi-family development, and manufactured dwelling parks.

Medium High Density Residential (RMH)

The purpose of this zone is to provide areas of the City suitable for townhouses, garden apartments and condominiums.

High Density Residential (RH)

The purpose of this zone is to provide areas of the City suitable for townhouses, high density garden apartment and condominium developments.

Office Commercial (CO)

The purpose of this zone is to provide areas for professional offices in locations adjacent to or across the street from residential areas. The zone is intended to provide for office development ranging in size from small buildings with one or two tenants to large complexes housing business headquarters. Development design in this zone is intended to be sensitive to the preservation of significant natural resources and to provide extensive perimeter landscaping, especially adjacent to residential areas and streets.

Central Commercial (CC)

The purpose of this district is to provide areas of the City that are suitable for a full range of retail, professional and service uses of the kind usually found in downtown areas patronized by pedestrians. The district also provides areas suitable for civic, social and cultural functions serving the general community
General Commercial (CG)

The purpose of this district is to provide areas in the City that are suitable for the widest range of commercial uses and retail businesses. This district is particularly suitable for automobile-related businesses and businesses needing direct freeway access.

Mixed Use Commercial (MUC)

The purpose of this district is to provide areas of the City that are suitable for a mix of office, retail commercial, and high-density housing. Retail uses should be located on the ground floor to encourage an interesting and active streetscape. Buildings should be oriented toward the street with clearly marked entrances. The use of alternative modes of transportation such as transit, pedestrian, and bicycle activity are to be promoted within the district.

Light Manufacturing (ML)

The purpose of this zone is to provide areas of the City that are suitable for industrial uses and compatible with adjacent commercial and residential uses. The zone serves to buffer heavy manufacturing uses from commercial and residential areas. Industrial uses that are environmentally adverse or pose a hazard to life and safety are prohibited. The zone is suitable for warehousing, wholesaling, and light manufacturing processes that are not hazardous and do not create undue amounts of noise, dust, odor, vibration, or smoke. The purpose is also to allow a limited amount of commercial uses and services and other support uses, including office uses in limited locations in close proximity to the Commercial Office (CO) district. Commercial uses are not permitted in the Limited Commercial Setback.

Central Tualatin Overlay Zone

The overall goal of the Central Tualatin Overlay Zone is to strengthen the social and economic development of central Tualatin; encourage and facilitate land uses, private and public, that result in activity during all business hours, evenings, nights, and weekends; and to encourage indoor and outdoor uses. The overlay zone regulations are intended to ensure development contributes towards these goals.

XIV. LEGAL DESCRIPTION

Next Page, Exhibit A.

EXHIBIT A

City of Tualatin Urban Renewal Area Description

A tract of land and road rights-of-way, located in the Southeast One-Quarter of Section 13, and Northeast, Northwest, Southwest, Southeast One-Quarters of Section 23, the Northeast, Northwest, Southwest, Southeast One-Quarters of Section 24, the Northeast and Northwest One-Quarters of Section 25, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and in the Northwest and Southwest One-Quarters of Section 19, the Northwest One-Quarter of Section 30, Township 2 South, Range 1 East, Willamette Meridian, City of Tualatin, Clackamas County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Lot 2 of the plat "Boones Ferry Plaza", recorded as Book 41, Page 48, Washington County Records (Assessor's Map 2S.1.24CC);

1. Thence along the northerly line of said plat and the westerly extension thereof, Westerly 1,189 feet, more or less, to the southeasterly line of Document Number 2016-043138, Washington County Records (Assessor's Map 2S.1.23DD);
2. Thence along said southeasterly line, Westerly 177 feet, more or less, to the southerly right-of-way line of SP&S Burlington Northern Railroad (Assessor's Map 2S.1.23DD);
3. Thence along said southerly right-of-way line, Westerly 2,379 feet, more or less, to the westerly right-of-way line of SW 95th Avenue (Assessor's Map 2S.1.23DC);
4. Thence along said westerly right-of-way line and the westerly right-of-way line of SW 95th Place, Northerly 1,209 feet, more or less, to the westerly extension of the northerly line of Parcel 2 of Partition Plat No. 2003-022, recorded as Document Number 2003-044811, Washington County Records (Assessor's Map 2S.1.23CA);
5. Thence along said westerly extension and the northerly line of said Parcel 2, Easterly 1,249 feet, more or less, to the westerly right-of-way line of SW 90th Avenue (Assessor's Map 2S.1.23D);
6. Thence along said westerly right-of-way line, Northerly 456 feet, more or less, to the northerly line of Tract H of the plat "Emery Zidell Commons", recorded as Document Number 96-043813, Washington County Records (Assessor's Map 2S.1.23D);
7. Thence leaving said westerly right-of-way line, Easterly 72 feet, more or less, to the intersection of the easterly right-of-way line of SW 90th Avenue and the southerly line of Tract B of said plat (Assessor's Map 2S.1.23D);
8. Thence along said southerly line, Northeasterly 1,723 feet, more or less, to the southerly line of Document Number 2010-062056, Washington County Records (Assessor's Map 2S.1.23D);
9. Thence along said southerly line and the easterly extension thereof, Easterly 653 feet, more or less, to the westerly right-of-way line of SW Boones Ferry Road (Assessor's Map 2S.1.24BC);

10. Thence along said westerly right-of-way line and the westerly right-of-way of SW Tualatin Road, Northerly 897 feet, more or less, to the southerly right-of-way line of SW Tualatin Road (Assessor's Map 2S.1.24B);
11. Thence along said southerly right-of-way line, Westerly 586 feet, more or less, to the westerly line of Parcel 1 of Partition Plat No. 2000-016, recorded as Document Number 2000-016985, Washington County Records (Assessor's Map 2S.1.23AA);
12. Thence leaving said southerly right-of-way line, Northerly 80 feet, more or less, to the westerly right-of-way line of SW Tualatin Road (Assessor's Map 2S.1.23AA);
13. Thence along said westerly right-of-way line, Northerly 201 feet, more or less, to the southerly right-of-way line of Southern Pacific Railroad (Assessor's Map 2S.1.23AA);
14. Thence along said southerly right-of-way line, Westerly 2,276 feet, more or less, to a line that is perpendicular to said southerly right-of-way line from the southwest corner of Lot 191 of the plat "Apache Bluff No. 12", recorded as Book 31, Page 36, Washington County Records (Assessor's Map 2S.1.23BA);
15. Thence along said perpendicular line, Northerly 165 feet, more or less, to the southwest corner of said Lot 191, also being on the northerly right-of-way line of SW Tualatin Road (Assessor's Map 2S.1.23BA);
16. Thence along said northerly right-of-way line, Easterly 2,427 feet, more or less, to the easterly right-of-way line of SW Tualatin Road (Assessor's Map 2S.1.23AA);
17. Thence along said easterly right-of-way line, Southerly 284 feet, more or less, to the northerly right-of-way line of SW Tualatin Road (Assessor's Map 2S.1.23AA);
18. Thence along said northerly right-of-way line, Easterly 437 feet, more or less, to the westerly right-of-way line of SP&S Burlington Northern Railroad (Assessor's Map 2S.1.24B);
19. Thence along said westerly right-of-way line, Northerly 232 feet, more or less, to the southerly right-of-way line of Southern Pacific Railroad (Assessor's Map 2S.1.24B);
20. Thence along said southerly right-of-way line, Easterly 760 feet, more or less, to the westerly line of Document Number 85039674, Washington County Records (Assessor's Map 2S.1.24B);
21. Thence along said westerly line and the southerly line of said Deed, Easterly 1,181 feet, more or less, to the westerly right-of-way line of SW Boones Ferry Road (Assessor's Map 2S.1.24AB);
22. Thence along a line perpendicular to the centerline of said SW Boones Ferry Road, Easterly 49 feet, more or less, to the centerline of said SW Boones Ferry Road (Assessor's Map 2S.1.24AB);
23. Thence along said centerline, Southerly 216 feet, more or less, to the centerline of Tualatin River (Assessor's Map 2S.1.24AB);
24. Thence along said centerline, Easterly 2,197 feet, more or less, to the westerly right-of-way line of Interstate No. 5 (R.H. Baldock Highway) (Assessor's Map 2S.1.24AB);
25. Thence along said westerly right-of-way line, Northerly 235 feet, more or less, to the centerline of Southerly Pacific Railroad (Assessor's Map 2S.1.24AB);
26. Thence along said centerline, Westerly 1,095 feet, more or less, to the southerly extension of the westerly line of Document Number 2019-000322, Washington County Records (Assessor's Map 2S.1.24AB);

27. Thence along said southerly extension and the westerly line of said Deed and the northerly extension thereof, Northerly 599 feet, more or less, to the centerline of SW Lower Boones Ferry Road (Assessor's Map 2S.1.24AB)
28. Thence along said centerline, Northeasterly 483 feet, more or less, to the easterly extension of the southerly line of Document Number 2018-014977, Washington County Records (Assessor's Map 2S.1.13DC);
29. Thence along said easterly extension and the southerly line of said Deed, Westerly 148 feet, more or less, to the westerly line of said Deed (Assessor's Map 2S.1.13DC);
30. Thence along said westerly line, Northerly 526 feet, more or less, to the northeasterly line of said Deed (Assessor's Map 2S.1.13DC);
31. Thence along said northeasterly line, Southeasterly 264 feet, more or less, to the northwesterly line of Document Number 2016-095645, Washington County Records (Assessor's Map 2S.1.13DC);
32. Thence along said northwesterly line, Northeasterly 221 feet, more or less, to the northeasterly line of said Deed (Assessor's Map 2S.1.13DC);
33. Thence along said northeasterly line, Southeasterly 145 feet, more or less, to the northwesterly right-of-way line of SW Lower Boones Ferry Road (Assessor's Map 2S.1.13DC);
34. Thence along said northwesterly right-of-way line, Northeasterly 437 feet, more or less, to the southwesterly line of Lot 61 of the plat "Tualatin Valley Homes", recorded as Book 8, Page 3, Washington County Records (Assessor's Map 2S.1.13DC);
35. Thence along said southwesterly line, Northwesterly 492 feet, more or less, to the northwesterly line of said Lot 61 (Assessor's Map 2S.1.13DC);
36. Thence along said northwesterly line and the northeasterly extension thereof, Northeasterly 498 feet, more or less, to the southerly southwesterly line of Document Number 2017-002203, Washington County Records (Assessor's Map 2S.1.13DB);
37. Thence along said southerly southwesterly line, Southeasterly 101 feet, more or less, to the southeasterly line of said Deed (Assessor's Map 2S.1.13DB);
38. Thence along said southeasterly line, Northeasterly 165 feet, more or less, to the southwesterly right-of-way line of SW Hazel Fern Road (Assessor's Map 2S.1.13DC);
39. Thence along said southwesterly right-of-way and the southeasterly extension thereof, Southeasterly 379 feet, more or less, to the centerline of SW 72nd Avenue (Assessor's Map 2S.1.13DC);
40. Thence leaving said centerline, Easterly 11 feet, more or less, to the easterly corner of Lot 59 of said plat (Assessor's Map 2S.1.13DC);
41. Thence leaving said easterly corner, Southerly 567 feet, more or less, to the intersection of the southeasterly extension of the southwesterly line of Document Number 2005-053759, Washington County Records, and the 1935 right-of-way line as shown in Survey Number 16,120, Washington County Survey Records, being a 75 foot, more or less, offset of the centerline of Interstate No. 5 (R.H. Baldock Highway) (Assessor's Map 2S.1.13DC);
42. Thence along said 1935 right-of-way line, Southerly 1,370 feet, more or less, to the northerly line of a Permanent Easement for Bridge Construction, Maintenance, and Replacement per Document Number 89-60708, Washington County Records (Assessor's Map 2S.1.24AB);

43. Thence along said northerly easement line, Easterly 201 feet, more or less, to the easterly line of said easement (Assessor's Map 2S.1.24AB);
44. Thence along said easterly easement line, Southerly 66 feet, more or less, to the centerline of Tualatin River (Assessor's Map 2S.1.24A);
45. Thence along said centerline, Easterly 1,705 feet, more or less, to the Washington County and Clackamas County boundary line, also being the east line of said Section 24 (Assessor's Map 2S.1.24A);
46. Thence along said east line, Southerly 95 feet, more or less, to the mean highwater line of Tualatin River (Assessor's Map 2S.1.24A);
47. Thence along said mean highwater line, Westerly 404 feet, more or less, to the westerly line of Document Number 2012-05419, Washington County Records (Assessor's Map 2S.1.24A);
48. Thence along said westerly line, Southerly 1,176 feet, more or less, to the northerly right-of-way line of SW Nyberg Street (Assessor's Map 2S.1.24A);
49. Thence along said northerly right-of-way line, Easterly 52 feet, more or less, to the northerly line of an 11.5 foot wide, more or less, right-of-way dedication per Document Number 2021-101500, Washington County Records (Assessor's Map 2S.1.24A);
50. Thence along said northerly right-of-way dedication line, Easterly 387 feet, more or less, to the east line of said Section 24 (Assessor's Map 2.1E.19C);
51. Thence along said east line, Southerly 102 feet, more or less, to the northerly right-of-way line of SW Nyberg Road (Assessor's Map 2.1E.19C);
52. Thence along said northerly right-of-way line, Easterly 1,710 feet, more or less, to the northerly extension of the westerly line of the plat "Fox Hill No. III", Plat No. 2887, Clackamas County Plat Records (Assessor's Map 2.1E.19C);
53. Thence along said northerly extension and the westerly line of said plat and the westerly line of the plat "Fox Hill No. 2", Plat No. 2705, Clackamas County Plat Records, and the westerly line of "Fox Hill No. 1", Plat No. 2657, Clackamas County Plat Records, Southerly 1,818 feet, more or less, to the southerly line of Document Number 2006-003005, Clackamas County Deed Records (Assessor's Map 2.1E.19C);
54. Thence along said southerly line, Westerly 500 feet, more or less, to the westerly line of said Deed (Assessor's Map 2.1E.19C);
55. Thence along said westerly line, Northerly 1,294 feet, more or less, to the southerly line of Document Number 2010-072065, Clackamas County Deed Records (Assessor's Map 2.1E.19C);
56. Thence along said southerly line, Westerly 1,168 feet, more or less, to the easterly right-of way line of SW 65th Avenue (Assessor's Map 2.1E.19C);
57. Thence along said easterly right-of-way line, Southerly 3,315 feet, more or less, to the northerly right-of-way line of Interstate No. 205 (Assessor's Map 2.1E.30BB);
58. Thence along said northerly right-of-way line, Westerly 116 feet, more or less, to the westerly right-of-way line of SW 65th Avenue (Assessor's Map 2S.1.25AA);
59. Thence along said westerly right-of-way line, Northerly 2,552 feet, more or less, to the southerly line of Parcel I of Document Number 2000052082, Washington County Records (Assessor's Map 2S.1.24DA);
60. Thence along said southerly line, Westerly 164 feet, more or less, to the westerly line of said Parcel I (Assessor's Map 2S.1.24DA);

61. Thence along said westerly line, Northerly 287 feet, more or less, to the northerly line of said Parcel I (Assessor's Map 2S.1.24DA);
62. Thence along said northerly line, Easterly 159 feet, more or less, to the westerly right-of-way line of SW 65th Avenue (Assessor's Map 2S.1.24DA);
63. Thence along said westerly right-of-way line, Northerly 30 feet, more or less, to the southerly line of Parcel II of said Deed (Assessor's Map 2S.1.24DA);
64. Thence along said southerly line, Westerly 150 feet, more or less, to the westerly line of said Parcel II (Assessor's Map 2S.1.24DA);
65. Thence along said westerly line and the westerly line of Parcel III of said Deed, Northerly 234 feet, more or less, to the southerly line of a 20 foot wide, more or less, Public Pedestrian and Bicycle Path per Exhibit B of Document Number 86036639, Washington County Records (Assessor's Map 2S.1.24DA);
66. Thence along said southerly easement line, Westerly 620 feet, more or less, to the southerly line of a 20 foot wide, more or less, Vehicular and Pedestrian Easement per Document Number 81022420, Washington County Records (Assessor's Map 2S.1.24DA);
67. Thence along said southerly easement line, Westerly 333 feet, more or less, to the easterly line of the plat "Orchard Hill Condominium Stage 2", recorded as Document Number 99049888, Washington County Records (Assessor's Map 2S.1.24DB);
68. Thence along said easterly line, Southerly 7 feet, more or less, to the southerly line of a Buffer Zone and Bike Easement per Document Number 94090332, Washington County Records (Assessor's Map 2S.1.24DB);
69. Thence along said southerly easement line, Southwesterly 1,065 feet, more or less, to the easterly extension of the northerly line of Book 332, Page 586, Washington County Records (Assessor's Map 2S.1.24DB);
70. Thence along said easterly extension and the northerly line of said Deed, Westerly 129 feet, more or less, to the westerly line of the plat "Orchard Hill Condominium", recorded as Document Number 99016492, Washington County Records (Assessor's Map 2S.1.24DB);
71. Thence leaving said northerly line along a perpendicular line, Southerly 33 feet, more or less, to the southerly line of said Book 332, Page 586 (Assessor's Map 2S.1.24DB);
72. Thence along said southerly line, Westerly 328 feet, more or less, to the easterly right-of-way line of Interstate No. 5 (R.H. Baldock Highway) (Assessor's Map 2S.1.24DB);
73. Thence along said easterly right-of-way line, Northerly 656 feet, more or less, to the southerly line of Nyberg Creek (Assessor's Map 2S.1.24DB);
74. Thence along said southerly line, Westerly 438 feet, more or less, to the westerly right-of-way line of Interstate No. 5 (R.H. Baldock Highway) (Assessor's Map 2S.1.24CA);
75. Thence along said westerly right-of-way line, Southerly 1,536 feet, more or less, to the southerly line of Document Number 2016-027815, Washington County Records (Assessor's Map 2S.1.24CD);
76. Thence along said southerly line, Westerly 360 feet, more or less, to the southerly right-of-way line of SW Mohawk Street (Assessor's Map 2S.1.24CD);
77. Thence along said southerly right-of-way line, Westerly 1,076 feet, more or less, to the easterly right-of-way line of SW Martinazzi Avenue (Assessor's Map 2S.1.24CD);
78. Thence along said easterly right-of-way line, Southerly 1,769 feet, more or less, to the southerly right-of-way line of SW Avery Street (Assessor's Map 2S.1.25BC);

79. Thence along said southerly right-of-way line, Westerly 60 feet, more or less, to the westerly right-of-way line of SW Martinazzi Avenue (Assessor's Map 2S.1.25BC);
80. Thence along said westerly right-of-way line, Northerly 2,341 feet, more or less, to the easterly line of Lot 2 of said plat "Boones Ferry Plaza" (Assessor's Map 2S.1.24CC);
81. Thence along said easterly line, Northwesterly 484 feet, more or less, to the Point of Beginning (Assessor's Map 2S.1.24CC).

Excepting therefrom;

Excepting Parcel 1;

Beginning at the northeast corner of Deed of Dedication per Document Number 84035757, Washington County Records, which bears Northerly 116 feet, more or less, from the northwest corner of the plat "Tualatin Park Plaza Condominium", recorded as Book 7, Page 25, Washington County Records, also being on the easterly right-of-way line of SW Tualatin Road (Assessor's Map 2S.1.24BC);

100. Thence along said easterly right-of-way line, Westerly 4 feet, more or less, to the northwest corner of said Deed (Assessor's Map 2S.1.24BC);
101. Thence continuing along said easterly right-of-way line, Northerly 435 feet, more or less, to the northerly line of Book 877, Page 798, Washington County Records (Assessor's Map 2S.1.24BC);
102. Thence along said northerly line and the easterly extension thereof, Easterly 1,026 feet, more or less, to the northerly extension of the westerly line of Parcel II of Document Number 2022-013858, Washington County Records (Assessor's Map 2S.1.24BC);
103. Thence along said northerly extension and the westerly line of said Deed, Southerly 368 feet, more or less, to the northerly line of Parcel I of said Deed (Assessor's Map 2S.1.24BC);
104. Thence along said northerly line, Westerly 156 feet, more or less, to the westerly line of said Parcel I (Assessor's Map 2S.1.24BC);
105. Thence along said westerly line, Southerly 65 feet, more or less, to the northerly line of Document Number 2021-033701, Washington County Records (Assessor's Map 2S.1.24BC);
106. Thence along said northerly line, Westerly 126 feet, more or less, to the easterly line of Document Number 2020-101961, Washington County Records (Assessor's Map 2S.1.24BC);
107. Thence along said easterly line, Northerly 37 feet, more or less, to the southerly line of said Book 877, Page 798 (Assessor's Map 2S.1.24BC);
108. Thence along said southerly line, Westerly 504 feet, more or less, to the easterly extension of the northerly line of Document Number 2019-083207, Washington County Records (Assessor's Map 2S.1.24BC);
109. Thence along said easterly extension and the northerly line of said Deed, Westerly 237 feet, more or less, to the Point of Beginning (Assessor's Map 2S.1.24BC).

Excepting Parcel 2;

Beginning at the northwest corner of Partition Plat No. 1998-135, Washington County Records, also being on the easterly right-of-way line of Interstate No. 5 (R.H. Baldock Highway) (Assessor's Map 2S124DB);

200. Thence along the northerly line of said plat, Easterly 504 feet, more or less, to the easterly line of said plat (Assessor's Map 2S124DB);
201. Thence along said easterly line, Southerly 68 feet, more or less, to the northerly line of Document Number 81022421, Washington County Records (Assessor's Map 2S124DA);
202. Thence along said northerly line, Easterly 1,080 feet, more or less, to the westerly right-of-way line of SW 65th Avenue (Assessor's Map 2S124DA);
203. Thence along said westerly right-of-way line, Southeasterly 104 feet, more or less, to the northerly line of Document Number 2014-039296, Washington County Records (Assessor's Map 2S124DA);
204. Thence along said northerly line, Westerly 170 feet, more or less, to the westerly line of said Deed (Assessor's Map 2S124DA);
205. Thence along said westerly line, Southerly 413 feet, more or less, to the northerly line of a 20 foot wide, more or less, Public Pedestrian and Bicycle Path per Exhibit B of Document Number 86036639, Washington County Records (Assessor's Map 2S124DA);
206. Thence along said northerly easement line, Westerly 621 feet, more or less, to the northerly line of a 20 foot wide, more or less, Vehicular and Pedestrian Easement per Document Number 81022420, Washington County Records (Assessor's Map 2S124DA);
207. Thence along said northerly easement line, Westerly 333 feet, more or less, to the easterly line of the plat "Orchard Hill Condominium Stage 2", recorded as Document Number 99049888, Washington County Records (Assessor's Map 2S124DB);
208. Thence along said easterly line and the northerly extension thereof, Northerly 25 feet, more or less, to the northerly line of a 50 foot wide, more or less, Greenway Easement per Document Number 94090336, Washington County Records (Assessor's Map 2S124DB);
209. Thence along said northerly easement line, Southwesterly 1,012 feet, more or less, to the northerly line of a Buffer Zone and Bike Easement per Document Number 94090332, Washington County Records (Assessor's Map 2S124DB);
210. Thence along said northerly easement line, Westerly 230 feet, more or less, to the easterly line of an 18 foot wide, more or less, Bike Easement per Document Number 94090333, Washington County Records (Assessor's Map 2S124DB);
211. Thence along said easterly easement line, Northerly 485 feet, more or less, to an angle point (Assessor's Map 2S124DB);
212. Thence leaving said easterly easement line, Northwesterly 19 feet, more or less, to an angle point on the easterly right-of-way line of Interstate No. 5 (R.H. Baldock Highway), also being on the northerly line of Nyberg Creek (Assessor's Map 2S124DB);
213. Thence along said northerly line, Westerly 444 feet, more or less, to the westerly right-of-way line of Interstate No. 5 (R.H. Baldock Highway) (Assessor's Map 2S124CA);

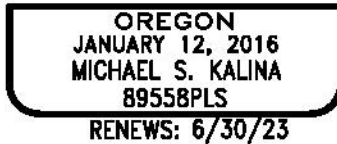
- 214. Thence along said westerly right-of-way line, Northerly 503 feet, more or less, to the intersection of said westerly right-of-way line and the southerly right-of-way line of SW Nyberg Street (Assessor's Map 2S124CA);
- 215. Thence leaving said intersection, Easterly 916 feet, more or less, to the Point of Beginning (Assessor's Map 2S124DB).

The above described tracts of land contain 476 acres, more or less.

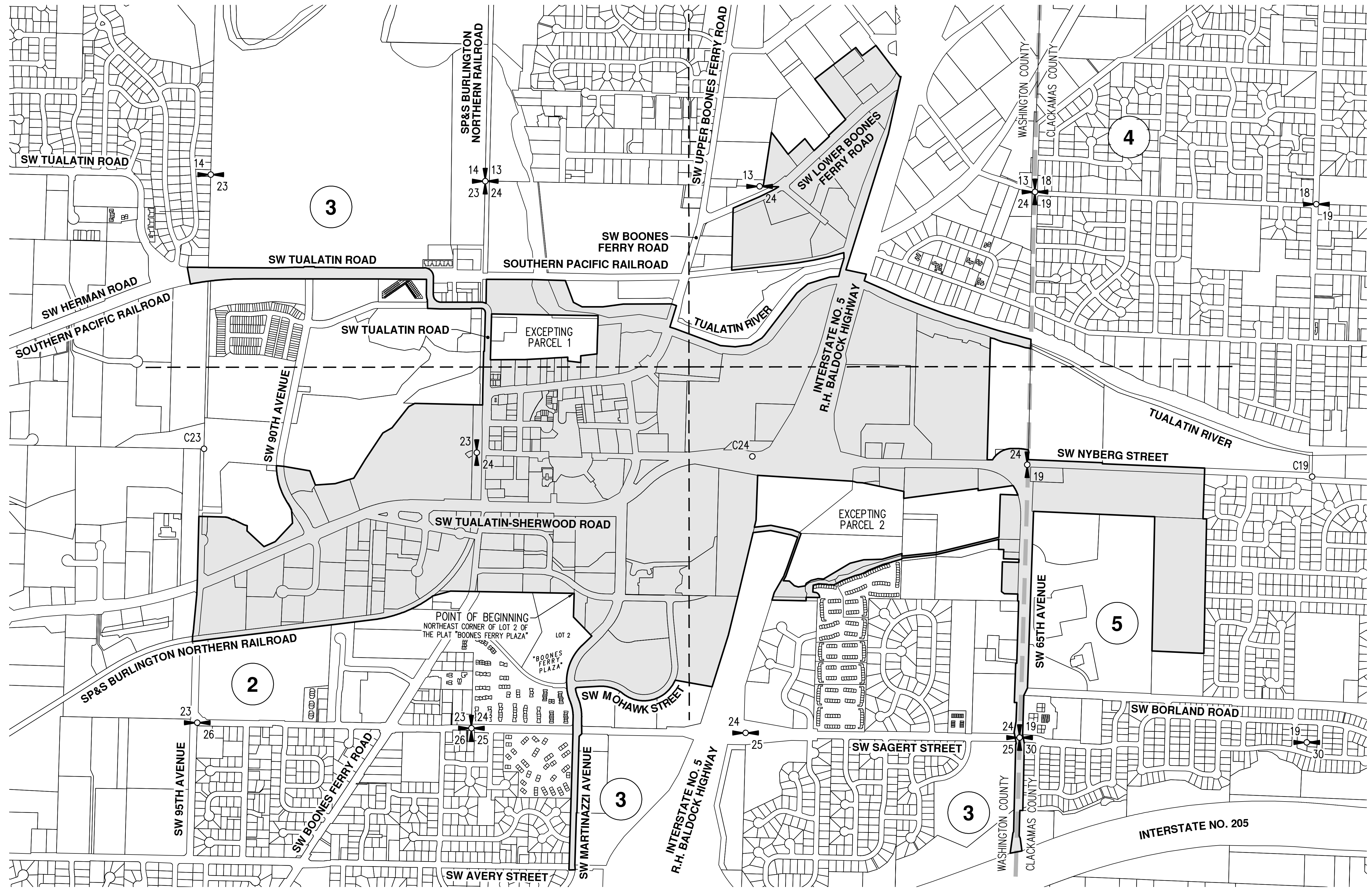
11/16/2022



Michael S. Kalina

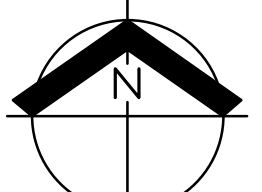


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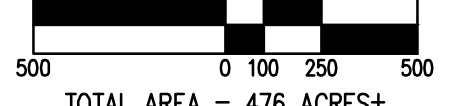


LEGEND

X - SEE SHEET X



SCALE: 1" = 500 FEET



TOTAL AREA = 476 ACRES±

AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

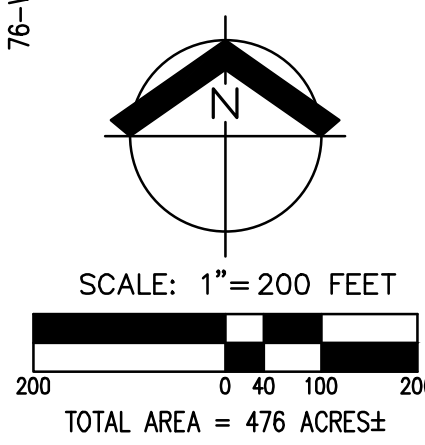
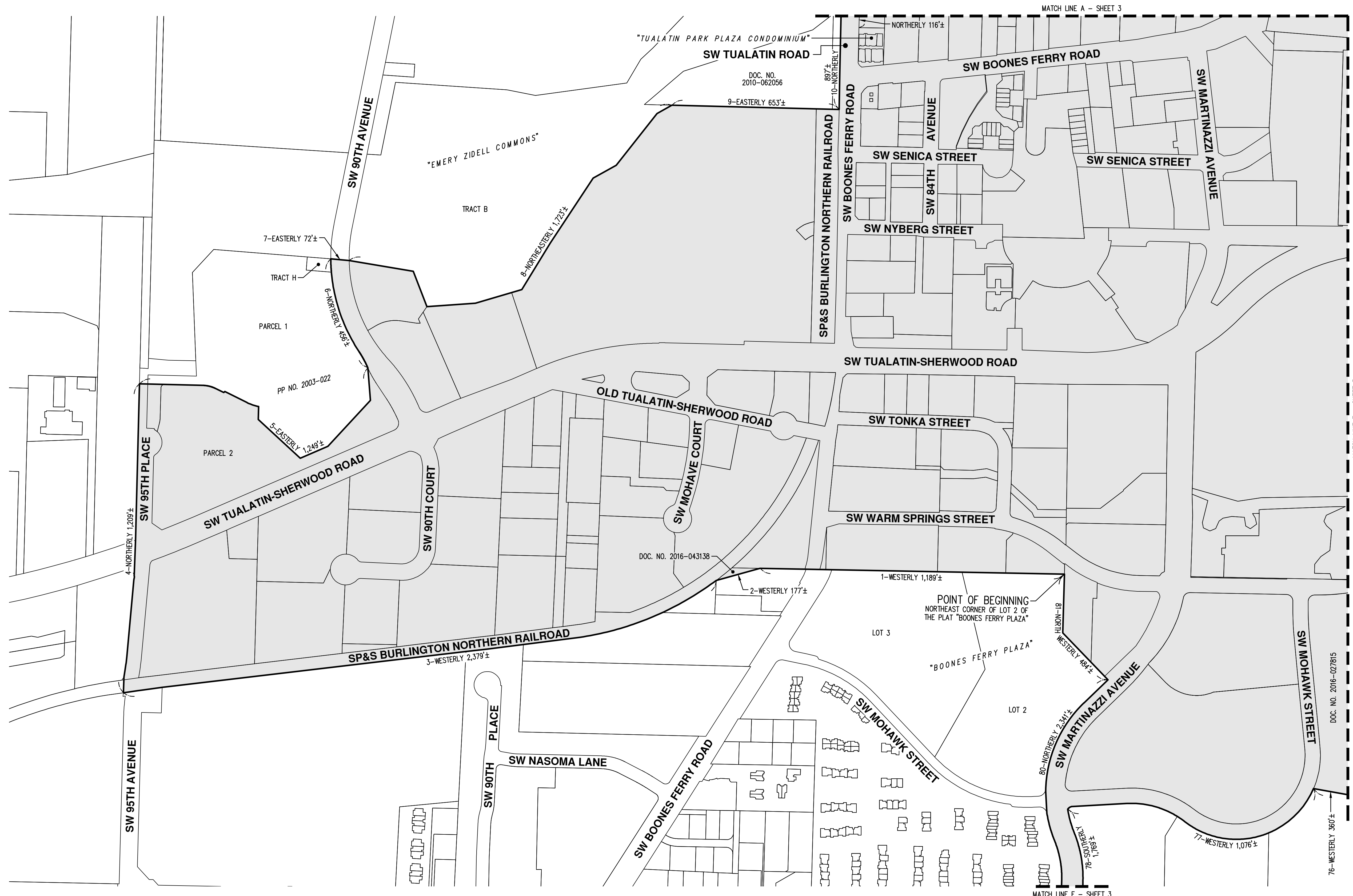
CITY OF TUALATIN
URBAN RENEWAL AREA
TUALATIN
WASHINGTON & CLACKAMAS COUNTY

MAP OF URBAN
RENEWAL AREA
COVER SHEET

DESIGNED BY:
DRAWN BY: WCB
MANAGED BY: MSK
CHECKED BY: MSK
DATE: 11/16/2022
REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

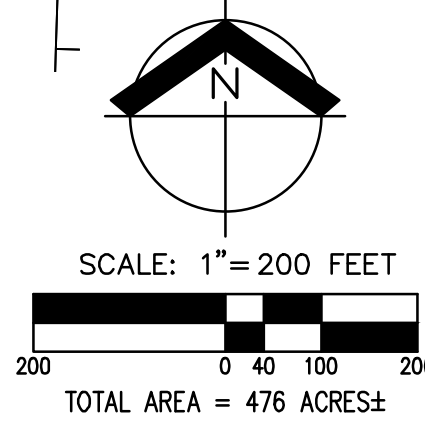
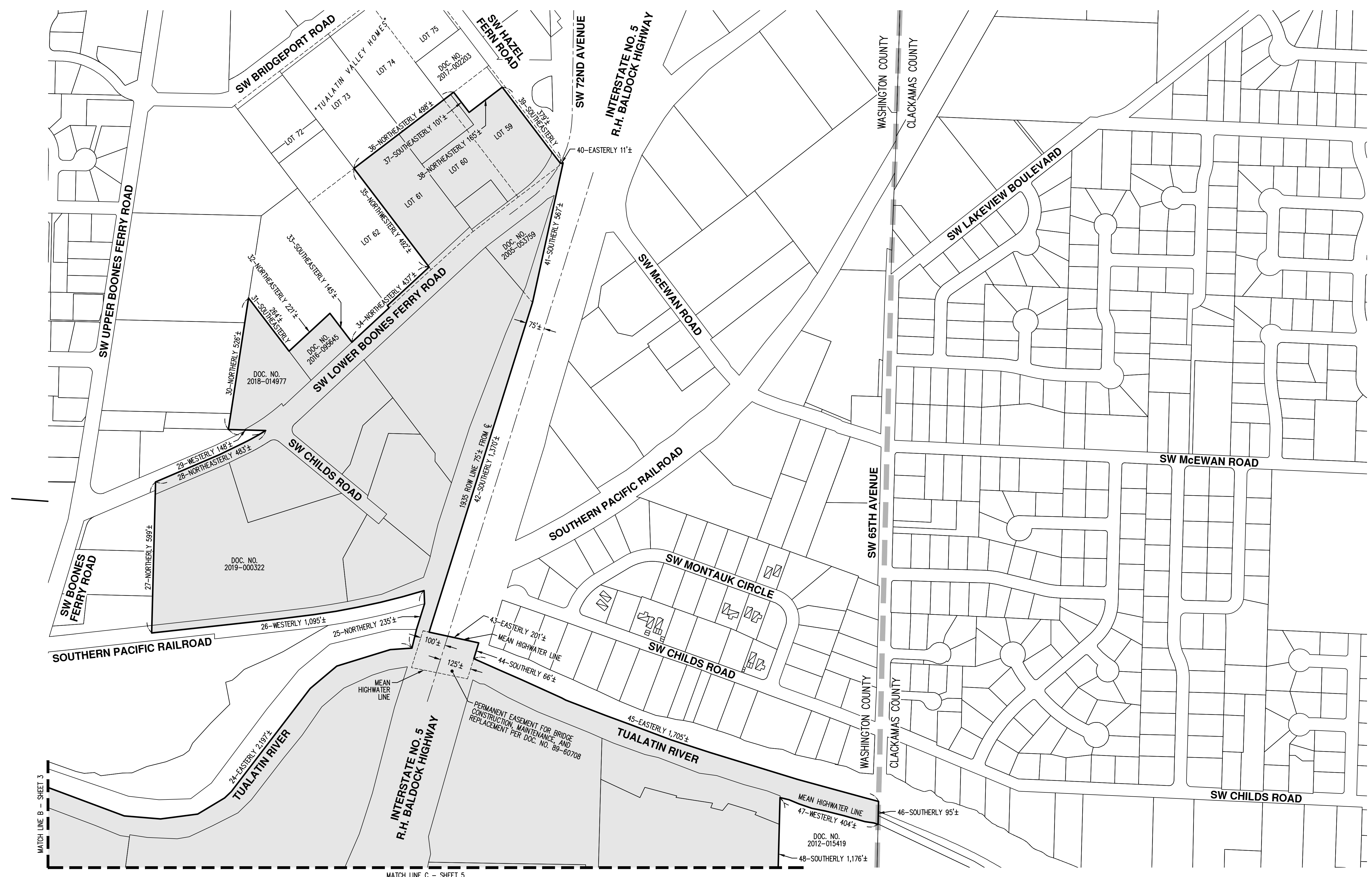
JOB NUMBER
5511-12
SHEET
1

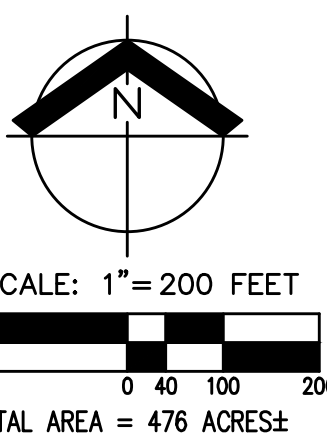
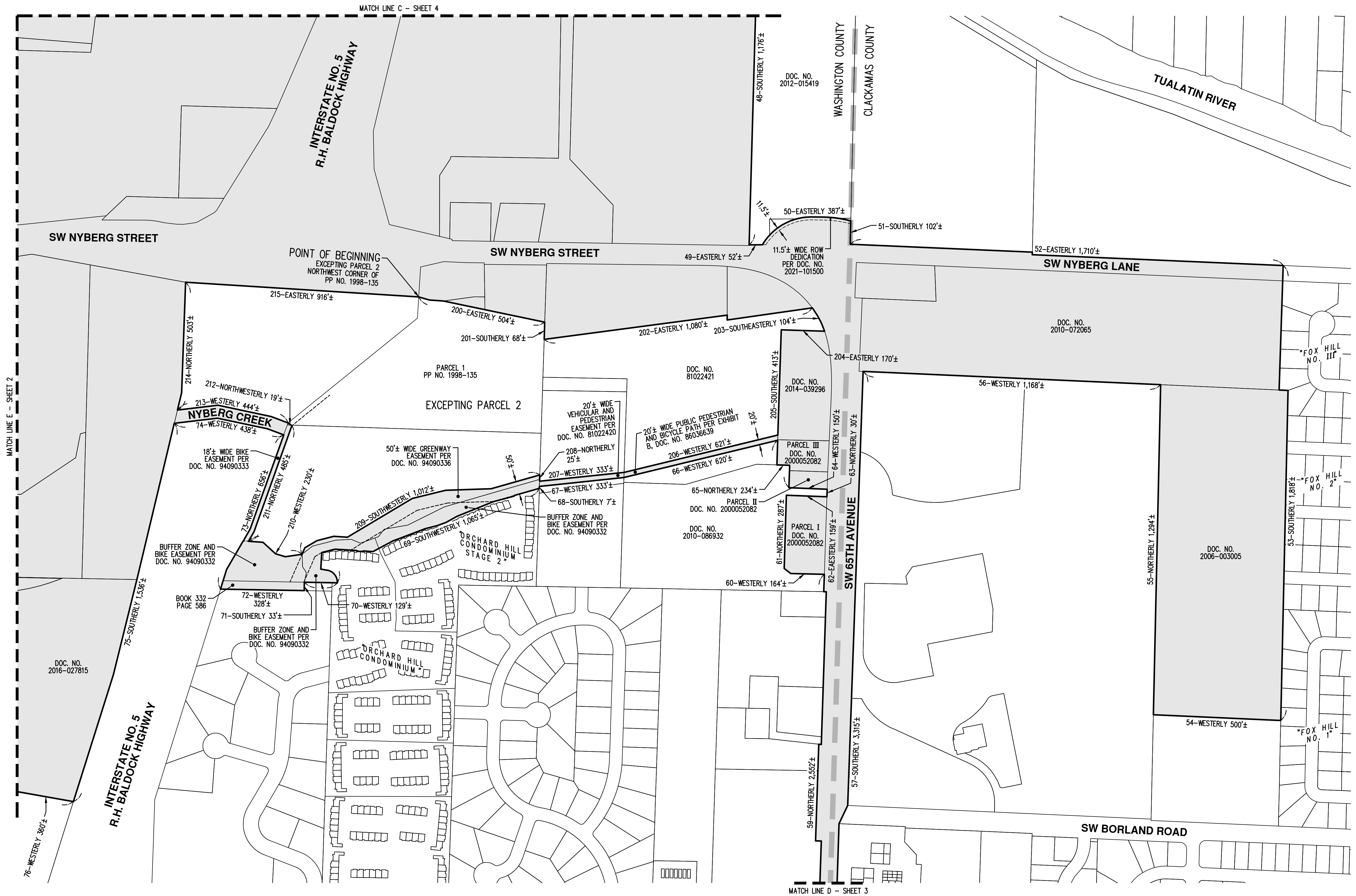
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



DESIGNED BY:	
DRAWN BY:	WCB
MANAGED BY:	MSK
CHECKED BY:	MSK
DATE:	11/16/2022
REGISTERED PROFESSIONAL LAND SURVEYOR	
<i>Michael S. Kalina</i>	
OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/23	
REVISIONS	
JOB NUMBER	5511-12
SHEET	2

TOTAL AREA = 476 ACRES±





DESIGNED BY: _____
 DRAWN BY: WCB
 MANAGED BY: MSK
 CHECKED BY: MSK
 DATE: 11/16/2022

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Kalina
 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/23

REVISIONS

JOB NUMBER
5511-12

SHEET
5

TOTAL AREA = 476 ACRES±

EXHIBIT B

Report Accompanying the
Core Opportunity and Reinvestment Area Plan



City of Tualatin

Core Opportunity Reinvestment Area Plan

Approved by the City of Tualatin

November 28, 2022

Ordinance No. 1471-22

LIST OF PARTICIPANTS

Mayor

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Nancy Grimes, Council President

Maria Reyes

Christen Sacco

Bridget Brooks

Cyndy Hillier

Valerie Pratt

Planning Commission

Bill Beers, Chair

Brittany Valli

Janelle Thompson

Daniel Bachhuber

Ursula Kuhn

Rndall Hledik

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Kim McMillan, Community Development
Director

Steve Koper, Assistant Community Development
Director/Planning Manager

Jonathan Taylor, Economic Development
Manager

Work Group

Frank, Bubenik, Mayor

Denise Cline Tualatin Parks Commission

Cathy Holland, Commercial CIO

Susan Noack, Chamber of Commerce

Stu Peterson, Macadam Forbes

Christen Sacco, City of Tualatin City Council

Beth Sethi, Resident

Jamison Shields, Martinazzi Woods CIO

Doug Ulmer, East Tualatin CIO

Cassandra Ulven, Public Affairs Chief, Tualatin
Valley Fire and Rescue (TVF&R)

Aaron Welk, Business Owner, CAPB

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Elaine Howard, Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk, Ali Danko, Rob Wyman

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I. DEFINITIONS

“Agency” means the Tualatin Development Commission (TDC). The TDC is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Core Opportunity Reinvestment Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of Tualatin, Oregon.

“City Council” or “Council” means the Tualatin City Council.

“Comprehensive Plan” means the City of Tualatin comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Washington County, Oregon or Clackamas County, Oregon. When used, it will not specifically which county.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Tualatin Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area (URA)” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

II. INTRODUCTION

The Report Accompanying the Core Opportunity Reinvestment Area Plan (Report) contains background information and project details that pertain to the Core Opportunity Reinvestment Area Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Tualatin City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))
- A relocation report. (ORS 457.087(9))

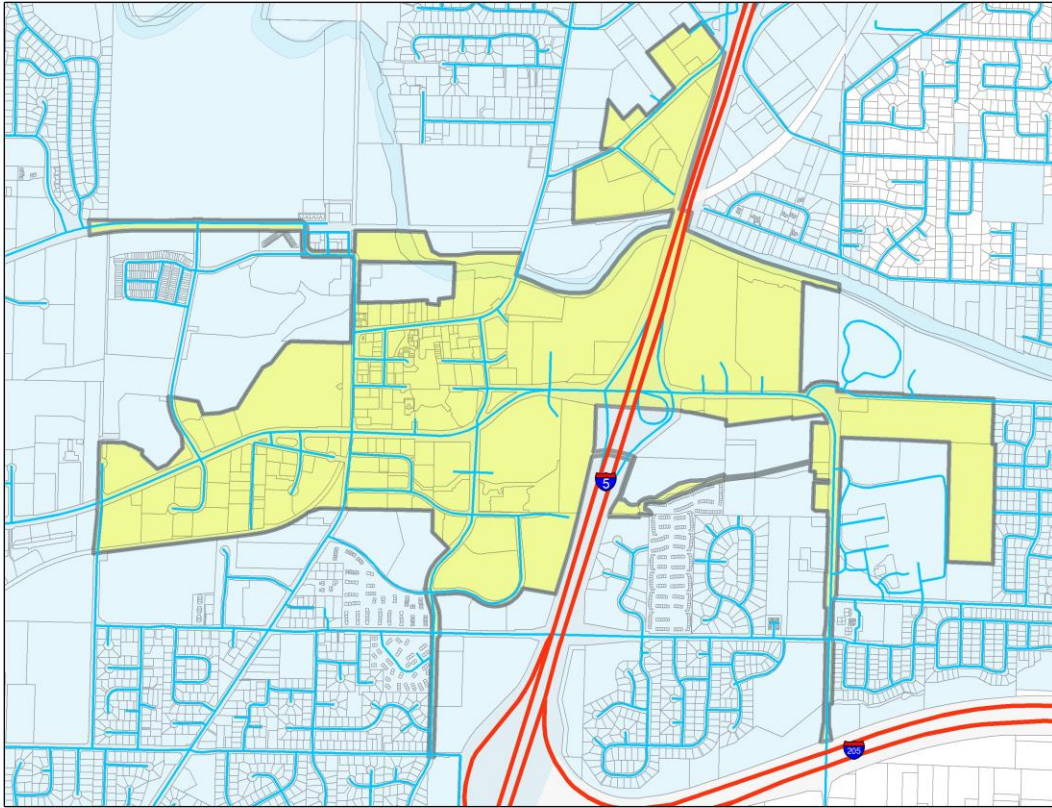
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1. Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. As the Tualatin Development Commission (TDC) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The TDC may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the TDC. The TDC may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Figure 1. Tualatin CORE Area Boundary



III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

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.

Existing conditions: This parcel is owned by the City and is underdeveloped.

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.

Existing conditions:

The traffic flow from the southern commercial area onto Nyberg Street is inefficient and needs to be improved so traffic moves more quickly and safely.

3. Intersection Improvements (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.

Existing conditions:

The transportation system in the Area has many deficiencies which hamper traffic flow and pedestrian and bicycle traffic.

B. Transportation

1. Area Transportation System Plan

Fund efforts to establish long-range vision for identification of projects, programs, and policies that will achieve the Plan Area’s transportation goals and needs.

Existing conditions:

The planning for the transportation system needs to be completed before projects are fully identified. This project will help identify the deficiencies and the solutions.

2. North to South Center Road Development and Tualatin Sherwood Road Realignment

Fund project planning, design considerations and construction of a main street corridor utilizing existing municipal streets to connect Lower Boones Ferry and Tualatin-Sherwood Roads.

Existing conditions:

Creating a “community identity and gathering space” in Tualatin has been a desired goal of the residents and City Council. The SW 84th and Nyberg Street intersection and streets can be modified to create that Main Street atmosphere.

3. Nyberg Creek Greenway

Connect existing Nyberg Creek Trail to the Tualatin River Greenway with the construction of a trail along the Nyberg Creek Wetlands. Connection of these two existing trails will improve access to recreation opportunities, provide safe modes of transportation off of major arterial roads from adjacent residential areas to the Town Core.

Existing conditions:

There is an existing Nyberg Creek Trail and an existing Tualatin River Greenway. There is presently no trail system along the Nyberg Creek Wetlands.

4. Tualatin River Greenway Trail

Fully complete the Tualatin River Greenway adjacent to the Town Commons.

Existing conditions:

“The Tualatin River Trail is an accessible 12 foot wide multi use pedestrian and bike path meandering through trees, alongside the river, and past wetlands. It connects people with nature while enabling easy exercise, recreation, and wildlife viewing.

The trail is 4.6 miles along the Tualatin River from Brown's Ferry Park to Tualatin Community Park. In Tualatin Community Park it crosses the pedestrian and bike bridge into Durham Park and Cook Park in Tigard.”¹

Portions of this trail adjacent to the Town Commons are incomplete.

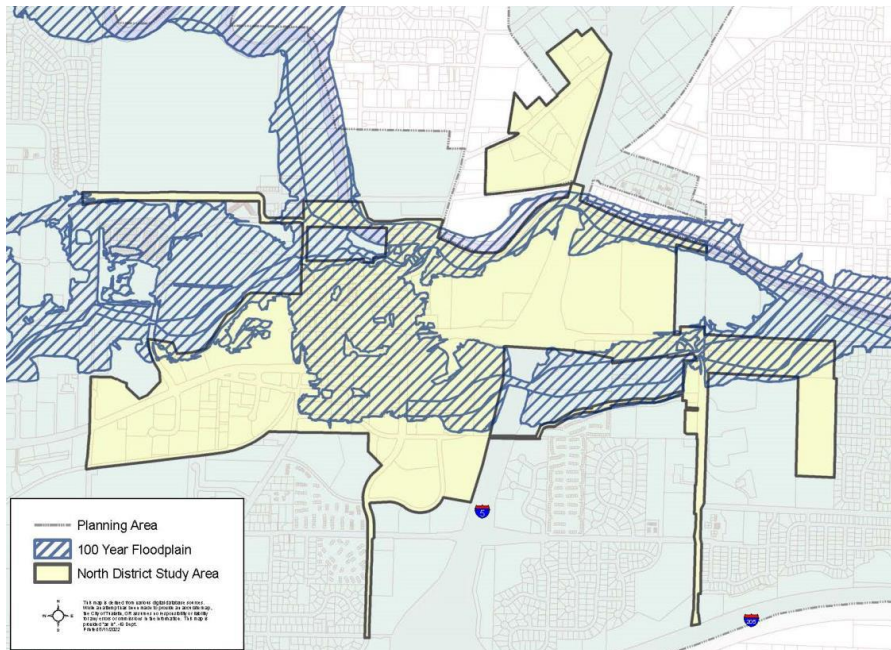
5. Flood Mitigation and Grading

The Commission’s involvement is proposed to be in the form of participating in the local share of any project funded at the local, regional, state, and/or federally funded efforts. The Commission will assume the public-sector leadership role in the redevelopment of historical vacant parcels with the flood plain.

Existing conditions:

The Area contains parcels that are subject to flooding. “The Tualatin River reaches flood stage at 118 feet. More often, localized flooding is caused by small urban streams surging and plugged catch basins associated with heavy rains. One of the lowest lying areas in Tualatin and the first hit when localized flooding occurs is Nyberg Lane at Browns Ferry Park (112 feet) which uses the NGVD1929 Datum.”²

Figure 2. Floodplain in Area



Source: City of Tualatin

¹ City of Tualatin website <https://www.tualatinoregon.gov/recreation/tualatin-river-greenway-trail>

² City of Tualatin website <https://www.tualatinoregon.gov/publicworks/flooding-our-area>

C. Land Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.

Existing conditions:

There is presently no funding for an acquisition program for the Area.

D. Community Identity

1. Tualatin River Plaza and Access and Habitat Restoration Project

To design and construction a public gathering space and access point along the Tualatin River. In addition, mitigate impacts while enhancing environmental habitats near project area.

Existing conditions:

There is a desire for a public gathering spot on the Tualatin River near the downtown core. Part of the intent of this project is to help create the “Main Street” feel and community identify for Tualatin while mitigating any impacts and enhancing the environmental habitat.

2. Community Design Master Plan

Fund efforts to establish community design standards for all new development projects, or redevelopment efforts that increase valuation by more than 20%. These standards will allow Tualatin to develop and cultivate a shared identity and design within Plan Area.

Existing conditions:

There are presently no design standards for the Area. Establishing these will further the goal for creating a community identity.

E. Developer Incentives and Rebates

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area. An example of a type of assistance is to reduce or eliminate development impacts on adjacent properties.

Existing conditions:

This Area has many properties that could be developed in the future. There is presently not a funding source in the City to provide development assistance to property owners/developers. This tool will help facilitate development of the Area and will provide additional sources of funds to assist with property mitigation.

F. Economic Development

1. Capital Improvement Grants

Provide financial and regulatory resources to small industrial and commercial property owners to update, modernize existing facilities through capital improvements.

Existing conditions:

There are existing small industrial and commercial properties within the Area that could use assistance for upgrading their facades and modernizing their existing facilities. Many of the businesses occupy several buildings built in 1970s, several which need drastic updates.

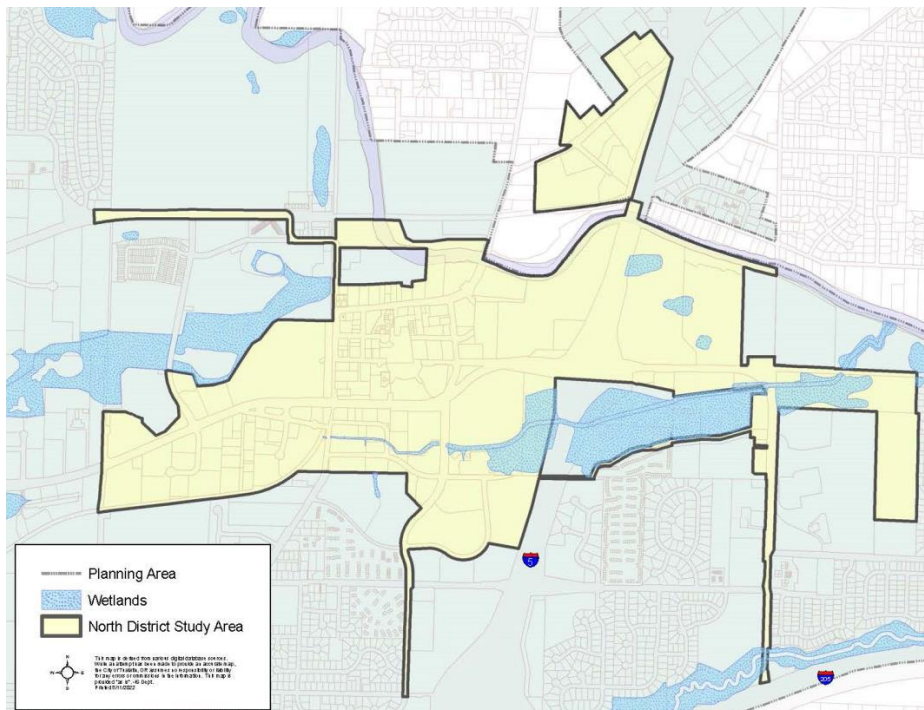
2. Market Feasibility Study

Conduct a market feasibility in the Town Common’s area for added retail and restaurant opportunities to assist with vacant property development.

Existing conditions:

No market study has been conducted by the City of Tualatin since the Commons Redevelopment Project.

Figure 3. Wetlands in Area



Source: City of Tualatin

G. Administration

1. Zone Code Change Plan

Authorizes expenditures to analyze and recommend zone code changes in the Area.

Existing conditions:

The Tualatin Development Code in its current form consists of policies and procedures adopted in 1979. The development requirements based on today’s needs and economic issues require an update.

2. Payroll, Legal, Recordings

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

Existing conditions:

This Area does not presently exist. Once formed, the TDC needs to allocate sufficient resources to the administration of the Area to allow for implementation of the projects and administration of the Area.

IV.THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects are shown in Table 2 below. Table 2 presents the estimated costs of the projects today (FYE 2023 constant dollars) and the estimated cost of those projects in the future (year of expenditure dollars). The year of expenditure dollars assumes annual 3% inflation rates. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, the timing on projects can be moved up.

The Plan assumes that the TDC/City will use other funds to assist in the completion of the projects within the Area. The TDC/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the projects or programs.

The TDC will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared. For more detail, see additional narrative explanation on page 25 of this Report.

Table 2. Estimated Cost of Each Project

Project Title	Constant FYE 2023	Year of Expenditure Project Cost
Blight Remediation - 18970 Catalyst Project'	(\$12,435,000)	(\$14,848,634)
Blight Remediation - SW Nyberg and Nyberg Woods	(\$2,865,000)	(\$3,965,733)
Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)	(\$2,865,000)	(\$3,965,733)
Transportation - Area Transportation Plan	(\$100,000)	(\$103,000)
Transportation - North to South Center Road Development and TS Road Realignment	(\$11,000,000)	(\$21,077,100)
Transportation - Tualatin River Greenway	(\$908,344)	(\$2,017,705)
Transportation - Nyberg Green Way	(\$2,091,656)	(\$4,746,095)
Transportation - Flood Mitigation and Grading	(\$3,850,000)	(\$6,384,515)
Land Acquisition - Land	(\$12,000,000)	(\$22,974,400)
Community Identity - Tualatin River Plaza Project	(\$5,000,000)	(\$8,023,500)
Community Identity - Community Design Master Plan	(\$150,000)	(\$201,585)
Developer Incentives - Incentives and Rebate	(\$16,445,890)	(\$31,152,813)

Economic Development - Grants	(\$3,575,000)	(\$6,399,157)
Administration - Payroll, Legal, Recordings	(\$7,500,000)	(\$12,868,260)
Administration - Market Feasibility Study	(\$100,000)	(\$106,090)
Administration - Zone Code Change Plan	(\$100,000)	(\$106,090)
Financing Fees	(\$704,683)	(\$1,051,000)
Total Expenditures	(\$81,690,573)	(\$139,991,410)

Source: City of Tualatin and Tiberius Solutions

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2053 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2024 and beyond assume an annual growth rate of 4.0% for real, personal and utility assessed value in the Area (equal to 3% maximum annual appreciation for existing property plus 1% exception value from new development). These projections of growth are the basis for the projections in the Area.

These projections of growth were informed by conversations with City staff and City Council, based on the amount of development potential within the Area. If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the URA to fund projects listed in the Plan.

Table 3 and Figure 4 show the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, and delinquencies.

The first year of tax increment collections is anticipated to be fiscal year ending (FYE) 2024. Gross tax increment financing (TIF)³ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Figure 4 shows expected TIF revenues over time and the projected tax revenues after termination of the Area. Definitions for Table 4 are shown below:

- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded, and will not be impacted by this Plan. Total AV is the projected total assessed value.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment used is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing.
- Tax rate is the total permanent rate levy for the Area.

³ TIF is also used to signify tax increment revenues

- Gross tax increment financing revenue (TIF)⁴ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.”
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.
- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Net TIF is the amount of tax increment revenues estimated to be received by the Agency.

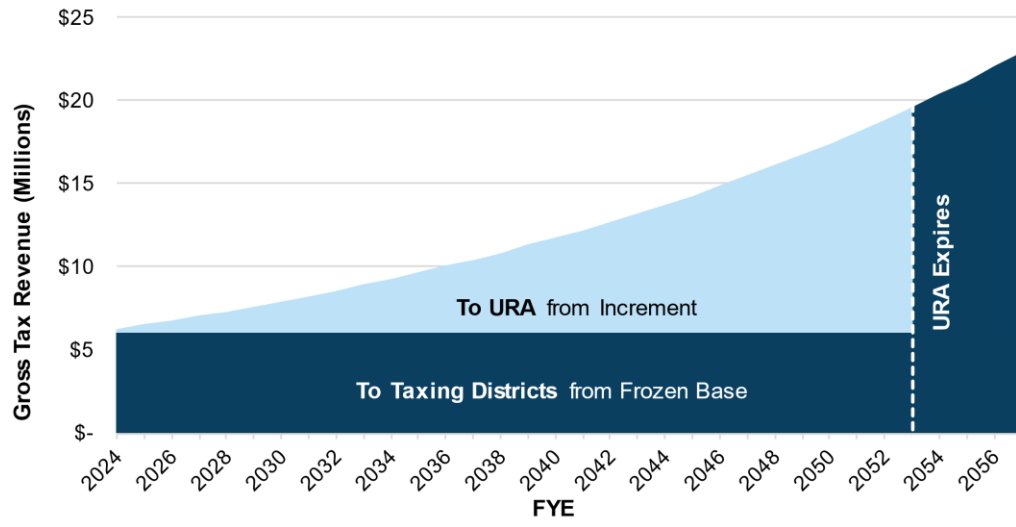
⁴ TIF is also used to signify tax increment revenues

Table 3. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 1

FYE	Total AV	Frozen Base AV	Increment Applied	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2024	529,979,978	509,596,132	20,383,846	11.8383	241,311	(12,066)	229,245	-	229,245
2025	551,179,178	509,596,132	41,583,046	11.8383	492,274	(24,614)	467,660	3,439	471,099
2026	573,226,345	509,596,132	63,630,213	11.8383	753,276	(37,664)	715,612	7,015	722,627
2027	596,155,398	509,596,132	86,559,266	11.8383	1,024,718	(51,236)	973,482	10,734	984,216
2028	620,001,613	509,596,132	110,405,481	11.8383	1,307,017	(65,351)	1,241,666	14,602	1,256,269
2029	644,801,677	509,596,132	135,205,545	11.8383	1,600,609	(80,030)	1,520,578	18,625	1,539,203
2030	670,593,744	509,596,132	160,997,612	11.8383	1,905,944	(95,297)	1,810,647	22,809	1,833,455
2031	697,417,494	509,596,132	187,821,362	11.8383	2,223,492	(111,175)	2,112,318	27,160	2,139,477
2032	725,314,193	509,596,132	215,718,061	11.8383	2,553,743	(127,687)	2,426,056	31,685	2,457,741
2033	754,326,762	509,596,132	244,730,630	11.8383	2,897,203	(144,860)	2,752,343	36,391	2,788,734
2034	784,499,832	509,596,132	274,903,700	11.8383	3,254,402	(162,720)	3,091,682	41,285	3,132,967
2035	815,879,825	509,596,132	306,283,693	11.8383	3,625,889	(181,294)	3,444,595	46,375	3,490,970
2036	848,515,018	509,596,132	338,918,886	11.8383	4,012,236	(200,612)	3,811,624	51,669	3,863,293
2037	882,455,620	509,596,132	372,859,488	11.8383	4,414,036	(220,702)	4,193,334	57,174	4,250,508
2038	917,753,845	509,596,132	408,157,713	11.8383	4,831,908	(241,595)	4,590,313	62,900	4,653,213
2039	954,463,999	509,596,132	444,867,867	11.8383	5,266,495	(263,325)	5,003,171	68,855	5,072,025
2040	992,642,559	509,596,132	483,046,427	11.8383	5,718,466	(285,923)	5,432,543	75,048	5,507,590
2041	1,032,348,261	509,596,132	522,752,129	11.8383	6,188,515	(309,426)	5,879,090	81,488	5,960,578
2042	1,073,642,191	509,596,132	564,046,059	11.8383	6,677,367	(333,868)	6,343,498	88,186	6,431,685
2043	1,116,587,879	509,596,132	606,991,747	11.8383	7,185,772	(359,289)	6,826,484	95,152	6,921,636
2044	1,161,251,393	509,596,132	651,655,261	11.8383	7,714,514	(385,726)	7,328,788	102,397	7,431,186
2045	1,207,701,448	509,596,132	698,105,316	11.8383	8,264,405	(413,220)	7,851,185	109,932	7,961,117
2046	1,256,009,507	509,596,132	746,413,375	11.8383	8,836,292	(441,815)	8,394,478	117,768	8,512,246
2047	1,306,249,887	509,596,132	796,653,755	11.8383	9,431,055	(471,553)	8,959,502	125,917	9,085,419
2048	1,358,499,883	509,596,132	848,903,751	11.8383	10,049,608	(502,480)	9,547,128	134,393	9,681,520
2049	1,412,839,878	509,596,132	903,243,746	11.8383	10,692,903	(534,645)	10,158,258	143,207	10,301,465
2050	1,469,353,473	509,596,132	959,757,341	11.8383	11,361,930	(568,097)	10,793,833	152,374	10,946,207
2051	1,528,127,611	509,596,132	1,018,531,479	11.8383	12,057,718	(602,886)	11,454,832	161,908	11,616,740
2052	1,589,252,716	509,596,132	1,079,656,584	11.8383	12,781,337	(639,067)	12,142,271	171,822	12,314,093
2053	1,652,822,825	509,596,132	1,143,226,693	11.8383	13,533,902	(676,695)	12,857,207	182,134	13,039,341
TOTAL:					170,898,337	(8,544,918)	162,353,423	2,242,444	164,595,865

Source: Tiberius Solution

Figure 4. TIF Projections



Source: Tiberius Solutions

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 4 shows a summary of the financial capacity of the URA, including how the total TIF revenue translates to the ability to fund urban renewal projects in constant FYE 2023 dollars in five-year increments. Table 7, Table 8, Table 9, and Table 10 show more detailed tables on the allocation of tax revenues to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the URA in FYE 2053, a 30-year urban renewal plan. The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If growth in assessed value is slower than projected, the Agency may take division of taxes for a longer time period. If growth in assessed value is more robust than the projections, the Agency may take division of taxes for a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$140,000,000 (One Hundred Forty Million Million dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$140,000,000 is \$164,595,865 and is from permanent rate levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings.

Table 4. TIF Capacity of the Area in FYE 2023 Constant Rounded Numbers

Total Net TIF	\$164,600,000
Maximum Indebtedness	\$140,000,000
Capacity (2021\$)	\$81,700,000
Years 1-5	\$800,000
Years 6-10	\$17,200,000
Years 11-15	\$14,600,000
Years 16-20	\$13,900,000
Years 21-25	\$17,900,000
Years 26-30	\$17,200,000

Source: Tiberius Solutions

This financial analysis shows borrowings as identified in Table 6. This is only one scenario for how the TDC may decide to implement this Plan, and this scenario is financially feasible. The TDC may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2053. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 7.

Table 5. Estimated Borrowings and Amounts

Loan	Loan A	Loan B	Loan C	Loan D
Principal Amount	\$12,750,000	\$11,300,000	\$15,000,000	\$13,500,000
Interest Rate	5.00%	5.00%	5.00%	5.00%
Loan Term	20	20	15	9
Loan Year	2029	2034	2039	2045
Interest Payment Start	2029	2034	2039	2045
Principal Payment Start	2029	2034	2039	2045
Annual Payment	(\$1,023,093)	(\$906,741)	(\$1,445,134)	(\$1,899,316)

Source: Tiberius Solutions

Table 6. Tax Increment Revenues and Allocations to Debt Service, page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources								
Beginning Balance		-	-	-	-	-	-	-
TIF: Current Year	162,353,422	229,245	467,660	715,612	973,482	1,241,666	1,520,578	1,810,647
TIF: Prior Years	2,242,443	-	3,439	7,015	10,734	14,602	18,625	22,809
Total Resources	164,595,865	229,245	471,099	722,627	984,216	1,256,269	1,539,203	1,833,455
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(20,461,860)	-	-	-	-	-	(1,023,093)	(1,023,093)
Loan B	(18,134,825)	-	-	-	-	-	-	-
Loan C	(21,677,015)	-	-	-	-	-	-	-
Loan D	(17,093,845)	-	-	-	-	-	-	-
Total Debt Service	(77,367,544)	-	-	-	-	-	(1,023,093)	(1,023,093)
Debt Service Coverage Ratio	-	-	-	-	-	-	1.50	1.79
Transfer to URA Projects Fund	(87,228,321)	(229,245)	(471,099)	(722,627)	(984,216)	(1,256,269)	(516,110)	(810,362)
Total Expenditures	(164,595,865)	(229,245)	(471,099)	(722,627)	(984,216)	(1,256,269)	(1,539,203)	(1,833,455)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 7. Tax Incremental Revenues and Allocations to Debt Service, page 2

	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
TIF: Current Year	2,112,318	2,426,056	2,752,343	3,091,682	3,444,595	3,811,624	4,193,334	4,590,313
TIF: Prior Years	27,160	31,685	36,391	41,285	46,375	51,669	57,174	62,900
Total Resources	2,139,477	2,457,741	2,788,734	3,132,967	3,490,970	3,863,293	4,250,508	4,653,213
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)
Loan B	-	-	-	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)
Loan C	-	-	-	-	-	-	-	-
Loan D	-	-	-	-	-	-	-	-
Total Debt Service	(1,023,093)	(1,023,093)	(1,023,093)	(1,929,834)	(1,929,834)	(1,929,834)	(1,929,834)	(1,929,834)
Debt Service Coverage Ratio	2.09	2.40	2.73	1.62	1.81	2.00	2.20	2.41
Transfer to URA Projects Fund	(1,116,384)	(1,434,648)	(1,765,641)	(1,203,133)	(1,561,136)	(1,933,459)	(2,320,674)	(2,723,379)
Total Expenditures	(2,139,477)	(2,457,741)	(2,788,734)	(3,132,967)	(3,490,970)	(3,863,293)	(4,250,508)	(4,653,213)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 8. Tax Incremental Revenues and Allocations to Debt Service, page 3

	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
TIF: Current Year	5,003,171	5,432,543	5,879,090	6,343,498	6,826,484	7,328,788	7,851,185	8,394,478
TIF: Prior Years	68,855	75,048	81,488	88,186	95,152	102,397	109,932	117,768
Total Resources	5,072,025	5,507,590	5,960,578	6,431,685	6,921,636	7,431,186	7,961,117	8,512,246
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)	(1,023,093)
Loan B	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)
Loan C	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)
Loan D	-	-	-	-	-	-	(1,899,316)	(1,899,316)
Total Debt Service	(3,374,969)	(3,374,969)	(3,374,969)	(3,374,969)	(3,374,969)	(3,374,969)	(5,274,285)	(5,274,285)
Debt Service Coverage Ratio	1.50	1.63	1.77	1.91	2.05	2.20	1.51	1.61
Transfer to URA Projects Fund	(1,697,057)	(2,132,622)	(2,585,609)	(3,056,716)	(3,546,668)	(4,056,217)	(2,686,832)	(3,237,961)
Total Expenditures	(5,072,025)	(5,507,590)	(5,960,578)	(6,431,685)	(6,921,636)	(7,431,186)	(7,961,117)	(8,512,246)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 9. Tax Incremental Revenues and Allocations, page 4

	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053
Resources							
Beginning Balance	-	-	-	-	-	-	-
TIF: Current Year	8,959,502	9,547,128	10,158,258	10,793,833	11,454,832	12,142,271	12,857,207
TIF: Prior Years	125,917	134,393	143,207	152,374	161,908	171,822	182,134
Total Resources	9,085,419	9,681,520	10,301,465	10,946,207	11,616,740	12,314,093	13,039,341
Expenditures							
Debt Service							
Scheduled Payments							
Loan A	(1,023,093)	(1,023,093)	-	-	-	-	-
Loan B	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)	(906,741)
Loan C	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)	(1,445,134)
Loan D	(1,899,316)	(1,899,316)	(1,899,316)	(1,899,316)	(1,899,316)	(1,899,316)	(1,899,316)
Total Debt Service	(5,274,285)	(5,274,285)	(4,251,192)	(4,251,192)	(4,251,192)	(4,251,192)	(4,251,191)
Debt Service Coverage Ratio	1.72	1.84	2.42	2.57	2.73	2.90	3.07
Transfer to URA Projects Fund	(3,811,135)	(4,407,235)	(6,050,273)	(6,695,016)	(7,365,548)	(8,062,901)	(8,788,149)
Total Expenditures	(9,085,419)	(9,681,520)	(10,301,465)	(10,946,207)	(11,616,740)	(12,314,093)	(13,039,341)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the TDC. Annual expenditures for program administration are also shown, and are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2053, a 30-year program.

The amount of money available for projects in 2023 constant dollars for the Area is \$81,690,573. See Table 2 for the individual project analysis. This is calculated by reflecting the maximum indebtedness of \$140,000,000 in constant 2023 dollars. This is done as the TDC's cost estimates are typically in constant dollars, so understanding how that relates to the overall MI over 30 years is important to help the TDC to make projections on the allocation of funds throughout the life of the Area.

Table 11, Table 12, Table 13, and Table 14 show the \$81,690,573 of 2022 project dollars inflated over the life of the Area including administrative expenses. All costs shown in Table 11, Table 12, Table 13, and Table 14 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation. The year of expenditure total cost is \$139,991,410.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. The TDC may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, or if other outside funding sources are secured, including but not limited to developer contributions, the timing on projects can be moved up.

Table 10. Programs and Costs in Year of Expenditure Dollars, Page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources								
Beginning Balance		-	23,245	176,190	790,428	1,666,046	2,814,715	871,855
Interest Earnings	213,089	-	116	881	3,952	8,330	14,074	4,359
Transfer from TIF Fund	87,228,321	229,245	471,099	722,627	984,216	1,256,269	516,110	810,362
Bond/Loan Proceeds	52,550,000	-	-	-	-	-	12,750,000	-
Other	-							
Total Resources	139,991,410	229,245	494,460	899,698	1,778,596	2,930,645	16,094,899	1,686,576
Expenditures (YOE \$)								
Blight Remediation - 18970 Catalyst Project'	(\$14,848,634)						(\$14,848,634)	
Blight Remediation - SW Nyberg and Nyberg Woods	(\$3,965,733)							
Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)	(\$3,965,733)							
Transportation - Area Transportation Plan	(\$103,000)	(\$103,000)						
Transportation - North to South Center Road Development and TS Road Realignment	(\$21,077,100)							
Transportation - Tualatin River Greenway	(\$2,017,705)							
Transportation - Nyberg Green Way	(\$4,746,095)							
Transportation - Flood Mitigation and Grading	(\$6,384,515)							
Land Acquisition - Land	(\$22,974,400)							
Community Identity - Tualatin River Plaza Project	(\$8,023,500)							
Community Identity - Community Design Master Plan	(\$201,585)							
Developer Incentives - Incentives and Rebate	(\$31,152,813)							(\$614,950)
Economic Development - Grants	(\$6,399,157)							(\$153,738)
Administration - Payroll, Legal, Recordings	(\$12,868,260)	(\$103,000)	(\$106,090)	(\$109,270)	(\$112,550)	(\$115,930)	(\$119,410)	(\$307,475)
Administration - Market Feasibility Study	(\$106,090)		(\$106,090)					
Administration - Zone Code Change Plan	(\$106,090)		(\$106,090)					
Financing Fees	(\$1,051,000)						(\$255,000)	
Total Expenditures	(\$139,991,410)	(\$206,000)	(\$318,270)	(\$109,270)	(\$112,550)	(\$115,930)	(\$15,223,044)	(\$1,076,163)
Ending Balance		\$23,245	\$176,190	\$790,428	\$1,666,046	\$2,814,715	\$871,855	\$610,413

Source: Tiberius Solutions

Table 11. Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038
Resources								
Beginning Balance	610,413	621,400	917,454	167,870	430,986	639,862	1,181,444	2,071,055
Interest Earnings	3,052	3,107	4,587	839	2,155	3,199	5,907	10,355
Transfer from TIF Fund	1,116,384	1,434,648	1,765,641	1,203,133	1,561,136	1,933,459	2,320,674	2,723,379
Bond/Loan Proceeds	-	-	-	11,300,000	-	-	-	-
Other								
Total Resources	1,729,850	2,059,154	2,687,683	12,671,842	1,994,277	2,576,519	3,508,025	4,804,789
Expenditures (YOE \$)								
Blight Remediation - 18970 Catalyst Project'								
Blight Remediation - SW Nyberg and Nyberg Woods				(\$3,965,733)				
Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)				(\$3,965,733)				
Transportation - Area Transportation Plan								
Transportation - North to South Center Road Development and TS Road Realignment								
Transportation - Tualatin River Greenway								
Transportation - Nyberg Green Way								
Transportation - Flood Mitigation and Grading			(\$1,142,315)					
Land Acquisition - Land				(\$2,768,400)				(\$3,116,000)
Community Identity - Tualatin River Plaza Project								
Community Identity - Community Design Master Plan			(\$201,585)					
Developer Incentives - Incentives and Rebate	(\$633,400)	(\$652,400)	(\$671,950)	(\$692,100)	(\$712,850)	(\$734,250)	(\$756,300)	(\$779,000)
Economic Development - Grants	(\$158,350)	(\$163,100)	(\$167,988)	(\$207,630)	(\$213,855)	(\$220,275)	(\$226,890)	(\$233,700)
Administration - Payroll, Legal, Recordings	(\$316,700)	(\$326,200)	(\$335,975)	(\$415,260)	(\$427,710)	(\$440,550)	(\$453,780)	(\$467,400)
Administration - Market Feasibility Study								
Administration - Zone Code Change Plan								
Financing Fees				(\$226,000)				
Total Expenditures	(\$1,108,450)	(\$1,141,700)	(\$2,519,813)	(\$12,240,856)	(\$1,354,415)	(\$1,395,075)	(\$1,436,970)	(\$4,596,100)
Ending Balance	\$621,400	\$917,454	\$167,870	\$430,986	\$639,862	\$1,181,444	\$2,071,055	\$208,689

Source: Tiberius Solutions

Table 12. Programs and Costs in Year of Expenditure Dollars, Page 3

	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046
Resources								
Beginning Balance	208,689	640,024	1,205,685	2,180,043	3,581,834	5,430,615	7,746,700	804,872
Interest Earnings	1,043	3,200	6,028	10,900	17,909	27,153	38,734	4,024
Transfer from TIF Fund	1,697,057	2,132,622	2,585,609	3,056,716	3,546,668	4,056,217	2,686,832	3,237,961
Bond/Loan Proceeds	15,000,000	-	-	-	-	-	13,500,000	-
Other								
Total Resources	16,906,789	2,775,845	3,797,323	5,247,659	7,146,410	9,513,985	23,972,267	4,046,857
Expenditures (YOE \$)								
Blight Remediation - 18970 Catalyst Project'								
Blight Remediation - SW Nyberg and Nyberg Woods								
Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)								
Transportation - Area Transportation Plan								
Transportation - North to South Center Road Development and TS Road Realignment							(\$21,077,100)	
Transportation - Tualatin River Greenway								
Transportation - Nyberg Green Way								
Transportation - Flood Mitigation and Grading	(\$3,209,400)							
Land Acquisition - Land	(\$3,209,400)							
Community Identity - Tualatin River Plaza Project	(\$8,023,500)							
Community Identity - Community Design Master Plan								
Developer Incentives - Incentives and Rebate	(\$802,350)	(\$826,400)	(\$851,200)	(\$876,750)	(\$903,050)	(\$930,150)	(\$958,050)	(\$1,480,200)
Economic Development - Grants	(\$240,705)	(\$247,920)	(\$255,360)	(\$263,025)	(\$270,915)	(\$279,045)	(\$287,415)	(\$296,040)
Administration - Payroll, Legal, Recordings	(\$481,410)	(\$495,840)	(\$510,720)	(\$526,050)	(\$541,830)	(\$558,090)	(\$574,830)	(\$592,080)
Administration - Market Feasibility Study								
Administration - Zone Code Change Plan								
Financing Fees	(\$300,000)						(\$270,000)	
Total Expenditures	(\$16,266,765)	(\$1,570,160)	(\$1,617,280)	(\$1,665,825)	(\$1,715,795)	(\$1,767,285)	(\$23,167,395)	(\$2,368,320)
Ending Balance	\$640,024	\$1,205,685	\$2,180,043	\$3,581,834	\$5,430,615	\$7,746,700	\$804,872	\$1,678,537

Source: Tiberius Solutions

Table 13. Programs and Costs in Year of Expenditure Dollars, Page 4

	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053
Resources							
Beginning Balance	1,678,537	1,025,904	2,402,260	1,024,274	616,251	606,401	483,497
Interest Earnings	8,393	5,130	12,011	5,121	3,081	3,032	2,417
Transfer from TIF Fund	3,811,135	4,407,235	6,050,273	6,695,016	7,365,548	8,062,901	8,788,149
Bond/Loan Proceeds	-	-					
Other							
Total Resources	5,498,064	5,438,270	8,464,544	7,724,411	7,984,880	8,672,335	9,274,063
Expenditures (YOE \$)							
Blight Remediation - 18970 Catalyst Project'							
Blight Remediation - SW Nyberg and Nyberg Woods							
Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)							
Transportation - Area Transportation Plan							
Transportation - North to South Center Road Development and TS Road Realignment							
Transportation - Tualatin River Greenway				(\$2,017,705)			
Transportation - Nyberg Green Way				(\$1,314,245)	(\$3,431,850)		
Transportation - Flood Mitigation and Grading	(\$2,032,800)						
Land Acquisition - Land			(\$4,313,200)			(\$4,713,000)	(\$4,854,400)
Community Identity - Tualatin River Plaza Project							
Community Identity - Community Design Master Plan							
Developer Incentives - Incentives and Rebate	(\$1,524,600)	(\$2,093,800)	(\$2,156,600)	(\$2,776,625)	(\$2,859,875)	(\$2,356,500)	(\$3,509,463)
Economic Development - Grants	(\$304,920)	(\$314,070)	(\$323,490)	(\$333,195)	(\$400,383)	(\$412,388)	(\$424,760)
Administration - Payroll, Legal, Recordings	(\$609,840)	(\$628,140)	(\$646,980)	(\$666,390)	(\$686,370)	(\$706,950)	(\$485,440)
Administration - Market Feasibility Study							
Administration - Zone Code Change Plan							
Financing Fees							
Total Expenditures	(\$4,472,160)	(\$3,036,010)	(\$7,440,270)	(\$7,108,160)	(\$7,378,478)	(\$8,188,838)	(\$9,274,063)
Ending Balance	\$1,025,904	\$2,402,260	\$1,024,274	\$616,251	\$606,401	\$483,497	\$0

Source: Tiberius Solutions

VIII. REVENUE SHARING

Revenue sharing thresholds are expected to begin as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not expected to be met during the life of the Plan.

Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$14,000,000). At the 10% threshold, the TDC will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (\$17,500,000). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing thresholds could be reached earlier. If assessed value grows more slowly, they could be reached later.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2053 and are shown in Table 15 and Table 16.

The Tigard/Tualatin School District and the Northwest Regional Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 15 and Table 16 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 15 shows the general government levies, and Table 16 shows the education levies

Table 14. Projected Impact on Taxing District Permanent Rate Levies - General Government, page 1

FYE	Washington County	City of Tualatin	Metro	Port of Portland	Tualatin Soil & Water District	Tualatin Valley Fire & Rescue	Tigard/Tualatin Aquatic District	Clackamas County City	Clackamas County Extension & 4H	Clackamas County Library	Clackamas County Soil Conservation	Vector Control	Subtotal
2024	(41,842)	(43,890)	(1,871)	(1,357)	(1,535)	(29,535)	(1,743)	(1,815)	(38)	(300)	(38)	(5)	(123,969)
2025	(85,986)	(90,194)	(3,844)	(2,790)	(3,155)	(60,694)	(3,581)	(3,730)	(78)	(616)	(78)	(10)	(254,756)
2026	(131,895)	(138,350)	(5,897)	(4,279)	(4,840)	(93,100)	(5,494)	(5,721)	(119)	(946)	(119)	(15)	(390,774)
2027	(179,641)	(188,432)	(8,031)	(5,828)	(6,592)	(126,802)	(7,482)	(7,792)	(162)	(1,288)	(162)	(21)	(532,233)
2028	(229,296)	(240,518)	(10,251)	(7,439)	(8,414)	(161,852)	(9,551)	(9,946)	(207)	(1,644)	(207)	(27)	(679,351)
2029	(280,938)	(294,687)	(12,560)	(9,114)	(10,308)	(198,304)	(11,702)	(12,185)	(253)	(2,014)	(253)	(33)	(832,353)
2030	(334,645)	(351,023)	(14,961)	(10,857)	(12,279)	(236,214)	(13,939)	(14,515)	(302)	(2,399)	(302)	(39)	(991,475)
2031	(390,501)	(409,612)	(17,458)	(12,669)	(14,329)	(275,641)	(16,265)	(16,938)	(352)	(2,800)	(352)	(46)	(1,156,962)
2032	(448,591)	(470,545)	(20,055)	(14,553)	(16,460)	(316,645)	(18,685)	(19,457)	(405)	(3,216)	(405)	(53)	(1,329,069)
2033	(509,004)	(533,915)	(22,756)	(16,513)	(18,677)	(359,288)	(21,201)	(22,078)	(459)	(3,649)	(459)	(60)	(1,508,060)
2034	(571,834)	(599,820)	(25,565)	(18,552)	(20,982)	(403,638)	(23,818)	(24,803)	(516)	(4,100)	(516)	(67)	(1,694,210)
2035	(637,178)	(668,361)	(28,486)	(20,672)	(23,380)	(449,761)	(26,540)	(27,637)	(575)	(4,568)	(575)	(75)	(1,887,807)
2036	(705,135)	(739,644)	(31,524)	(22,876)	(25,873)	(497,730)	(29,370)	(30,585)	(636)	(5,055)	(636)	(83)	(2,089,147)
2037	(775,810)	(813,778)	(34,684)	(25,169)	(28,467)	(547,617)	(32,314)	(33,650)	(700)	(5,562)	(700)	(91)	(2,298,542)
2038	(849,312)	(890,877)	(37,970)	(27,554)	(31,164)	(599,500)	(35,376)	(36,838)	(766)	(6,089)	(766)	(100)	(2,516,311)
2039	(925,755)	(971,061)	(41,387)	(30,034)	(33,968)	(653,458)	(38,560)	(40,154)	(835)	(6,637)	(835)	(109)	(2,742,792)
2040	(1,005,255)	(1,054,452)	(44,942)	(32,613)	(36,886)	(709,574)	(41,871)	(43,602)	(907)	(7,207)	(907)	(118)	(2,978,332)
2041	(1,087,935)	(1,141,178)	(48,638)	(35,295)	(39,919)	(767,935)	(45,315)	(47,188)	(981)	(7,800)	(981)	(128)	(3,223,293)
2042	(1,173,922)	(1,231,374)	(52,482)	(38,085)	(43,074)	(828,630)	(48,896)	(50,918)	(1,059)	(8,416)	(1,059)	(138)	(3,478,053)
2043	(1,263,349)	(1,325,177)	(56,480)	(40,986)	(46,356)	(891,754)	(52,621)	(54,797)	(1,140)	(9,058)	(1,140)	(148)	(3,743,003)
2044	(1,356,352)	(1,422,732)	(60,638)	(44,003)	(49,768)	(957,402)	(56,495)	(58,830)	(1,223)	(9,724)	(1,223)	(159)	(4,018,552)
2045	(1,453,076)	(1,524,190)	(64,962)	(47,141)	(53,317)	(1,025,676)	(60,524)	(63,026)	(1,311)	(10,418)	(1,311)	(170)	(4,305,122)
2046	(1,553,669)	(1,629,706)	(69,459)	(50,405)	(57,008)	(1,096,681)	(64,714)	(67,389)	(1,401)	(11,139)	(1,401)	(182)	(4,603,155)
2047	(1,658,286)	(1,739,442)	(74,136)	(53,799)	(60,847)	(1,170,526)	(69,071)	(71,927)	(1,496)	(11,889)	(1,496)	(194)	(4,913,109)
2048	(1,767,087)	(1,853,568)	(79,001)	(57,329)	(64,839)	(1,247,325)	(73,603)	(76,646)	(1,594)	(12,669)	(1,594)	(207)	(5,235,462)
2049	(1,880,241)	(1,972,259)	(84,059)	(61,000)	(68,991)	(1,327,196)	(78,316)	(81,554)	(1,696)	(13,480)	(1,696)	(220)	(5,570,709)
2050	(1,997,920)	(2,095,698)	(89,320)	(64,817)	(73,309)	(1,410,262)	(83,218)	(86,658)	(1,802)	(14,324)	(1,802)	(234)	(5,919,365)
2051	(2,120,307)	(2,224,074)	(94,792)	(68,788)	(77,800)	(1,496,650)	(88,315)	(91,966)	(1,913)	(15,201)	(1,913)	(249)	(6,281,968)
2052	(2,247,589)	(2,357,586)	(100,482)	(72,917)	(82,470)	(1,586,494)	(93,617)	(97,487)	(2,027)	(16,114)	(2,027)	(264)	(6,659,075)
2053	(2,379,962)	(2,496,437)	(106,400)	(77,212)	(87,327)	(1,679,932)	(99,131)	(103,229)	(2,147)	(17,063)	(2,147)	(279)	(7,051,266)
TOTAL:	(30,042,313)	(31,512,580)	(1,343,091)	(974,646)	(1,102,334)	(21,205,816)	(1,251,328)	(1,303,061)	(27,096)	(215,385)	(27,100)	(3524)	(89,008,275)

Source: Tiberius Solutions

Table 15. Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Portland Community College	NW Regional ESD	Tigard/Tualatin School District	Clackamas Community College	Subtotal Education	TOTAL Education Gen. Gov't
2024	(5,263)	(2,978)	(96,614)	(421)	(105,277)	(229,245)
2025	(10,815)	(6,120)	(198,542)	(866)	(216,343)	(471,099)
2026	(16,590)	(9,388)	(304,547)	(1,328)	(331,853)	(722,627)
2027	(22,595)	(12,787)	(414,792)	(1,809)	(451,983)	(984,216)
2028	(28,841)	(16,321)	(529,447)	(2,309)	(576,918)	(1,256,269)
2029	(35,336)	(19,997)	(648,689)	(2,829)	(706,850)	(1,539,203)
2030	(42,091)	(23,820)	(772,699)	(3,370)	(841,980)	(1,833,455)
2031	(49,117)	(27,795)	(901,671)	(3,933)	(982,515)	(2,139,477)
2032	(56,423)	(31,930)	(1,035,801)	(4,518)	(1,128,672)	(2,457,741)
2033	(64,022)	(36,230)	(1,175,296)	(5,126)	(1,280,674)	(2,788,734)
2034	(71,924)	(40,703)	(1,320,371)	(5,759)	(1,438,757)	(3,132,967)
2035	(80,143)	(45,354)	(1,471,250)	(6,417)	(1,603,163)	(3,490,970)
2036	(88,691)	(50,191)	(1,628,163)	(7,101)	(1,774,145)	(3,863,293)
2037	(97,580)	(55,221)	(1,791,353)	(7,813)	(1,951,967)	(4,250,509)
2038	(106,825)	(60,453)	(1,961,070)	(8,553)	(2,136,901)	(4,653,213)
2039	(116,440)	(65,894)	(2,137,576)	(9,323)	(2,329,233)	(5,072,025)
2040	(126,439)	(71,553)	(2,321,143)	(10,123)	(2,529,258)	(5,507,590)
2041	(136,839)	(77,438)	(2,512,052)	(10,956)	(2,737,284)	(5,960,578)
2042	(147,654)	(83,558)	(2,710,597)	(11,822)	(2,953,632)	(6,431,685)
2043	(158,902)	(89,924)	(2,917,085)	(12,722)	(3,178,633)	(6,921,636)
2044	(170,600)	(96,544)	(3,131,831)	(13,659)	(3,412,634)	(7,431,186)
2045	(182,766)	(103,428)	(3,355,168)	(14,633)	(3,655,995)	(7,961,117)
2046	(195,418)	(110,588)	(3,587,438)	(15,646)	(3,909,090)	(8,512,246)
2047	(208,576)	(118,035)	(3,828,999)	(16,700)	(4,172,310)	(9,085,419)
2048	(222,261)	(125,779)	(4,080,222)	(17,795)	(4,446,058)	(9,681,520)
2049	(236,494)	(133,833)	(4,341,494)	(18,935)	(4,730,756)	(10,301,465)
2050	(251,295)	(142,210)	(4,613,217)	(20,120)	(5,026,842)	(10,946,207)
2051	(266,689)	(150,921)	(4,895,809)	(21,352)	(5,334,772)	(11,616,740)
2052	(282,698)	(159,981)	(5,189,705)	(22,634)	(5,655,018)	(12,314,093)
2053	(299,348)	(169,403)	(5,495,357)	(23,967)	(5,988,075)	(13,039,341)
TOTAL:	(3,778,675)	(2,138,377)	(69,367,998)	(302,539)	(75,587,588)	(164,595,865)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section .

Table 16 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2054. The Frozen Base is the assessed value of the Area established by the county assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 16. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2054

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
Washington County	2.2484	\$1,101,111	\$2,613,084	\$3,714,195
City of Tualatin	2.2665	\$1,154,999	\$2,740,968	\$3,895,967
Metro	0.0966	\$49,227	\$116,822	\$166,049
Port of Portland	0.0701	\$35,723	\$84,775	\$120,498
Tualatin Soil & Water District	0.0825	\$40,403	\$95,881	\$136,284
Tualatin Valley Fire & Rescue	1.5252	\$777,236	\$1,844,485	\$2,621,721
Tigard/Tualatin Aquatic District	0.0900	\$45,864	\$108,841	\$154,705
Clackamas County City	2.4042	\$47,760	\$113,340	\$161,100
Clackamas County Extension & 4H	0.0500	\$993	\$2,357	\$3,350
Clackamas County Library	0.3974	\$7,894	\$18,734	\$26,628
Clackamas County Soil Conservation	0.0500	\$993	\$2,357	\$3,350
Vector Control	0.0065	\$129	\$306	\$435
Subtotal Gen. Govt.	8.7835	\$3,252,323	\$7,718,196	\$10,970,519
Education				
Portland Community College	0.2828	\$138,496	\$328,669	\$467,165
NW Regional ESD	0.1538	\$78,376	\$185,997	\$264,373
Tigard/Tualatin School District	4.9892	\$2,542,477	\$6,033,637	\$8,576,114
Clackamas Community College	0.5582	\$11,089	\$26,315	\$37,404
Subtotal Education	*	\$2,770,438	\$6,574,618	\$9,345,056
TOTAL:		\$6,022,761	\$14,292,814	\$20,315,575

Source: Tiberius Solutions *(two community college districts)

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2020 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$509,596,132. The Washington County Assessor and the Clackamas County Assessors will certify the frozen base once the urban renewal plan is adopted.

The total assessed value of the City of Tualatin in FYE 2021 is \$5,178,221,723. The percentage of total City assessed value in the urban renewal area is 11.88%, below the 25% threshold.

The Area contains 475.69 acres, including public rights-of-way, and the City of Tualatin contains 5,362 acres. This puts 22.26 % of the City’s acreage in an urban renewal area, which is below the 25% threshold.

Table 17. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
Basalt Creek	718.41	\$105,799,955
Core Opportunity and Reinvestment Area	475.69	\$509,596,132
Total in Urban Renewal	1,194.10	\$615,396,087
City of Tualatin	5,362	\$5,178,221,723
% of City	22.26%	11.88%

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of Tualatin, Washington County Department of Assessment and Taxation (FYE 2022) and Clackamas County Department of Assessment and Taxation (FYE 2022)
 *Estimated value, exact value will be set by the Washington County Assessor upon adoption of the Plan.

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Core Opportunity Reinvestment Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area IS 475.9 acres, which is composed of 231 individual parcels encompassing 356.16 acres, and an additional 119.74 acres in public rights-of-way. An analysis of FYE 2022 property classification data from the Washington County and Clackamas County Assessor’s Office were used to determine the land use designation of parcels in the Area. By acreage, Commercial accounts for the most prevalent land use within the area (77%) . This was followed by Exempt (10%). Detailed land use designations in the Area are shown in Table 18.

Table 18. Land Use in the Area

Land Use	Parcels	Acres	Percent of Acres
Commercial	142	274.08	76.95%
Exempt	46	35.54	9.98%
Multi-Family	8	26.11	7.33%
Tract	1	14.85	4.17%
Miscellaneous	8	4.64	1.30%
Residential	26	0.93	0.26%
TOTAL:	231	356.16	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Washington County and Clackamas County Assessor’s Office (FYE 2022)

2. Comprehensive Plan Designations

The most prevalent comprehensive plan designation by acreage in the Area is Commercial (70%) followed by Residential (16%). Detailed comprehensive plan designations in the Area are shown in Table 19.

Table 19 Comprehensive Plan Designations in the Area

Comprehensive Plan Designation	Tax Lots	Acres	Percent of Acres
Commercial	181	249.40	70.02%
Residential	11	58.47	16.42%
Industrial	39	48.30	13.56%
TOTAL:	231	356.16	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Washington County and Clackamas County Assessor's Office (FYE 2022)

3. Zoning Designations

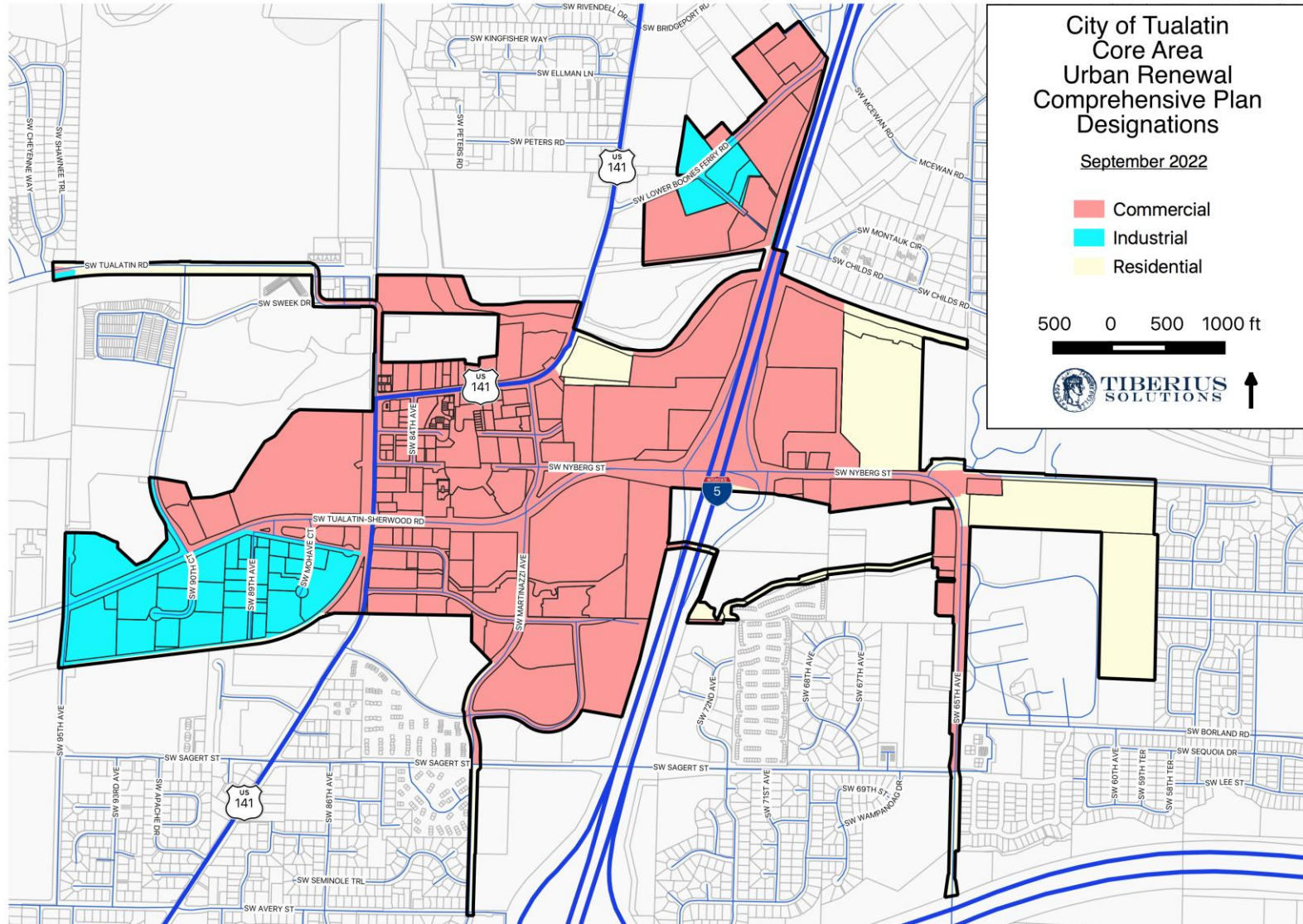
The most prevalent zoning designation by acreage in the Area is Central Commercial (42%) followed by General Commercial (16%). Detailed zoning designations in the Area are shown in Table 20.

Table 20. Zoning Designations in the Area

Zoning Designations	Tax Lots	Acres	Percent of Acres
Central Commercial	138	148.70	41.75%
General Commercial	25	56.13	15.76%
Light Manufacturing	39	48.30	13.56%
Office Commercial	13	37.07	10.41%
Low Density Residential	2	30.08	8.45%
Medium High Density Residential	2	20.12	5.65%
Mixed Use Commercial	5	7.50	2.11%
High Density Residential	3	4.69	1.32%
Medium Low Density Residential	4	3.57	1.00%
TOTAL:	231	356.16	100.00%

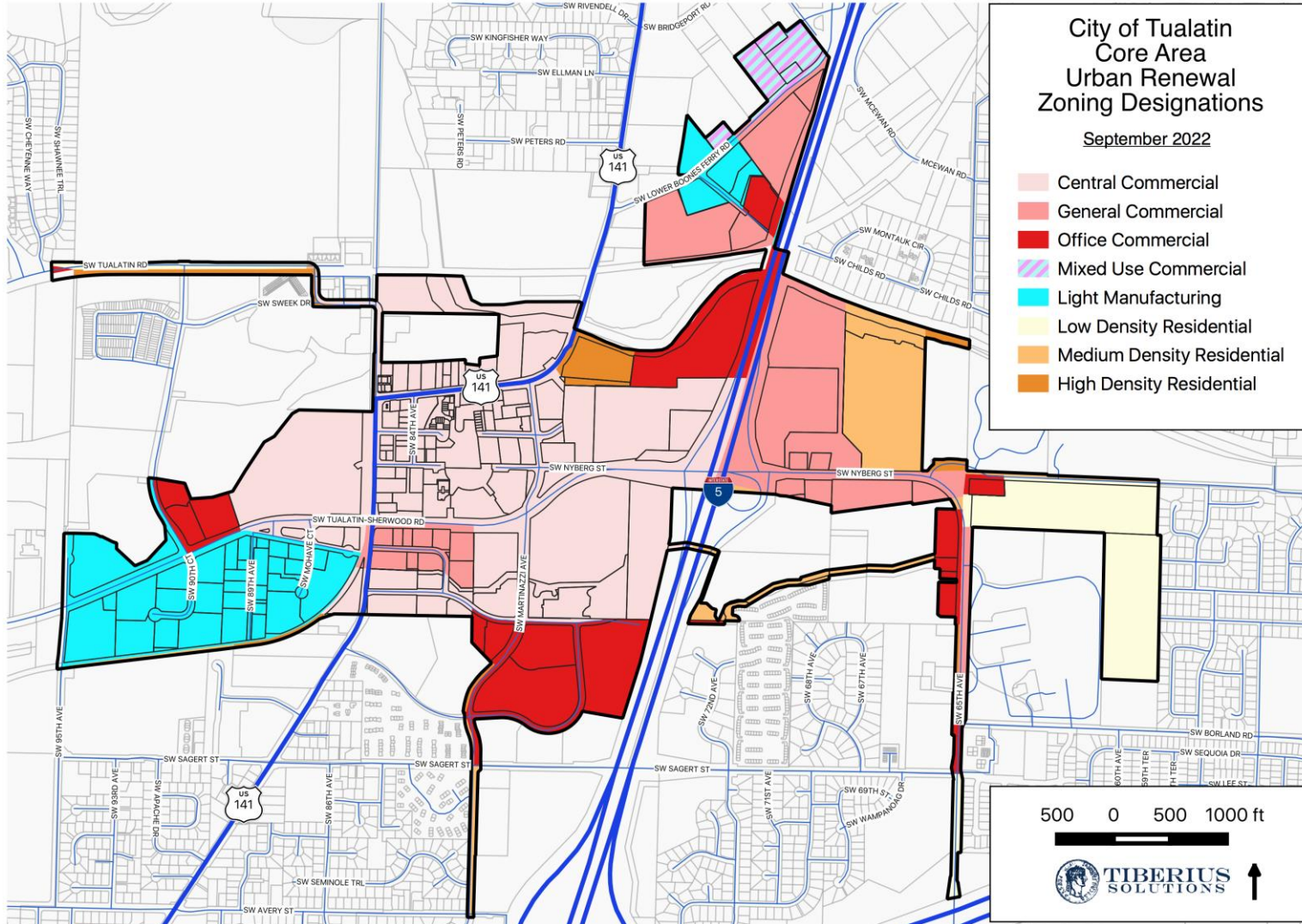
Source: Compiled by Elaine Howard Consulting with data from the Washington County and Clackamas County Assessor's Office (FYE 2022)

Figure 5. Tualatin Urban Renewal Area Comprehensive Plan Designations



Source: Tiberius Solutions

Figure 6. Tualatin Urban Renewal Area Zoning Designations



Source: Tiberius Solutions

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan**. There are projects listed in several City of Tualatin’s infrastructure master plans that relate to these existing conditions. The projects below are a compilation by Tualatin staff of these projects. **This does not mean that all of these projects are included in the urban renewal plan**. The specific projects that are included in the Plan are listed in Sections II and III of this Report. Much of the language on existing conditions comes from the *Basalt Creek Concept Plan (BCCP)*, the *Southwest Tualatin Concept Plan (SWTCP)*, the *Capital Improvement Plan (CIP)* and the *Transportation Systems Plan (TSP)*.

1. Transportation

- SW Tualatin-Sherwood Road Lane Expansion. Add an east bound right turn-lane on SW Tualatin-Sherwood Road at SW Boones Ferry Road. TSP. 36
- Nyberg Street – Fred Meyer Intersection Improvements. Redesign SW Nyberg Street and Fred Meyer intersection to improve pedestrian crossing. TSP 36
- Local Grid Connectivity. Create a local street grid system with a connection to Seneca Street. TSP 39
- Congestion Relief. Replace existing landscape median with a new east bound lane on Tualatin-Sherwood Road to I-5. Tualatin Bond Fund Project.
- Martinazzi/Sagert St Improvements. New intersectional improvements installing traffic signal, pedestrian sidewalks and lane improvements. TSP/CIP
- Widen Boones Ferry to Five Lanes. Widen Boones Ferry Road north of Martinazzi. Currently underfunded.

2. Storm Water

- 89th Avenue Water Quality Retrofit. This project will provide a new stormwater quality treatment system at an existing outfall near the Hedges Creek Wetland for 28.9 acres of contributing drainage area to address water quality retrofit objectives referenced in Clean Water Services’ NPDES (stormwater) permit. This project is located north of the SW 89th Ave and SW Tualatin-Sherwood Rd intersection near the Hedges Green Retail Center
- 95th Avenue Water Quality Facility. Rehabilitate the existing public water quality facility located north of SW 95th Ave. This swale needs to be regraded and likely requires structural replacements. Rehabilitation work should include site survey, dredging or regrading of the bottom of the swale, potential replacement of existing infrastructure, and will require revegetating with natives to meet current CWS standards. The site does not adequately convey stormwater and has buried pipe structures.

3. Sanitary Sewer

- 65th Ave/Nyberg Trunk Repair. This is an 18 inch sanitary sewer trunk line that travels through the Nyberg Wetlands. This trunk line services the City from I-5 East. The recently developed Sagert Farms Subdivision and upcoming development on Nyberg Lane will also be serviced by this line. In 2011 the City experienced an SSO (sanitary sewer overflow) in the Nyberg wetlands due to the blockage of this 18 inch trunk line. Investigation revealed that a structural defect allowed a tree root to penetrate the line and collect FOG (fats-oil and

grease), resulting in the blockage. Since that time this line has been on a six-month Hot Spot Maintenance schedule.

4. Water

- Childs Road, Crossing I-5. This project will replace existing asbestos concrete (AC) distribution piping along Childs Road where it crosses Interstate 5.
- Lower Boones Ferry Road AC Replacement. This project will replace existing asbestos concrete (AC) distribution piping along Boones Ferry Rd where it crosses the railroad, turns east and follows along Lower Boones Ferry Rd.
- Nyberg Street AC Pipe Replacement. This project will replace existing asbestos concrete (AC) distribution piping east along Nyberg Rd from the Martinazzi Ave intersection.

5. Natural Resources

Table 6 Title 3 Wetlands by Category and Acres ” (BCCP p 43)

Category	Acres	Description
Open Water	49	Includes 50 ft. buffer
Streams	31	Includes 15 to 50 ft. buffers
Wetlands	69	Includes 25 to 50 ft. buffers

Metro Title 13: Nature in Neighborhoods

Title 13 requires local jurisdictions to protect and encourage restoration of a continuous ecologically viable streamside corridor system integrated with upland wildlife habitat and the urban landscape. Metro’s regional habitat inventory in 2001 identified the location and health of fish and wildlife habitat based on waterside, riparian and upland habitat criteria. These areas were named Habitat Conservation Areas.

Table 7 Title 13 HCA Categories with Acreage (BCCP p 43)

HCA Categories	Acres	Description
Riparian Wildlife Habitat Class I	130	Area supports 3 or more riparian functions
Riparian Wildlife Habitat Class II	31	Area supports 1 or 2 primary riparian functions
Riparian Wildlife Habitat Class III	7	Area supports only secondary riparian functions outside of wildlife areas
Upland Wildlife Habitat Class A	103	Areas with secondary riparian value that have high value for wildlife habitat
Upland Wildlife Habitat Class A	72	Area with secondary riparian value that have medium value for wildlife habitat

Upland Wildlife Habitat Class A	37	Areas with secondary riparian value that have low value for wildlife habitat
Designated Aquatic Impact	52	Area within 150 ft. of streams, river, lakes, or wetlands

C. Social Conditions

The following information in quotes is from the City of Tualatin Economic Opportunities Analysis prepared by ECONorthwest for the City of Tualatin in December 2019.

“Growth in manufacturing and healthcare / social assistance sectors. Employment in manufacturing and the healthcare / social assistance sectors accounted for about 37% of employment in Tualatin in 2017. In 2007, employment in these industries accounted for about 36% of employment in Tualatin, an increase of about 3,299 employees between 2007 and 2017. Employment in both of these sectors support above average wages.

In Washington County, employment in manufacturing and the healthcare / social assistance sectors accounted for 23% of employment in 2017, down from 24% in 2007. While the overall share of employment decreased, total employment increased by about 9,809 employees between 2007 and 2017.

Availability of trained and skilled labor. Availability of labor depends, in part, on population growth and in-migration. Tualatin’s population increased by 4,344 people between 2000 and the 2013–2017 period, at an average growth rate of 1.0%. In comparison, Oregon’s population also grew at an average rate of 1.0%, between 2000 and 2017, with 66% of population coming from in-migration.

The current labor force participation rate is another important consideration in the availability of labor. The labor force in any market consists of the adult population (16 and over) who are working or actively seeking work. The labor force includes both the employed and unemployed. Children, retirees, students, and people who are not actively seeking work are not considered part of the labor force. According to the 2013–2017 American Community Survey, Tualatin had about 15,643 people in its labor force and Washington County had over 310,400. The labor force participation rate in Tualatin (73%) was higher than Washington County (69%) and the Portland Region (68%) in the 2013–2017 period. A higher concentration of older residents in an area or a mismatch of the types of jobs available in an area and the types of skills of the labor force can contribute to low labor force participation rates.

Businesses in Tualatin draw employees from across Washington County as well as Multnomah and Clackamas Counties. Relative to Washington County and the Portland Region, Tualatin residents have a slightly higher level of educational attainment.

Aging of the population. Tualatin has a smaller percentage of residents 60 years and older relative to Washington County and the Portland Region. Tualatin’s median age, which was 31.9 in 2000, increased to 38.2 by the 2013–2017 period. In comparison, Washington County’s median age was 36.4 in the 2013–2017 period.

Washington County’s population is expected to continue to age, with people 60 years and older forecast to grow from 20% of the population in 2020 to 24% of the population in 2040, consistent with Statewide trends. Tualatin may continue to attract midlife and older workers over the planning period. People in this age group may provide sources of skilled labor, as people continue to work until later in life. These skilled workers may provide opportunities to support business growth in Tualatin.

Increases in racial and ethnic diversity. Overall, the nation and Oregon are becoming more racially and ethnically diverse. Between 2000 and 2013–2017, the Latino population in Oregon increased from 8% to 13%, and the Latino population in Tualatin increased from 12% to 16% in that same time.

Growth in the Latino community will continue to drive economic development in Oregon. The share of Oregon’s non-Caucasian population increased from 13% to 15% and stayed static in Tualatin at 13%. Tualatin is less racially diverse but more ethnically diverse than Oregon.”

The following social conditions were taken from the American Community Survey 2015-2019 Five Year Estimates. The most common age bracket in the Area is under 35-44 years at 19%.

Table 21. Age in the Area

Age	Number	Percent
Under 5 years	238	9.58%
5 to 9 years	218	8.77%
10 to 14 years	325	13.08%
15 to 17 years	88	3.54%
18 to 24 years	207	8.33%
25 to 34 years	449	18.07%
35 to 44 years	474	19.07%
45 to 54 years	255	10.26%
55 to 64 years	96	3.86%
65 to 74 years	73	2.94%
75 to 84 years	42	1.69%
85 years and over	20	0.80%
TOTAL:	2485	100%

Source: American Community Survey 2015-2019 Five Year Estimates

According to the US Census Bureau, American Community Survey 2016-2020 Five Year Estimates, the block groups have 2,485 residents, 73% of whom identify as White alone. The analysis of race and origin are shown in the table below.

Table 22. Hispanic or Latino Origin by Race in the Area

Race	Number	Percent
White alone	1,808	72.76%
Black or African American alone	233	9.38%
American Indian and Alaska Native alone	54	2.17%
Asian alone	60	2.41%
Native Hawaiian and Other Pacific Islander alone	18	0.72%
Some other race alone	77	3.10%
Two or more races	235	9.46%
TOTAL:	2,485	100%

Source: American Community Survey 2015-2019 Five Year Estimates

In the block groups, 34% of adult residents have earned a bachelor’s degree or higher. Another 31% have some college education without a degree, and another 19% have graduated from high school with no college experience.

Table 23. Education in the Area

Education	Number	Percent
Less than high school	107	7.59%
High school graduate (includes equivalency)	263	18.67%
Some college	438	31.09%
Associate's degree	122	8.66%
Bachelor's degree	367	26.05%
Master's degree	66	4.68%
Professional school degree	20	1.42%
Doctorate degree	26	1.85%
TOTAL:	1409	100%

Source: American Community Survey 2015-2019 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 87%, drove alone with another 7.31% carpooling.

Table 24. Means of Transportation to Work in the Area

Means of Transportation	Number	Percent
Drove alone	1,011	87.01%
Carpooled	85	7.31%
Public transportation (includes taxicab)	20	1.72%
Motorcycle	0	0.00%
Bicycle	0	0.00%
Walked	24	2.07%
Other means	0	0.00%
Worked at home	22	1.89%
TOTAL:	1,162	100%

Source: American Community Survey 2016-2020 Five Year Estimates

The incomes in the Area are distributed fairly equally in the ten thousand dollars ranges between \$30,000 to \$99,999. Incomes in the Area are shown in Table 26.

Table 25. Income in the Area

Income Range	Number	Percentage
Less than \$10,000	78	8%
\$10,000 to \$19,999	36	4%
\$20,000 to \$29,999	73	8%
\$30,000 to \$39,999	112	12%
\$40,000 to \$49,999	115	12%
\$50,000 to \$59,999	139	15%
\$60,000 to \$74,999	104	11%
\$75,000 to \$99,999	167	18%
\$100,000 to \$124,999	58	6%
\$125,000 to \$149,999	28	3%
\$150,000 to \$199,999	32	3%
\$200,000 or more	1	0%
TOTAL:	943	100%

Source: American Community Survey 2015-2019 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Washington County and Clackamas County Departments of Assessment and Taxation for FYE 2022, including all real, personal, manufactured, and utility properties, is estimated to be \$509,596,132. The County Assessor will certify the frozen base if the ordinance for the approval of the Plan is adopted by the City Council.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 shows the improvement to land ratios (I:L) for properties within the Area. Ten percent of the tax lots are exempt, which means they do not pay taxes. These are typically government or non-profit owned properties. Eighty one tax lots representing 23.53% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 74 of the 231 tax lots in the Area, totaling 45.46% of the acreage have I:L ratios of 2.0 or more in FYE 2022. In summary, the area is underdeveloped and not contributing significantly to the tax base in Tualatin.

Table 26. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	46	35.54	9.98%
No Improvement Value	32	35.87	10.07%
0.01-0.50	18	29.94	8.41%
0.51-1.00	31	18.00	5.05%
1.01-1.50	17	24.83	6.97%
1.51-2.00	13	50.08	14.06%
2.01-2.50	20	45.02	12.64%
2.51-3.00	13	13.15	3.69%
3.01-4.00	11	27.63	7.76%
> 4.00	30	76.11	21.37%
TOTAL:	231	356.16	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Washington County and Clackamas County Departments of Assessment and Taxation (FYE 2022)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for blight remediation and include transportation improvements, facilitating development of properties including mixed use and housing development, recreational improvements, economic development assistance to local businesses and plan administration. The use of tax increment allows the City to add an additional funding source to the City of Tualatin general fund or system development charges funds to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, as the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction or rehabilitation, it will be up to current building code which will aid in any fire protection needs. The transportation projects will also assist in fire protection needs in the area.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

XII.REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. There are large parcels within the Area that are undeveloped or underdeveloped. There are also transportation deficiencies which impact the residents in Tualatin.

The outcome of implementing these projects is anticipated to be substantial increase to the economic growth in Tualatin by providing new mixed used development, additional recreational opportunities and providing tools inside the Area to assist with economic development.

XIII.RELOCATION REPORT

When the TDC acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the TDC shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The TDC will comply with all applicable state law in providing these potential benefits.

EXHIBIT C



MEMORANDUM CITY OF TUALATIN

DATE: October 21, 2022
TO: Sherilyn Lombos, City Manager/TDC Administrator
FROM: Steve Koper, Assistant Community Development Director
SUBJECT: Tualatin Planning Commission UR Plan Recommendation

Mrs. Lombos,

On October 20, 2022, the Tualatin Planning Commission reviewed the Core Opportunity and Reinvestment Area Plan for conformance with the Tualatin Comprehensive Plan. The Commission found that based on the information provided in the staff report and the provided attachments that the district plan conforms to the Tualatin Comprehensive Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SK', with a horizontal line extending to the right.

Steve Koper, Assistant Community Development Director



Nov. 8, 2022

Mayor Frank Bubenik
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97062

Mayor Bubenik and members of Tualatin City Council,

Thank you for your presentation to our Washington County Board of Commissioners on the City of Tualatin's Urban Renewal Plan for the Core Opportunity and Reinvestment Area. It is exciting to hear about the transformative investments planned for downtown Tualatin and your flood mitigation initiative.

The goals in the Core Opportunity and Refinement Area plan align with many of our Board priorities and present an opportunity for increased collaboration, including:

- Transportation safety and mobility improvements
- Southwest Corridor light rail project support
- Affordable housing supply
- Environmental health

To further these goals, we respectfully request that the City include the following actions in the Urban Renewal Area (URA) implementation plan:

- Coordinate with the county's Land Use & Transportation department to leverage URA resources and enhance efficiency in the planning, design, and construction of your planned transportation improvement projects.
- Expand the plan area in the future to facilitate investments that improve the Southwest Corridor light rail station area and could potentially contribute to the local match for a federal grant for construction. These investments could include safety, transit and active transportation access as determined when the SW Corridor project moves forward again.
- Expand affordable housing project targets to include units serving those with less than the 60% - 120% of median family income proposed in your plan. Provision of housing for lower incomes would increase housing options for employees in Tualatin's service sector and other lower paid employees in the area.

Board of County Commissioners

155 North First Avenue, Suite 300, MS 22, Hillsboro, OR 97124-3072

phone: (503) 846-8681 • fax: (503) 846-4545

- Coordinate with Clean Water Services in planning and implementation for your proposed habitat restoration projects to identify potential efficiencies and partnership opportunities.

On behalf of the Board, I want to express our appreciation for your commitment to improving your community and Washington County.

Sincerely,



Kathryn Harrington, Chair

On behalf of the Washington County Board of Commissioners

cc: Stephen Roberts, Director of Land Use & Transportation, Washington County
Komi Kalevor, Director of Housing Services and Executive Director, Housing Authority of Washington County
Joe Gall, Chief Utility Relations Officer, Clean Water Services

Board of County Commissioners

155 North First Avenue, Suite 300, MS 22, Hillsboro, OR 97124-3072

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City of Tualatin

www.tualatinoregon.gov

November 9, 2022

Mayor Frank Bubenik
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97062

Honorable Mayor and Tualatin City Council

In continued consultations with our working group and Council-delegated representatives, the following recommendation is requested for inclusion in the Core Opportunity and Reinvestment Area (CORA) Plan.

As the economic landscape continues to change, in particular inflationary pressures and interest rate increases, concerns have mounted over the ability for the CORA Plan to meet its potential thirty year maximum indebtedness. Failure to meet this due to the current proposed plan duration, may drastically limit the Tualatin Development Commission and the City of Tualatin to fully meet the CORA Plan objectives and ability to fund projects.

To alleviate this concern, we respectfully request the Tualatin City Council include the following provision in the CORA Plan document:

In year 20 and 25 of the Plan the Agency shall undertake a financial analysis of the Plan, including updated projections for tax increment finance revenues and evaluating the ability of the revenues to achieve or exceed the Plan's maximum indebtedness by the anticipated expiration date in FYE 2053.

The Agency shall consult and confer with affected taxing districts regarding the results of this financial and project update. The Agency may consider revenue sharing or shortening the time frame of the Plan if revenues are exceeding projections.

The Agency will also consider lengthening the duration of the Plan if the revenues are beneath those projected to reach the maximum indebtedness in a thirty year time frame. Any duration extension will not be considered until after 20 years after the effective date of the Plan and will only be considered if the original maximum indebtedness is not projected to be reached within the thirty year time frame.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Taylor", with a long horizontal line extending to the right.

Jonathan Taylor
Economic Development Manager