



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR AUGUST 22, 2022

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

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

### ***1. Tualatin Made: A Manufacturing and Workforce Growth Program in Tualatin.***

Economic Development Manager Jonathan Taylor, Oregon Manufacturing Extension Partnership (OMEP) Consultant Jude Kirstein and ODOT Senior Consultant Bob Cannon presented the Tualatin Made program. Manager Taylor stated the proposed program tonight will utilize up to \$100,000 of the \$410,000 allocated by Representative Prusak to her district through the State Legislature portion of the American Rescue Plan. He stated the Tualatin Made program is a proposed collaborative partnership with the City of Tualatin, OMEP, and the Chamber of Commerce that will focus on assisting Tualatin manufacturers and their employees. Manager Taylor stated this is a flexible program that provides scholarships to local manufacturers to cover contracted programs provided by OMEP. He stated the program will focus on assisting businesses in three key areas: business strategy, manufacturing operations, and workforce solutions. Manager Taylor stated the program will be entirely administered from application to completion by OMEP.

Consultant Kirstein spoke to Tualatin Made and the challenges the 234 manufacturing companies are experiencing and how they can help to engage their workforce and attract talent to Tualatin. She stated the program focuses on business strategy, manufacturing operations, and workforce solutions. Consultant Cannon explained how their programs work and how they allocate consultants to work with different entities to help dig into challenges and identify problems. Consultant Kirstein stated they stabilize leadership and help to engage the workforce through their process by creating efficiencies in the organization, establishing more jobs, looking to create investments into the right equipment, and evaluating cost avoidances. Consultant Kirstein stated they are an organization that uses real-world manufacturing experience to bring thoughtful problem solving approaches to eliminate obstacles faced by Oregon manufacturers. Manager Taylor stated this program will help to focus investments on small and medium businesses. Consultant Kirstein stated their process starts with manufacturers seeking guidance and then they complete an on-site assessment at no charge. If their services are deemed useful by the business they then complete a scope of work and work to help to understand and evaluate the current state of the business and then create implementation steps to achieve their desired future state.

Manager Taylor stated he is proposing using the \$100,000 of the funding in two phases. The first \$50,000 will be used for the pilot phase and the remaining \$50,000 for the second phase. He stated they will focus on five key success factors: revenue growth, reduced expenditures, employees retained, employees hired, and wage growth.

Councilor Pratt asked how many companies can be helped through this funding. Consultant Kirstein stated they would be able to help between 8-24 companies with partial and full scholarships.

Councilor Pratt asked if the program would include information on how to grow their companies successfully. Consultant Cannon stated that is one of the factors they address.

Councilor Pratt asked how they make sure the funding is being spent appropriately. Consultant Cannon stated a third-party survey is done at the end of their time that measures a variety of factors. Manager Taylor stated those numbers will be provided to the City.

Councilor Reyes asked how businesses can contact OMEP. Manager Taylor stated outreach will be multi-faceted through many channels including the Chamber of Commerce, CIO's, and other direct communications. Consultant Kirstein stated they have already connected with 60 manufacturers in Tualatin.

Councilor Reyes asked if there are specific industries they target. Consultant Cannon stated they work with anything manufacturing and some distribution and warehousing.

Councilor Reyes asked what the commitment time-frame is for the City. Manager Taylor stated the program length will depend on the success of the pilot program.

Councilor Brooks asked if they do an organizational analysis to determine where they are. Consultant Kirstein stated that is part of the scoping process.

Councilor President Grimes asked how long they think the pilot program funding will last. Manager Taylor stated it is likely to go quickly as one initial company is seeking \$25,000.

## **2. Core Opportunity and Reinvestment Area Update.**

Economic Development Manager Jonathan Taylor and Consultant Elaine Howard presented the Prosperity Plan. Manager Taylor provided a brief background on the plan timeline to date. He stated the plan is a multi-year endeavor to securely position the community for long-term economic prosperity. Manager Taylor stated the plan effort values include more housing, leaving no existing business behind, enhanced connectivity, foster and promote identity, maintain and grow existing employment lands, and economic prosperity for all. He stated plan priorities include small business assistance, land acquisition, housing, developer assistance, community identity, environmental stewardship, blight remediation, and transportation. Manager Taylor shared the opportunity study area that focused on keeping future redevelopment near major transportation modes, enhance current employment lands, prepare for major regional transportation projects, remedy areas that are prone to environmental issues, enhance existing connectivity, fund major infrastructure projects to prepare for future growth, and meet community needs and desires. He stated tonight there are four key policy questions for consideration:

1. Does the Council agree with the plan vision?
2. Does the Council agree with the proposed goals and strategies?
3. Which impact option does the Council prefer?
4. Does the Council approve the proposed boundary?

Manager Taylor shared the recommended vision: the Core Opportunity and Reinvestment Area Plan is a guiding document in our community's effort to strengthen the social, cultural and economic vitality of central Tualatin by funding projects that improve the property values,

eliminates existing and future blight, and creates an active civic core. He spoke to goal one that addresses blight remediation and encourages and facilitates the development of historically underutilized and vacant parcels and buildings through direct or public-private partnerships. Manager Taylor shared two proposed projects for remediation including the 18970 Catalyst Project and Flood Mitigation efforts. He stated goal two is to enhance connectivity by providing residents, workers, and visitors access to a connected and efficient multi-modal system within, and to/from the area. Manager Taylor shared proposed projects for goal two including a main street corridor, trail system construction, and multi-access to hindered areas. Manager Taylor state goal three address multi use development and encourages and facilities attainable multi-family housing that is complementary to commercial development with expanded employment opportunities and life style amenities. He stated a proposed project targets historically vacant and underdevelopment land. Manager Taylor stated goal four addresses economic development that helps to establish opportunities for entrepreneurial growth and economic vitality. He stated goal five addresses community identity and cultivates a shared identity that represents the area's long standing traditions and culture while fostering community connections and a healthy relationship to the environment. He stated they will do this by creating more recreational opportunities and implementing community design plans. Manager Taylor stated proposed projects include the Tualatin River Plaza and Access Habitat Restoration Project and the Community Design Standard Master Plan. He stated remaining goals include industrial development, public utilities, flood mitigation, and environmental stewardship. Manager Taylor stated the plan document and projects can be changed throughout the life of the plan.

Consultant Howard spoke to the impact options. She shared the low community impact solution stating the maximum indebtedness would be \$53 million over a 21 year time frame which is \$39 million in today's dollars. Consultant Howard stated the major projects in the low impact scenario include the Main Street Corridor and the 18970 Catalyst Project which would assist 98 businesses, provide 19-37 housing units, improve 7% of the land, and improve 26 road miles. She stated the total net tax increment revenues would be \$66,484,549. Consultant Howard shared the high community impact option which includes a maximum indebtedness of \$139 million over 30 years which is \$81 million in today's dollar. She stated major projects would include the Main Street Corridor, 18970 Catalyst Project, Tualatin River Plaza, and trail development which would assist 119 businesses, provide 56-112 housing units, improve 25-37% of the land, build .7 trail miles, and improve 26 road miles. She stated the total net tax increment revenues would be \$164,595,865.

Manager Taylor shared the proposed boundary. He stated changes to the proposal include the removal of Bridgeport Village, eliminates quadrant two, removes the RV Park new build site, and expands the district right-of-way to include Tualatin Road, Martinazzi Avenue, 65<sup>th</sup> Avenue, and easements for trail systems. He stated next steps include a presentation to the Tualatin Development Commission on September 12, Planning Commission approval, and final adoption on November 28<sup>th</sup>.

Mayor Bubenik thanked those who were part of the working committee.

Mayor Bubenik asked if the Council agrees with the planned vision.

Councilor Brooks asked if blight can include environmental issues such as flooding and carbon off gassing to help build resiliency. Consultant Howard stated they will work to address that and look at how to incorporate that into the plan.

Councilor Pratt would like to see the vision include environment and bike and pedestrian improvements.

Councilor Brooks would like to see the arts included in the social and cultural portion of the plan.

Councilor Hillier would like to see the word engaged incorporated into the plan.

Mayor Bubenik asked if the Council agrees with the proposed goals and strategies. Council agreed with the goals and strategies.

Mayor Bubenik asked which impact option the council prefers. He noted the citizen committee would like to see the high impact option.

Councilor Brooks stated she is in favor of the high impact option as it seeks solutions that really work.

Councilor Pratt asked what the administrative cost is. Consultant Howard administrative costs are more since they are bigger projects and include the need to hire a staff position to manage these projects. Councilor Pratt stated she in favor of the high impact option.

Council President Grimes asked what staff's recommendation is. City Manager Lombos stated staff is comfortable with the high impact option and feel it is a good investment.

Councilor Pratt asked if the overlying entities are ok with these options. Manager Taylor stated Tualatin Valley Fire District was part of the working group and was ok with it.

Council consensus was reached to move forward with the high impact option.

Mayor Bubenik asked if the council is okay with the proposed boundary.

Councilor Brooks stated the changes are very relevant and she is favor of the proposed boundary.

Council consensus was reached on the proposed boundary.

### **3. 6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications & Roundtable.**

Councilor Hillier stated she attended the DEI work group meeting.

Councilor Pratt stated she attended the Concert on the Commons and the Clackamas County Metro-Sub Committee on Regional Flexible Funds Allocation.

Councilor Sacco stated she attended the Core Area Reinvestment Area meeting, the Diversity Equity and Inclusion Planning Committee meeting, and the Tolling Diversion Sub Committee meeting.

Councilor Brooks stated she attended the Policy Advisory Board Committee meeting, did research on the climate discussion from the executive session, met with the Water Consortium, and attended the Concert on the Commons.

Council President Grimes stated she attended the Concert on the Commons and congratulated staff on a successful season.

Mayor Bubenik stated he attended the Core Area Reinvestment Opportunity meeting and the Washington County Coordinating Committee meeting.

**Adjournment**

Mayor Bubenik adjourned the meeting at 6:50 p.m.

Sherilyn Lombos, City Manager

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