



TUALATIN DEVELOPMENT COMMISSION
OFFICIAL MEETING MINUTES
TUESDAY, MAY 27, 2025

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

Call to Order

Chair Bubenik called the meeting to order at 8:04 p.m.

Consent Agenda

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

Voting Yea: Chair Bubenik, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco, Commissioner Gonzalez

MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of April 14, 2025

General Business

1. Downtown Revitalization Project

Economic Development Manager Sid Sin and Civilis Consultants Michelle Reeves provided an update on the Downtown Revitalization project. Manager Sin reviewed the revised project timeline, which includes additional opportunities for community engagement. He noted that staff are working on finalizing the Technical Advisory Committee (TAC) and Community Advisory Committee (CAC) rosters.

Councilor Brooks asked whether the CAC could include an environmental expert. City Manager Sherilyn Lombos asked for clarification on whether this was a formal request for Council direction. Council consensus was reached to add a member with an environmental lens to the CAC.

Council President Pratt stated she had understood the Council would have the opportunity to review and confirm membership of the CAC. She also asked for clarification about the role of the TAC and who would be serving on it. Mayor Bubenik responded that the TAC should consist of staff and technical partners, and that the CAC would include a broader range of perspectives.

Councilor Sacco stated she wants to see equitable representation to ensure that CAC members are well-informed. She emphasized the importance of clearly defining the role and expectations of committee members.

Councilor Gonzalez stated the importance of setting parameters that balance lived experience and technical expertise.

Consultant Reeves introduced herself and her background, stating that she approaches revitalization through an equity lens and focuses on placemaking and economic vitality. She emphasized the importance of understanding community needs through both data and listening. She stated the area is visually compelling with great potential and highlighted the importance of integrating nature and the river into design. She noted the biggest challenge is the large amount of surface parking, a result of past zoning practices.

Councilor Hillier thanked Reeves for her approach and for committing to meet people where they are.

Councilor Brooks asked what she found most exciting and most challenging about the project. Consultant Reeves shared her interest in the natural beauty and connection to the river and stated the volume of existing parking infrastructure will be the biggest hurdle in creating a walkable downtown.

Adjournment

Chair Bubenik adjourned the meeting at 8:44 p.m.

Sherilyn Lombos, City Manager

_____/ Nicole Morris, Recording Secretary

_____/ Frank Bubenik, Mayor