

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

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

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

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

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

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

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

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

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

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

**Section 2.** This resolution is effective upon adoption.

ADOPTED by the Tualatin Development Commission this 24<sup>th</sup> day of November, 2025.

CITY OF TUALATIN, OREGON

Mayor

BY \_\_\_\_\_

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder

## EXHIBIT A

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

### **VI. URBAN RENEWAL PROJECTS**

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

#### A. Blight Remediation

##### 1. 18970 Catalyst Project

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

##### 2. SW Nyberg and Nyberg Woods

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

##### 3. Intersection Improvement (SW 89<sup>th</sup> Ave + SW Mohave CT and Tualatin Sherwood Road)

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

### **VIII. PROPERTY ACQUISITION AND DISPOSITION**

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

#### A. Property acquisition for public improvements

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

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undertaken pursuant to the Plan by all legal means.

**B. Property acquisition from willing sellers**

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

**C. Land disposition**

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

**D. Properties to be acquired**

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

**Specific parcels to be acquired include the following:**

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

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