



OFFICIAL MINUTES OF THE TUALATIN DEVELOPMENT COMMISSION MEETING FOR JUNE 28, 2021

Present: Chair Frank Bubenik, Commissioner Nancy Grimes, Commissioner Bridget Brooks, Commissioner Maria Reyes, Commissioner Valerie Pratt, Commissioner Cyndy Hillier, Commissioner Christen Sacco

Call to Order

Chair Bubenik called the meeting to order at 8:34 p.m.

Public Comment

None.

Consent Agenda

Motion to approve the consent agenda made by Commissioner Pratt, Seconded by Commissioner Brooks.

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

MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of April 26, 2021

Public Hearings - Legislative or Other

1. Consideration of **Resolution No. 629-21** Adopting the Tualatin Development Commission Budget, and Making Appropriations for the Fiscal Year Commencing July 1, 2021

Finance Director Don Hudson stated the City of Tualatin Budget Advisory Committee approved the proposed budget on May 25, 2021. He stated the total of the Fiscal Year 2021-2022 Budget is \$4,082,820 and is allocated between the Tualatin Development Commission Administration Fund and the Leveton Tax Increment District Projects Fund.

PUBLIC COMMENT

None.

Motion to adopt Resolution No. 629-21 the Tualatin Development Commission budget, and making appropriations for the fiscal year commencing July 1, 2021 made by Commissioner Grimes, Seconded by Commissioner Hillier.

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

MOTION PASSED

General Business

1. Consideration of **Resolution No. 627-21** of the Tualatin Development Commission Commencing the Formal Public Review Process for the Herman Road Substantial Amendment

Economic Development Manager Jonathon Taylor and Consultant Elaine Howard presented the Leveton Tax Increment Plan substantial amendment. Consultant Howard shared a map of the district that includes the expansion for the right of way for the Herman Road Improvement Project. Manager Taylor shared the design and public involvement for the concept plan. Consultant Howard stated the district is not currently taking tax revenues. She stated Oregon law states a mailing to the other taxing districts must go out notifying them of the actions and a briefing to the county must be held. Consultant Howard shared the timeline including public input and hearing dates.

Commissioner Pratt stated she is excited to see this project move forward as it will provide many safety benefits to the area.

Motion to adopt Resolution No. 627-21 commencing the formal public review process for the Herman Road Substantial Amendment made by Commissioner Pratt, Seconded by Commissioner Grimes.

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

MOTION PASSED

2. Consideration of **Resolution No. 628-21** of the Tualatin Development Commission Commencing the Formal Review Process of the Southwest and Basalt Creek Development Area Plan

Economic Development Manager Jonathon Taylor and Consultant Elaine Howard presented the formal review process for the Southwest and Basalt Creek Developments areas. Consultant Howard spoke to the role of the agency noting they must consider sending a draft of the Southwest and Basalt Creek Area plan and report out for formal public review with the Tualatin Planning Commission, conferring taxing districts, and Washington County. She stated public review was provided by an advisory committee. She stated they met three times and reviewed and provided input on the boundaries, projects, and financial components. Consultant Howard shared proposed projects noting projects total \$53,360,148. She shared proposed acreage and assessed value for the area. Consultant Howard stated maximum indebtedness was calculated using a 6% growth scenario and is proposed at \$53,200,000. Anticipated funding over the lifespan of the area was shared. Consultant Howard stated county approval of the plan will be needed due to the inclusion of unincorporated properties. She stated citizens will not see a tax increase as it is shared with other local taxing districts. Consultant Howard stated next steps include mailing taxing district letters, a briefing with Washington County, public input, appropriate hearings, and a Council vote.

Manager Taylor stated the Urban Renewal Task Force recommended the Stormwater Management Plan and Goal 5 Inventory be included in the project list. Manager Taylor stated the Stormwater Management Plan was not included because it was allocated funding by the City Council and the Goal 5 Inventory is a land use action that must be taken by the Council and not the Development Commission.

Commissioner Pratt asked what Goal 5 is. Manager Koper stated Goal 5 is part of the Oregon State Wide Planning goals. He stated Goal 5 is to protect natural resources and conserve scenic and historic areas and open spaces. Manager Koper explained Metro's process for applying it throughout the region.

Commissioner Brooks stated it's important to understand the environmental impacts and how to mitigate them. She wants to be proactive with environmental concerns in these areas. Director McMillian stated staff has been working with applicants on tree preservation and larger water quality facilities. Manager Koper stated Clean Water Services is proactive with working with land owners as well.

Consultant Howard stated since this is a 30 year plan projects can be changed or modified over time via a minor amendment.

Commissioner Pratt asked about the \$19.9 million set aside for parks funding. Manager Taylor stated the Basalt Creek Park is not included at this time. Consultant Howard stated it was not funded as part of the project list due to the funding available and the availability of other funding sources. She stated urban renewal funding is to be used for transportation and utility infrastructure projects to promote increased assessed value for the area.

Motion to adopt Resolution No. 628-21 commencing the formal review process of the Southwest and Basalt Creek Development Area Plan made by Commissioner Grimes, Seconded by Commissioner Sacco.

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

MOTION PASSED

Adjournment

Chair Bubenik adjourned the meeting at 9:31 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Chair