

City of Tualatin Urban Renewal Agency



ROADMAP

Role of Agency

Plan preparation update

Advisory Committee

Boundary

Projects

Finances

Washington County approval

Impact on Taxing Districts

Next Steps

ROLE OF AGENCY

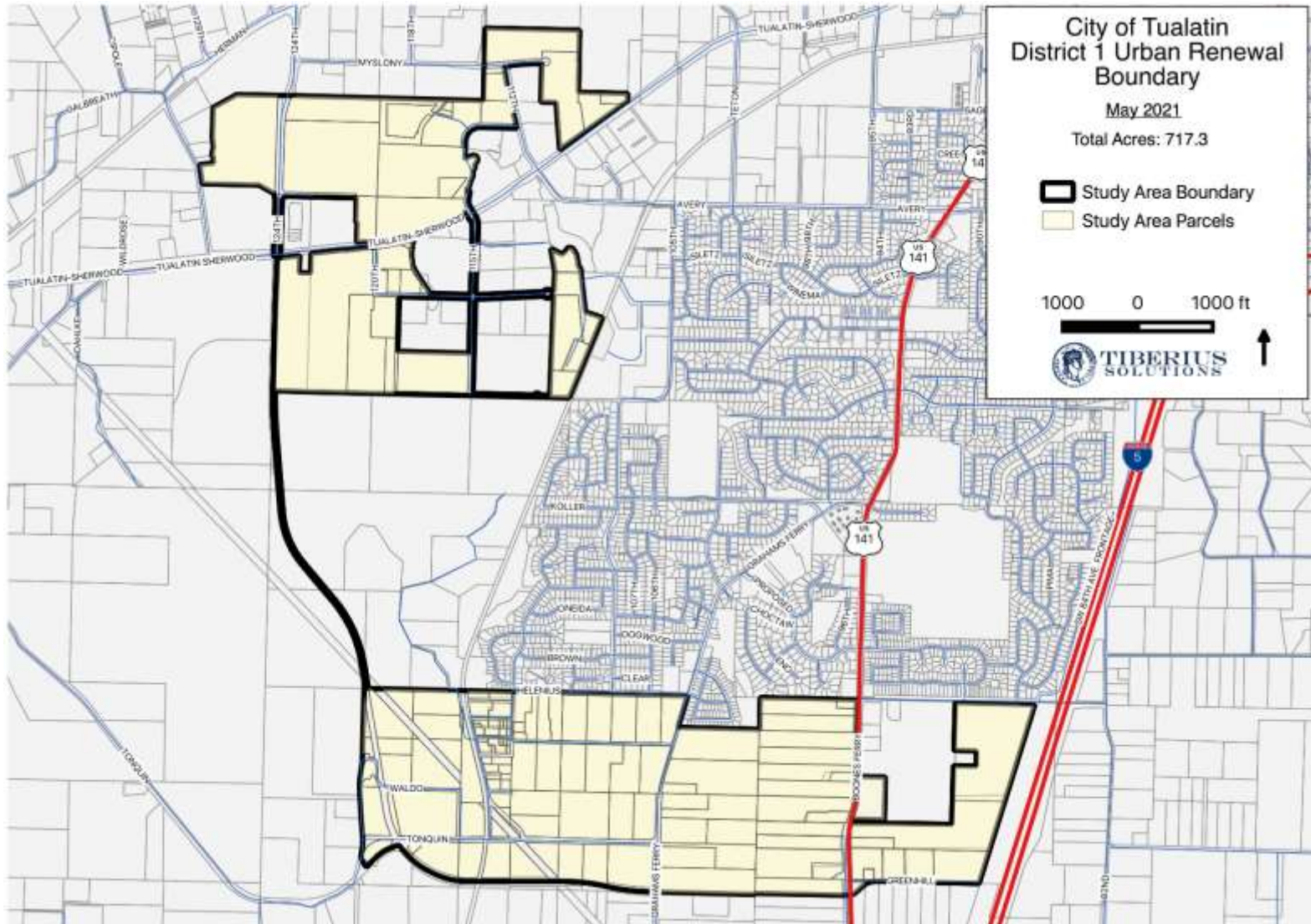
Send the draft Southwest and Basalt Creek Area Plan and Report out for formal public review including

- Tualatin Planning Commission
- Consult and confer with taxing districts
- Washington County action
- Public input
- City wide notice
- City consideration of ordinance for adoption

PUBLIC REVIEW

Advisory Committee review and input:

Agency
Planning Commission
City Council
General public information



Projects

Project Title	Constant FYE 2021	Year of Expenditure Project Cost
Tonquin Loop Sewer	657,000	936,685
Basalt Creek Gravity Sewer	3,838,000	6,533,811
SW Tualatin Gravity Sewer	418,000	732,963
124th/Future Blake Street Signal	656,000	992,266
Tonquin Trail	2,343,000	4,762,850
Property Mitigation	2,965,223	6,128,732
Blake Street Extension	1,500,000	3,234,900
Small Business Grants	1,000,000	1,915,520
Water System Upsizing	12,000,000	22,034,075
Financing Fees	199,280	284,000
Administration	3,450,000	5,804,346
Total Expenditures	\$29,026,503	\$53,360,148

ACREAGE AND ASSESSED VALUE LIMITATIONS

	Acreage	Assessed Value
Southwest and Basalt Creek Development Area	717.3	\$99,593,238
City of Tualatin	5,240	\$5,282,129,701*
% of City	13.68%	1.9%

MAXIMUM INDEBTEDNESS

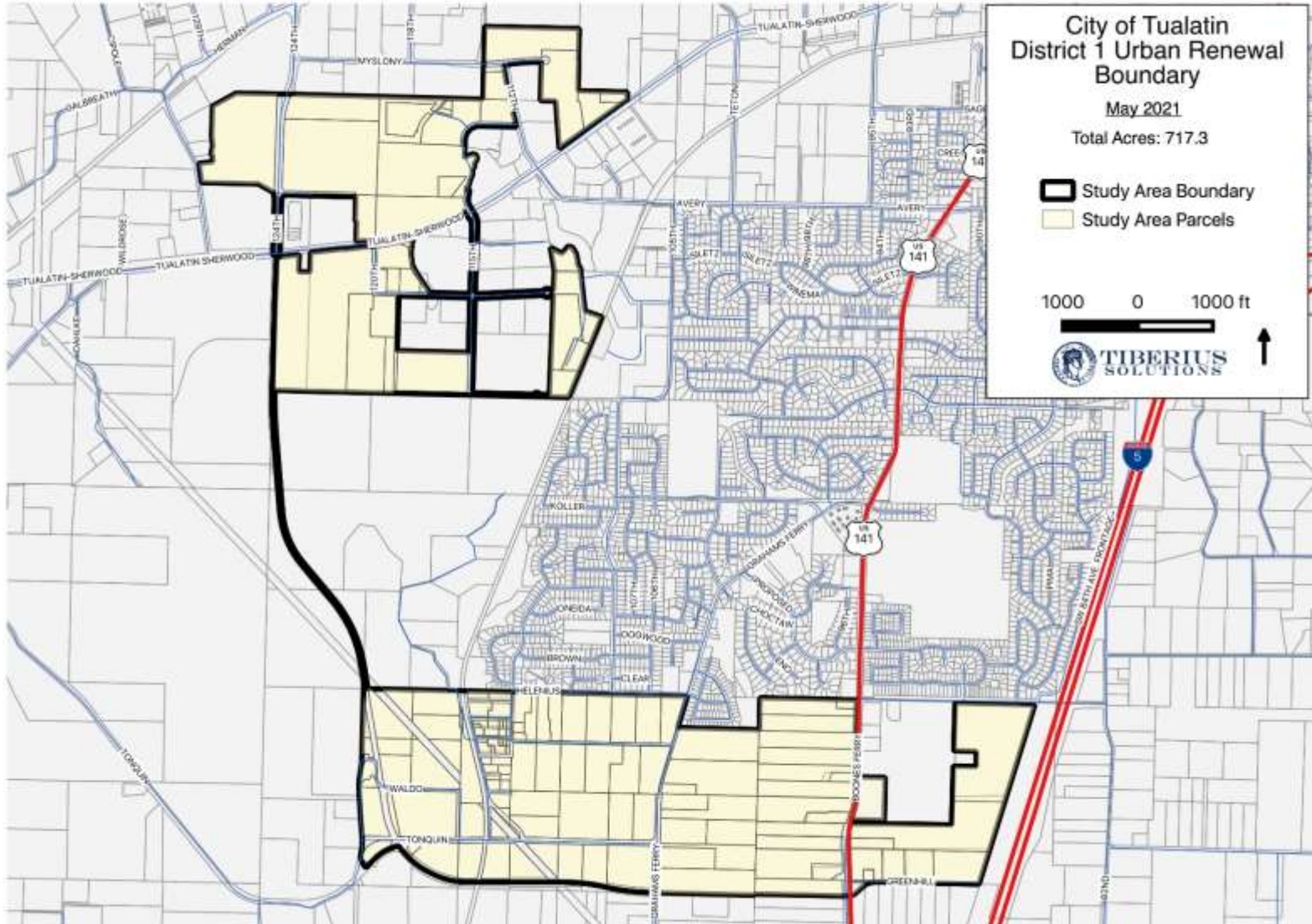
The Maximum Indebtedness was recalculated using a 6% growth scenario.

The proposed MI \$53,200,000

6% AV growth

Average AV from New Construction	\$4,700,000
Total Net TIF	\$60,700,000
Maximum Indebtedness	\$53,200,000
Capacity (2021\$)	\$29,000,000
Years 1-5	\$600,000
Years 6-10	\$4,900,000
Years 11-15	\$4,900,000
Years 16-20	\$5,100,000
Years 21-25	\$5,700,000
Years 26-30	\$7,800,000

COUNTY APPROVAL OF PLAN DUE TO UNINCORPORATED PROPERTIES



TAXING DISTRICT IMPACTS –

FYE	Wash. County	City of Tualatin	Metro	Port of Portland	Tualatin Soil & Water District	Tualatin Valley Fire & Rescue	Tigard Tualatin Aquatic	Urban Road Maint.	Enhanced Sheriff Patrol
2023	(26,293)	(16,523)	(1,130)	(820)	(965)	(17,836)	(298)	(7)	(19)
2024	(41,029)	(25,782)	(1,763)	(1,279)	(1,505)	(27,832)	(465)	(11)	(29)
2025	(56,446)	(35,470)	(2,425)	(1,760)	(2,071)	(38,290)	(639)	(16)	(41)
2026	(72,788)	(45,739)	(3,127)	(2,269)	(2,671)	(49,376)	(824)	(20)	(52)
2027	(90,110)	(56,625)	(3,872)	(2,809)	(3,306)	(61,126)	(1,020)	(25)	(65)
2028	(108,472)	(68,163)	(4,660)	(3,382)	(3,980)	(73,582)	(1,228)	(30)	(78)
2029	(127,936)	(80,394)	(5,497)	(3,989)	(4,694)	(86,785)	(1,449)	(35)	(92)
2030	(148,567)	(93,358)	(6,383)	(4,632)	(5,451)	(100,780)	(1,682)	(41)	(107)
2031	(170,436)	(107,101)	(7,323)	(5,314)	(6,254)	(115,615)	(1,930)	(47)	(122)
2032	(193,618)	(121,668)	(8,319)	(6,037)	(7,104)	(131,340)	(2,192)	(54)	(139)
2033	(218,190)	(137,109)	(9,374)	(6,803)	(8,006)	(148,009)	(2,470)	(60)	(157)
2034	(244,237)	(153,476)	(10,493)	(7,615)	(8,962)	(165,678)	(2,765)	(68)	(175)
2035	(271,846)	(170,826)	(11,680)	(8,476)	(9,975)	(184,407)	(3,078)	(75)	(195)
2036	(301,112)	(189,216)	(12,937)	(9,388)	(11,049)	(204,259)	(3,409)	(83)	(216)
2037	(332,134)	(208,710)	(14,270)	(10,355)	(12,187)	(225,303)	(3,761)	(92)	(238)
2038	(365,017)	(229,374)	(15,683)	(11,380)	(13,393)	(247,609)	(4,133)	(101)	(262)
2039	(399,874)	(251,277)	(17,180)	(12,467)	(14,672)	(271,254)	(4,528)	(111)	(287)
2040	(436,821)	(274,495)	(18,768)	(13,619)	(16,028)	(296,317)	(4,946)	(121)	(314)
2041	(475,986)	(299,106)	(20,450)	(14,840)	(17,465)	(322,884)	(5,389)	(132)	(342)
2042	(517,500)	(325,193)	(22,234)	(16,134)	(18,989)	(351,046)	(5,859)	(143)	(371)
2043	(561,505)	(352,845)	(24,124)	(17,506)	(20,603)	(380,897)	(6,358)	(156)	(403)
2044	(608,151)	(382,157)	(26,129)	(18,961)	(22,315)	(412,538)	(6,886)	(168)	(437)
2045	(657,595)	(413,227)	(28,253)	(20,502)	(24,129)	(446,079)	(7,446)	(182)	(472)
2046	(710,006)	(446,162)	(30,505)	(22,136)	(26,052)	(481,632)	(8,039)	(197)	(510)
2047	(765,561)	(481,073)	(32,891)	(23,868)	(28,091)	(519,318)	(8,668)	(212)	(549)
2048	(824,450)	(518,078)	(35,422)	(25,704)	(30,251)	(559,265)	(9,335)	(228)	(592)
2049	(886,873)	(557,304)	(38,103)	(27,651)	(32,542)	(601,609)	(10,042)	(246)	(637)
2050	(953,040)	(598,883)	(40,946)	(29,714)	(34,970)	(646,494)	(10,791)	(264)	(684)
2051	(1,023,178)	(642,957)	(43,960)	(31,900)	(37,543)	(694,072)	(11,585)	(283)	(734)
2052	(1,097,524)	(689,675)	(47,154)	(34,218)	(40,271)	(744,504)	(12,427)	(304)	(788)
TOTAL:	(12,686,296)	(7,971,968)	(545,053)	(395,530)	(465,495)	(8,605,737)	(143,641)	(3,513)	(9,106)

FYE	Tigard/Tualatin School District	NW Regional ESD	Portland Community College	Sherwood School District
2023	(16,504)	(1,799)	(3,307)	(40,358)
2024	(25,753)	(2,807)	(5,161)	(62,976)
2025	(35,429)	(3,861)	(7,100)	(86,639)
2026	(45,687)	(4,979)	(9,155)	(111,723)
2027	(56,560)	(6,164)	(11,334)	(138,311)
2028	(68,085)	(7,420)	(13,643)	(166,495)
2029	(80,301)	(8,751)	(16,092)	(196,370)
2030	(93,251)	(10,163)	(18,687)	(228,037)
2031	(106,978)	(11,659)	(21,437)	(261,604)
2032	(121,528)	(13,244)	(24,353)	(297,186)
2033	(136,951)	(14,925)	(27,444)	(334,902)
2034	(153,300)	(16,707)	(30,720)	(374,881)
2035	(170,629)	(18,595)	(34,192)	(417,259)
2036	(188,999)	(20,597)	(37,873)	(462,179)
2037	(208,470)	(22,719)	(41,775)	(509,795)
2038	(229,110)	(24,969)	(45,911)	(560,268)
2039	(250,988)	(27,353)	(50,295)	(613,769)
2040	(274,179)	(29,880)	(54,943)	(670,480)
2041	(298,761)	(32,559)	(59,869)	(730,594)
2042	(324,819)	(35,399)	(65,090)	(794,315)
2043	(352,439)	(38,409)	(70,625)	(861,859)
2044	(381,717)	(41,600)	(76,492)	(933,455)
2045	(412,752)	(44,982)	(82,711)	(1,009,348)
2046	(445,649)	(48,567)	(89,303)	(1,089,794)
2047	(480,519)	(52,368)	(96,291)	(1,175,066)
2048	(517,482)	(56,396)	(103,698)	(1,265,455)
2049	(556,662)	(60,666)	(111,549)	(1,361,268)
2050	(598,194)	(65,192)	(119,872)	(1,462,829)
2051	(642,217)	(69,990)	(128,694)	(1,570,484)
2052	(688,881)	(75,075)	(138,045)	(1,684,598)
TOTAL:	(7,962,794)	(867,795)	(1,595,661)	(19,472,297)

NEXT STEPS

Mail Taxing District Letters	June 29, 2021
Briefing Washington County	August 3, 2021
Public Input	July 2021 Online
Tualatin Planning Commission	July 15, 2021
Washington County Consider Vote On Plan & Unincorporated Properties	August 17, 2021
Tualatin City Council Hearing	August 9, 2021
Tualatin City Council Vote On Ordinance	August 23, 2021

ACTION:

Consider adoption of the prepared resolution.

QUESTIONS?