CITY of TUALATIN

Consideration of:
Resolution No. 643-25: Matthias Property Acquisition
Resolution No. 644-25: Interfund Loan from SWURD to CORA

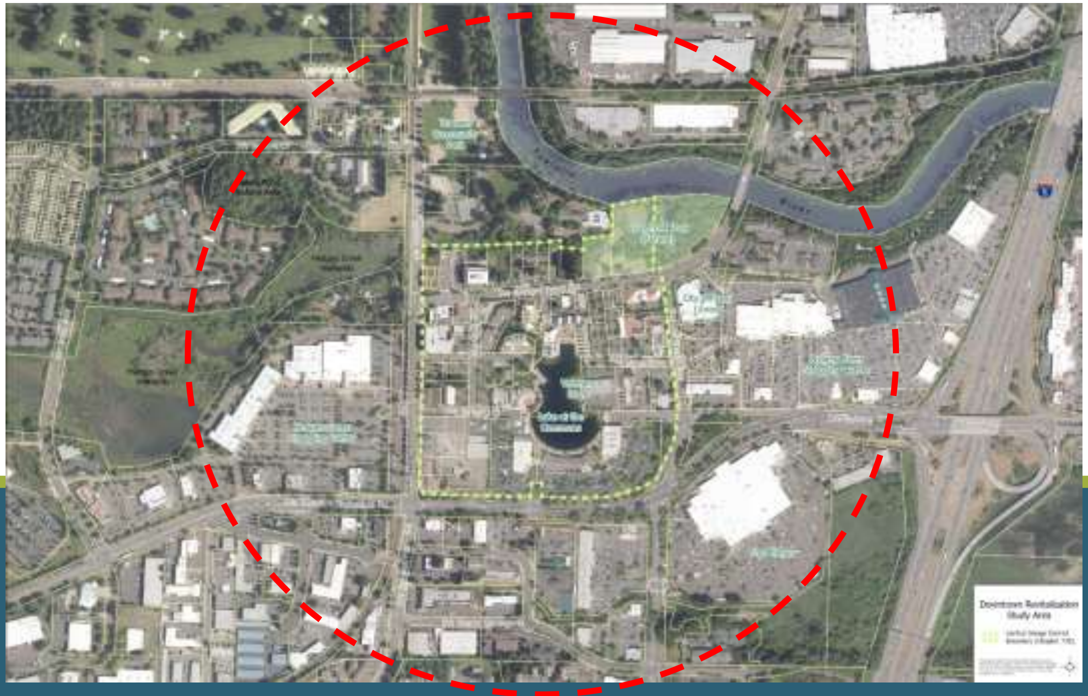
Tualatin Development Commission

December 8, 2025

CORA PLAN VISION

Guiding Document

- Community's sustainability efforts to strengthen the social, cultural, environmental, and economic vitality of Tualatin
- Funding projects that improve property values, eliminates existing and future blight, and creates an active civic core



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18970 CATALYST PROJECT(Image to right)

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.

CORA Plan Minor Amendment:

- Add 3 parcel for possible acquisition
- Add text 18970 Catalyst Project to purchase properties if they become available


18925 85th Ave (Tax Lot 4300 & 4400)


Alley view abutting tax lots


18959-18967 85th Ave (Tax Lot 4200)

MATTHIAS PROPERTY FOR SALE:

Owner: Rick A. Matthias LLC

Property:

- Parcel 1: Parking lot/lawn (0.14a)
- Parcel 2: 18925 85th Ave (0.14a)

Willing Seller asking price of $600,000

Funding through interfund loan from SWURD to CORA (ORS 294.468)

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REQUEST APPROVAL:

RESOLUTION 643-25:

- Authorizing the purchase of real property located at 18925 SW 84th Ave. ("Matthias property") and execution of a deed to acquire the Matthias property for inclusion as part of the CORA Plan's 18970 Catalyst Project.

RESOLUTION 644-25:

- Authorizing an interfund loan from the Southwest Urban Renewal District to the Core Opportunity and Reinvestment Area for $600,000.

RECOMMENDATION:

Approve:

- Resolution No. 643-25
- Resolution No. 644-25

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Questions & Discussion