



TUALATIN DEVELOPMENT COMMISSION

OFFICIAL MEETING MINUTES
MONDAY, NOVEMBER 24, 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 7:59 p.m.

Public Comment

None.

Consent Agenda

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

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 September 22, 2025

General Business

1. Consideration of Resolution No. 642-25 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

Urban Renewal and Economic Development Manager Sid Sin presented proposed amendments to the Core Opportunity and Reinvestment Area (CORA) Plan to support the 18970 Catalyst Project. He explained that the CORA Plan vision emphasizes community sustainability through strengthened social, cultural, and economic vitality within the downtown core.

Manager Sin stated that the 18970 Catalyst Project is a mixed-use development opportunity on City-owned property intended to include attainable housing and ground-floor commercial uses. He noted that the plan amendment before the Council is a minor amendment involving the addition of three parcels for potential future acquisition. Identifying these parcels in the plan allows the city to consider purchase if they become available and requires the plan to list the locations and estimated acquisition costs.

He noted that the resolution includes two changes: adding the three parcels into the CORA Plan boundary as potential acquisitions and adding clarifying text related to the 18970 Catalyst Project

to support redevelopment and address blight remediation. Manager Sin stated that staff recommends approval of the amendment.

Councilor Bridget Brooks asked which lots the city currently owns. Manager Sin responded that the city-owned parcels are the parking lots located at the corner of Nyberg Street and Boones Ferry Road.

Councilor Brooks asked whether there are existing concepts for the Catalyst Project. Manager Sin stated that during the 2022 plan adoption process, staff presented an illustrative concept showing a potential mixed-use building including attainable housing with ground-floor commercial space.

Motion to adopt Resolution No. 642-25 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 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

Adjournment

Chair Bubenik adjourned the meeting at 8:08 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Chair