



TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator

FROM: Sid Sin, Urban Renewal / Economic Development Manager
Quin Brunner, Urban Renewal / Economic Development Policy Analyst

DATE: March 23, 2026

SUBJECT:

Consideration of Resolution No. 646-26 of the Tualatin Development Commission Approving the Termination of the Leveton Tax Increment District and the Leveton Tax Increment District Plan

RECOMMENDATION:

Adopt Resolution 646-26.

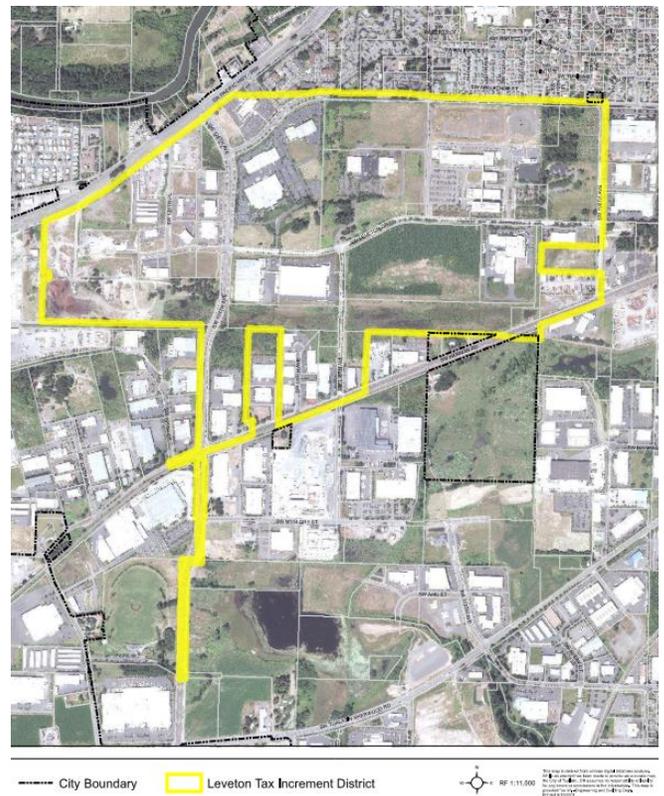
EXECUTIVE SUMMARY:

The Leveton Tax Increment District was established on August 12, 1985, with a maximum indebtedness of \$36.6 million. The district includes 380 acres, generally bound by Highway 99W to the north, 108th Ave to the east, Herman Rd to the south, and 129th Ave to the west.

This urban renewal district is a stellar example of the benefits of an urban renewal district as a critical funding resource to stimulate private investment and one that we hope to replicate the results of in the Southwest and Basalt Creek Development Area, one of the City's newest urban renewal districts.

In 1985, the total assessed value of property within the district was **\$3.7 million**. In 2010, the final year increment was collected, the total assessed value was **\$259 million**. Upon the cessation of increment collection, an **annual benefit of \$3.5 million** was returned to taxing jurisdictions.

The Leveton Tax Increment District was created to facilitate the full industrial development of the district by removing blighting influences (specifically mining operations) and providing public improvements. Development in the Leveton District had yielded 35 new employers and 2,200 permanent jobs, as of 2012. These numbers have certainly increased in the 13 years since the publication of the final district report.



Boundaries of the Leveton Tax Increment District, 2011.

Fourteen of the twenty projects identified in the Leveton Tax Increment District Plan were completed. These include the installation of utilities in all streets in the district, the construction of 118th Ave, the construction of 124th Ave, and, most recently, the Herman Road Improvement Project, which exhausted the remaining district funds in 2024. The consolidation of parcelized land (through purchase and resale) proved to be a highly effective strategy to attract large new employers, including those in the advanced manufacturing semiconductor sector.

On June 30, 2010, the Tualatin Development Commission reached the maximum indebtedness of the Leveton Tax Increment District and informed Washington County that it would cease collecting tax increment revenue. A total of \$3,471,025 in annual benefit was returned to taxing jurisdictions. The Leveton Project Fund has no balance, and the Tualatin Development Commission holds no property in the district or related debt.

OUTCOMES OF DECISION:

If this resolution is adopted by the Tualatin Development Commission, the Tualatin City Council will consider Resolution 646-26, which would terminate the Leveton Tax Increment District and Leveton Tax Increment District Plan.

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

- **RESOLUTION 646-26**
- **EVALUATION OF URBAN RENEWAL IN TUALATIN, APRIL 2012 (FINAL REPORT)**
- **POWERPOINT PRESENTATION**