



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the Council  
**THROUGH:** Sherilyn Lombos, City Manager  
**FROM:** Jonathan Taylor, Economic Development Manager  
**DATE:** January 27, 2020

---

**SUBJECT:**

Consideration of **Resolution No. 5480-20** Authorizing the City Manager to Enter into a Land Transfer Agreement with the Tualatin Development Commission

**RECOMMENDATION:**

Staff recommends that the City Council approve resolution 5480-20.

**EXECUTIVE SUMMARY:**

On October 28, 2019, the Tualatin City Council directed staff to prepare all relevant resolutions and associated actions to terminate the Central Urban Renewal District and Plan that began with the cessation of the collection of tax increment revenues in 2010.

Currently, the TDC owns nineteen properties in the Central Urban Renewal District. The Tualatin Development Commission acquired these properties for a total purchase price of \$4,142,731.55 beginning on June 6, 1979. Before the termination of the CURD Plan Document and District, all TDC-owned properties located within CURD must be disposed of as outlined by the CURD Plan. Section E-2 of the CURD Plan allows the TDC to convey real property to the City of Tualatin for development of civic uses in accordance with the goals and objectives of the CURD Plan.

In the event of a future urban renewal area similar in proximity to CURD, these properties may be transferred back to the Tualatin Development Commission for potential development.

On January 13, 2020, the Tualatin Development Commission passed TDC Resolution 614-20 authorizing the transfer of all real property of the TDC to the City of Tualatin through an executed land transfer agreement. Final approval of the land transfer agreement must be approved by the Tualatin City Council.

**OUTCOMES OF DECISION:**

Upon approval of this resolution, the City Manager will execute the approved land transfer agreement for all TDC-owned properties with the City of Tualatin. The City Manager (CITY) and the Executive Director (TDC) will be authorized to execute any and all documents and fees necessary to effectuate the transfer.

**FINANCIAL IMPLICATIONS:**

The City of Tualatin will be required to maintain insurance liabilities on selected properties

---

**ATTACHMENTS:**

- **Resolution**
- **Transfer Agreement Terms and Conditions**
- **Tualatin Development Commission Properties Map**