



*City of Tualatin*

## Tualatin City Council 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

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### **SUBJECT:**

Consideration of **Resolution No. 5481-20** approving the termination of the Central Urban Renewal District and Central Urban Renewal District Plan and adopting the Final Report.

### **RECOMMENDATION:**

Staff recommends Council approval of resolution 5481-20.

### **EXECUTIVE SUMMARY:**

The Central Urban Renewal District was established on January 27, 1975 with 310 acres covering what is now today the Tualatin Commons. The district was amended over time to include an additional seventeen acres west of Interstate 5, centered on SW Nyberg Street, and SW Boones Ferry Road. At the time, the total assessed value of the district was \$14,067,089. Most of the CURD was zoned for commercial uses, with smaller portions being designated for high-density residential and light and general manufacturing.

The purpose in establishing a central urban renewal area in the city center was to alleviate conditions of blight and create a sense of place for downtown Tualatin. Specific mentions of blight mentioned in the Plan included: deleterious land uses, lack of food protection, lack of public rights-of-way, and traffic congestion. The primary goal of the CURD Plan was to strengthen the social and economic development of central Tualatin by stabilizing property values, encourage and facilitate land uses that result in activity during all business hours, and to encourage indoor and outdoor uses.

The CURD Plan identified a total of 61 projects to be funded in part with tax increment financing (TIF) over the life of the District. Notable projects that had significant impact on the redevelopment of CURD included: Tualatin Commons Project, Nyberg Street/Interstate 5 interchange, and the Tualatin Library. Of the 61 projects identified over the life of the CURD Plan, 41 were completed. These investments increased the district's assessed value from \$14 million to \$194 million.

On June 30, 2010, the TDC reached the CURD Plan maximum indebtedness and informed Washington County that it would cease collecting tax-increment revenue. A total of \$1,755,755.23 was returned to all taxing jurisdictions.

On October 28, 2019, the Tualatin City Council directed staff to prepare all relevant resolutions to terminate the Central Urban Renewal District and Plan. All remaining non-tax increment funds in the TDC Project Fund were transferred to the TDC Administrative Fund, and all remaining real property has been disposed of as required by Section E-2 of the CURD Plan and no long-term debt is issued.

On January 13, 2020, the Tualatin Development Commission passed TDC Resolution 615-20 terminating the CURD District and Plan and accepting the 2012 Final Report. TDC has forwarded the resolution for final approval of closure to the Tualatin City Council.

**OUTCOMES OF DECISION:**

Upon approval of this resolution, the resolution will be effective immediately resulting in the termination of the CURD District and Plan.

**FINANCIAL IMPLICATIONS:**

None.

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**ATTACHMENTS:**

- **Closure Resolution**
- **TDC Closure Resolution**
- **Final Report – Tualatin Development Commission**