



tualatin

**urban renewal**

# **QUESTIONS FOR THE COMMISSION**

**Do you support the proposed project list for the Leveton Tax  
Increment District?**

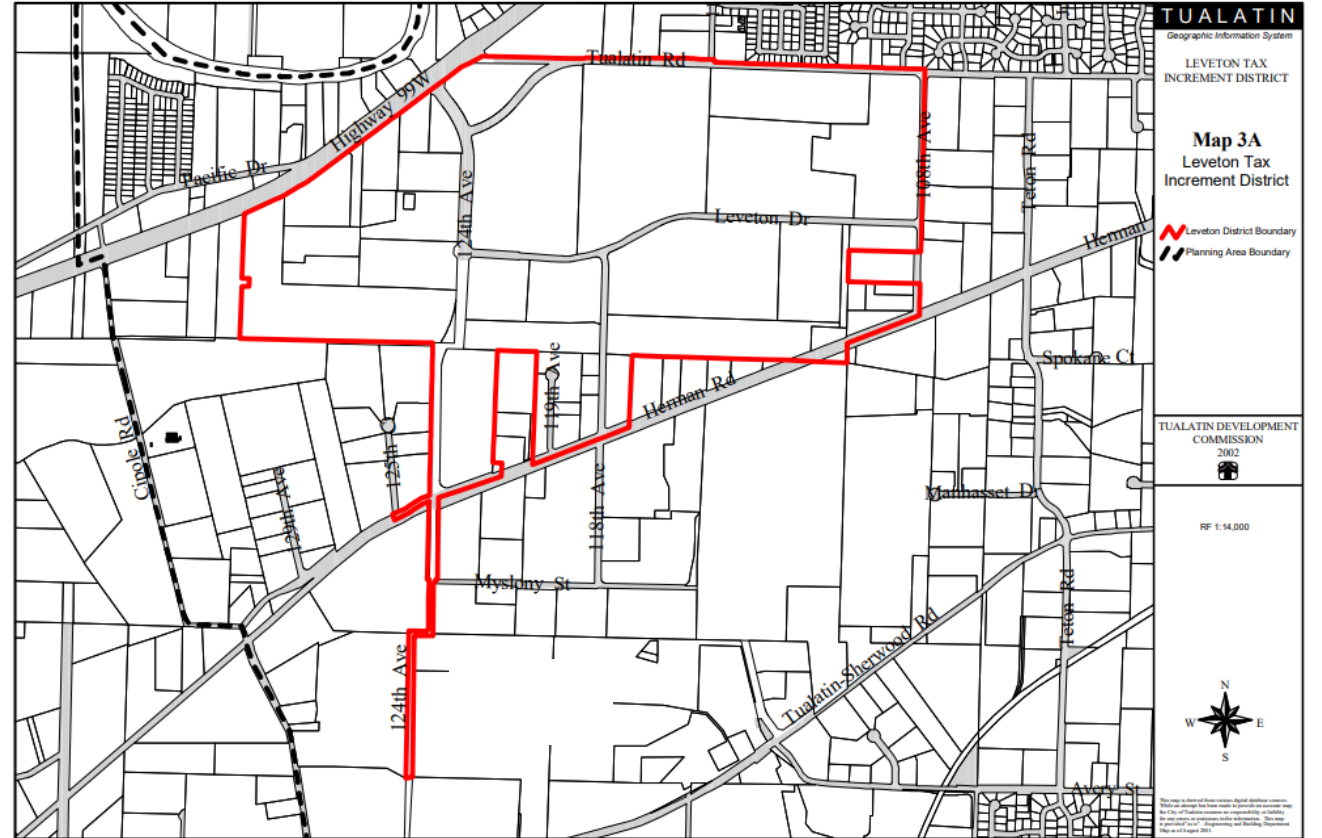
# DISTRICT BACKGROUND

- **Established in 1985**
- **\$251M in increased property value over 25 years**
- **Ceased collection of tax increment in 2010**
- **Last project completed in 2018 (wetland mitigation)**
- **City Council directed Staff in 2019 to terminate district and identify projects.**
- **Has \$3.4M remaining in fund balance**
- **Must spend all remaining before closure**



# Leveton Tax Increment District Plan Amendment

***Project Goal:*** To amend the Plan Document to expend the remaining funds on identified projects.



# Leveton Tax Increment District Plan Amendment

Leveton Tax Increment Finance District	\$ 3,400,000.00
--	-----------------

## Minor Amendment

Urban Renewal Planning	\$ 400,000.00
Rapid Crosswalk Beacons	\$ 70,000.00

## Substantial Amendment

Plan Extension	\$ 25,000.00
Herman Road Extension Project	\$ 2,905,000.00

# Leveton Tax Increment District Plan Amendment

## **MINOR AMENDMENT PROCESS**

What is it: A project addition to an existing Plan in accordance with current Plan Document.

*Completion Date: March 2021*

Requirements: Resolution by the Tualatin Development Commission

### **Identified Projects**

- Future Urban Renewal Planning  
To conduct area feasibility studies, provide short and long term vision process, conduct plan development and implement plan documents for the establishment of urban renewal areas in identified districts.
- Rapid Beacons  
Installation of rapid cross walk beacons at the intersection of 108<sup>th</sup> and Tualatin Road.

# Leveton Tax Increment District Plan Amendment

## **SUBSTANTIAL AMENDMENT PROCESS**

What is it: An expansion of existing District by more than 1% from original plan.

*Completion Date: October 2021*

Requirements: Multi-Step Process ending with City Council Adoption  
Required 45-Day Consult and Confer

## **Identified Projects**

- Expansion of District – Herman Road  
To amend the plan through a substantial amendment process to add additional land to the Leveton Tax Increment District. Process will include surveying and legal adjustments to plan.
- Addition of Herman Road Project  
District Expansion Required. This project is to add a sidewalk/path on the north side, bike lanes on both sides, fix the drainage issues, and add a center turn lane at the industrial driveway. It is currently funded through preliminary design.

# **NEXT STEPS**

## **60-DAY MILESTONES:**

### **Leveton:**

- 1.) Project Plan Minor Amendment Approval**
- 2.) Amend Contract for Substantial Amendment**



# **QUESTIONS FOR THE COMMISSION**

**Do you support the proposed project list for the Leveton Tax  
Increment District?**

**QUESTIONS AND  
DISCUSSIONS?**