

# TUALATIN URBAN RENEWAL City Council - Meeting 3

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# ROADMAP

1. Purpose
2. Recap
3. Closure Process
4. Amend Plans
5. Next Steps

# Purpose

Discuss the process for closing Tualatin's two urban renewal districts, Central Urban Renewal District and Leveton Tax Increment District.

# RECAP

## Session I

Overview of Oregon Urban Renewal Law, Tax Increment Finance, and roles of District Commissions and City Council

## Session II

Overview of the Tualatin Urban Renewal Districts, history, and current assets.

# Tualatin Development Commission Decisions

What are TDC's options or priorities/focus areas for the remaining funds?



# Closure Process



# Process

## ❖ Amend the Plan

- Determine Priorities ← **WE ARE HERE**
- Identify *NEW* projects (minor or major amendments)
- TDC Actions
- Council Actions

## ❖ Spend Funds

- Allocate resources to identify projects in districts.

## ❖ Close Down District

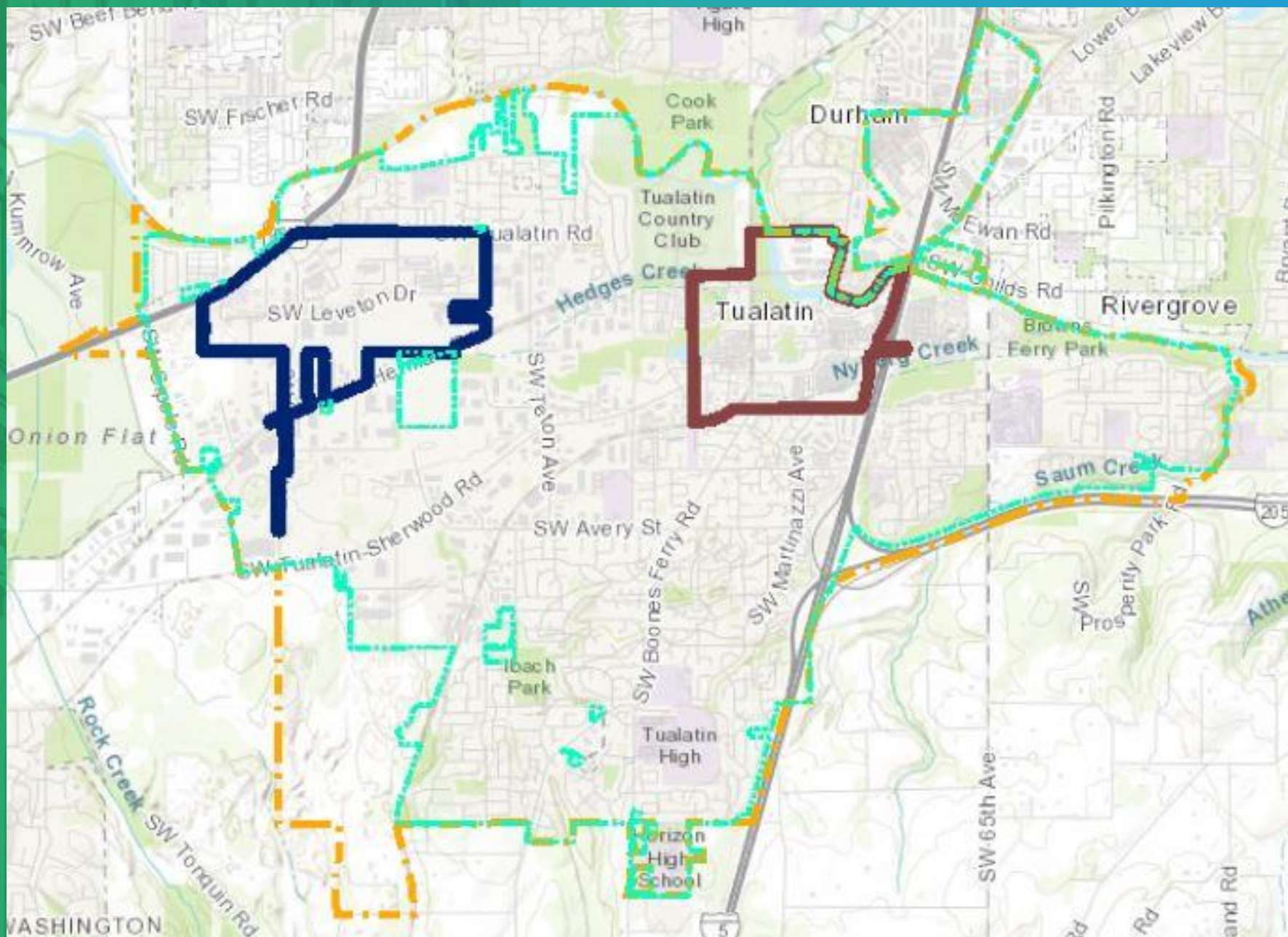
- TDC Actions
- TDC-owned properties Decisions
- Council Actions



# Amend the Plan







# Central Urban Renewal

- ❖ **DISTRICT PURPOSE:**  
“To alleviate conditions of blight and to create a sense of place downtown.”

- ❖ **GOAL**

“To strengthen the social and economic development of central Tualatin by stabilizing and improving property values, eliminating existing blight, and preventing future blight.

**11 subgoals**



# ASSETS/FINANCIAL STATUS

Current cash and investments:                      \$121,430 (6.30.19)

**Recommendation: Be *QUICK* and *STRATEGIC***

# Potential Options - CURD

## OPTION 1:

### FUTURE URA PLANNING AND FEASIBILITY

- Transfer all monies to an administrative fund for future use.
  - *Future use of funds will be dedicated to the feasibility studies of future URA areas.*
- Transfer all properties to City ownership.
  - *Properties can be transferred back to TDC for future development in a new district.*

### OPTION 1 Timeline

- Identify Option (Oct 2019)
  - ❖ Resolutions (Dec 2019)
- Close District (Dec 2019)

# Potential Options - CURD

## OPTION 2: CURD ENHANCEMENTS

- Tree Grate Replacements
- Common's Signage
- Lighting
- Hannigan Lot Paving
- Sweek Drive Sidewalks
- Tri-Met Bus Stop
- ONA Pedestrian Crossing
- Trail Connections
- Nyberg Widening

## OPTION 2 Timeline

- Identify Option (Winter 2020)
  - ❖ Amend Plans to include projects – TDC and City Council action likely
  - ❖ Reduce District to Project Areas (Spring 2020)
  - ❖ Complete Projects (Spring 2021)
- Close District (After Project(s) Completion)



# Discussion, Questions, and Direction Regarding CURD Options?



# LEVETON TAX INCREMENT DISTRICT

## ❖ DISTRICT PURPOSE:

“To provide infrastructure and services to support industrial development.”

## ❖ GOAL

“To facilitate the full industrial development of the area by removing blighting influences and by providing public improvements.”

**4 subgoals**



# ASSETS/FINANCIAL STATUS

Current cash and investments:       \$3,699,565 (6.30.19)

**Recommendation: Be *Targeted to Enhance***



# Potential Priorities - LTID

- **Transportation**
  - Park and Ride
  - Traffic Signals
- **Parks, Trails, Beautification** (*requires new goal*)
  - Signage
  - Tonquin Trail System
  - New Parks

# Next Steps

- **Timeline**

- Identify projects
  - ❖ Amend Plans to include projects – TDC and City Council action likely
  - ❖ Reduce District to Project Areas
  - ❖ Complete Projects
- Close District



# Discussion, Questions, and Direction Regarding LTID Priorities?

