

CORA Plan Project Costs & Anticipated Year of Expenditure (summarized from the financial report accompanying the CORA Plan, Council adopted 11/28/22)

Project Title	Project Cost	Year of Expenditure	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
1) Blight Remediation - 18970 Catalyst Project	\$14.8m	2029																															
2) Blight Remediation - SW Nyberg and Nyberg Woods	\$3.9m	2034																															
3) Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)	\$3.9m	2034																															
4) Transportation - Area Transportation Plan	\$0.1m	2024																															
5) Transportation - North to South Center Road Development and TS Road Realignment	\$21m	2045																															
6) Transportation - Tualatin River Greenway	\$2m	2050																															
7) Transportation - Nyberg Green Way	\$4.7m	2050/2051																															
8) Transportation - Flood Mitigation and Grading	\$6.4m	2033/2039/2047																															
9) Land Acquisition - Land	\$22.9m	2034/2038/2039/2049/2052/2053																															
10) Community Identity - Tualatin River Plaza Project	\$8m	2039																															
11) Community Identity - Community Design Master Plan	\$0.2m	2033																															
12) Developer Incentives - Incentives and Rebate	\$31.1m	2030-2053																															
13) Economic Development - Grants	\$6.4m	2030-2053																															
14) Administration - Payroll, Legal, Recordings	\$12.8m	on-going																															
15) Administration - Market Feasibility Study	\$0.1m	2025																															
16) Administration - Zone Code Change Plan	\$0.1m	2025																															
17) Financing Fees	\$1m	2029																															
Total Expenditures	\$140m																																