

City of Tualatin Urban Renewal Bond District #1 Task Force

-Recommendations to the City of Tualatin Development Commission (TDC)

My Dissenting Comments Submitted 7-2-2021

on Vote taken on 6-29-21 -Projects List for Recommendation for Submission to TDC

It has been an honor to have been invited to be a member of the District #1 Urban Renewal Task Force. Within the Task Force I was the only identified resident property owner within the scope of the area for the proposed bond. As a longtime resident of the Basalt Creek Area, I felt an increased responsibility to identify and present local needs as part of the development of recommendations to be presented to the City of Tualatin Development Commission.

I appreciate the efforts the City and City staff took to develop a webinar to help extend information on three actions the City is developing which will affect the Basalt Creek Area- to specifically include the Citizens of the Basalt Creek Area within their outreach effort. Within the webinar, the City presented information on three actions the City is taking which will affect the lands within the Basalt Creek Area. These are the proposed Urban Renewal Bond, and two other planning actions the City has identified but not yet finalized- the intent to create a Stormwater Management Plan for the Basalt Creek Area; and the development of a Basalt Creek Area Parks and Recreation Master Plan.

In response to the directions given to the Task Force I identified two projects which I believe are needed and would be beneficial to the City, Basalt Creek developers, Basalt Creek Area property owners, the environment/Natural Resources within the area-and consequently benefit the Public. These two projects were:

#1 the development of a Stormwater Management Plan for the Basalt Creek Area- as required by the State (OAR Chapter 660 Public Services and Facilities)

#2 the creation of a Natural Resources Inventory of the Basalt Creek Area- as required by Oregon Statewide Land Use Planning Goal #5- for the protection and conservation of Natural Resources and Open Spaces- and the integration of information gain - into the City's Governing Documents including the City's Natural Resources Maps- Maps 72-1 and 72-3.

These two proposals were submitted with supporting documentation during the 4-8-21 (2nd) Task Force Public Meeting.

I stand by the information I provided supporting the two proposals, I continue to see the need for these two projects to be initiated as soon as possible due to the City's expanding urbanization of lands in the Basalt Creek Area.

The inclusion of these two projects would have provided an additional level of oversight and accountability for implementation. The inclusion of these two projects into the proposed Urban Renewal Bond, would also provide additional assurances these two projects would receive adequate and timely funding, and may make other Community Development funds available for funding for other major projects- such as the Land Acquisition for Public Parks project which the representative from Tualatin Valley Fire and Rescue requested be removed from consideration for this proposed Urban Renewal bond- yet remains part of the City's goal for 20+ acres of Public Parks and additional Public Trails in the Basalt Creek Area.

I support the efforts of the Task Force in their evaluation of the other projects to be recommended for consideration into the District #1 Urban Renewal Bond for the Basalt Creek and SW Concept Areas. These proposed projects have merit.

However, during the 6-29-21 Public Meeting of the Task Force, it appeared I stood alone in my belief that the two projects which I submitted, have equally as important reasons for inclusion into the Project List for recommendation to the Tualatin Development Commission- and cast my vote accordingly.

I also realize the RESOLUTION NO. 628-21-*A resolution of the Tualatin Development Commission-Commencing the formal review process for the Southwest and Basalt Creek Development Area Plan* was presented to the Development Commission on 6-28-21 and Res 628-21 moved forward for adoption and the start of the Public Review process.

I submitted a document to the Tualatin Development Commission on 6-28-21 with my comments relating to the two projects I proposed, and issues surrounding the administration and implementation of the District #1 Urban Renewal Task Force.

As a result of my requests- which started prior to the end of the 4-29-21 (3rd) Public Meeting of the Task Force -to hold a 4th meeting of the Task Force to resolve several administrative issues- including the identification and voting upon the recommendations to be made by Task Force to the Tualatin Development Commission, the Task Force was schedule to meet to address many of the issues I had presented.

I appreciate the willingness of the other members of the Task Force to attend this meeting and review the minutes of the 4-8-21 and 4-29-21 meetings of the Task Force for memorialization of the public process, and to vote upon the recommendations which the Task Force would submit to the Tualatin Development Commission.

I also appreciate the City providing a presentation during the Task Force's 4th Public Meeting on 6-29-21, where the City staff finally provided their perspectives on the two proposed projects I proposed on 4-8-21, and their rationale for removing these two proposed projects from consideration prior to the next Public Meeting of the Task Force on 4-29-21.

I recognize and acknowledge the District #1 Urban Renewal Task Force was authorized and established as an Advisory Board to the Tualatin Development Commission to identify and provide recommendations for projects to be considered for the District #1 Urban Renewal Bond. Therefore it would seem appropriate the identification and voting upon the recommendations of the Task Force should have been seen as a priority, and scheduling a meeting of the Task Force to complete to the tasks to vote upon the recommendations to be made to the Tualatin Development Commission should have started earlier than 6-7-21.

As a consequence, the Task Force's 4th Public Meeting on 6-29-21 voted upon the project recommendations and also review and accepted the revised minutes of the Task Force Public Meetings of 4-8-21 (2nd) and 4-29-21 (3rd)- a day after the Tualatin Development Commission met to decide upon on TDC Res. 628-21 .

It is hoped the time and efforts of the District #1 Urban Renewal Task Force will be able to be utilized in the future.

I respectfully submit my dissenting comments on the District #1 Urban Renewal Task Force for the Basalt Creek and SW Concept Areas.

Grace Lucini

7-1-2021