



OFFICIAL MINUTES OF THE TUALATIN DEVELOPMENT COMMISSION MEETING FOR JANUARY 13, 2020

Present: Mayor Frank Bubenik, Councilor Nancy Grimes, Councilor Bridget Brooks, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

Call to Order

Chair Bubenik called the meeting to order at 7:36 p.m.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Grimes, Seconded by Councilor Brooks. Voting Yea: Mayor Bubenik, Councilor Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of June 24, 2019

General Business

1. Consideration of **Resolution No. 613-20** Transferring All Remaining Non-Tax Increment Funds from the Central Urban Renewal District Capital Project Fund to the Tualatin Development Commission Administration Fund

Economic Development Manager Jonathon Taylor presented information on the Central Urban Renewal District (CURD). He provided a recap on the education series that was held over several work sessions. Manager Taylor shared successes of the district including: 327 city acres of redevelopment, completion of 41 of the 60 projects, and an increase in valuation of \$180 million. Notable achievements included the Tualatin Commons, Tualatin-Sherwood Bypass, Nyberg Interchange, Core Area Parking, and the Tualatin City Library. Manager Taylor stated there are three resolutions for consideration tonight including a fund transfer, land transfer, and closure and termination for the CURD district.

Councilor Pratt asked what a feasibility study costs. Manager Taylor stated \$30,000-40,000 per district studied.

Councilor Morrison asked about the vacant lot in the district and any environmental concerns with the transfer. City Attorney Brady stated the city has adhered to the required monitoring and DEQ has issued a remediation closure letter.

Manager Taylor stated 2020 goals for the commission include the closure and project identification for the Leveton District and exploration of new districts.

Motion to adopt Resolution No. 613-20 transferring all remaining non-tax increment funds from the Central Urban Renewal District Capital Project Fund to the Tualatin Development Commission Administration Fund made by Councilor Kellogg Seconded by Councilor Pratt
Voting Yea: Mayor Bubenik, Councilor Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

2. Consideration of **Resolution No. 614-20** Authorizing the Executive Director to Execute a Land Transfer Agreement of All Real Property of the Tualatin Development Commission in the Central Urban Renewal District to the City of Tualatin

Motion to adopt Resolution No. 614-20 authorizing the executive director to execute a land transfer agreement of all real property of the Tualatin Development Commission in the Central Urban Renewal District to the City of Tualatin made by Councilor Kellogg, Seconded by Councilor Grimes.

Voting Yea: Mayor Bubenik, Councilor Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

3. Consideration of **Resolution 615-20** of the Tualatin Development Commission Approving the Termination of the Central Urban Renewal District (CURD) and Central Urban Renewal District Plan

Motion to adopt Resolution No. 615-20 of the Tualatin Development Commission Approving the Termination of the Central Urban Renewal District (CURD) and Central Urban Renewal District Plan made by Councilor Kellogg, Seconded by Councilor Grimes.

DISCUSSION

Councilor Kellogg shared appreciation for the people who put this plan together and the changes they made.

Voting Yea: Mayor Bubenik, Councilor Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

Adjournment

Chair Bubenik adjourned the meeting at 7:50 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor