



City of Tualatin

## CITY OF TUALATIN DEVELOPMENT COMMISSION Staff Report

**TO:** Chair and Members of the Tualatin Development Commission  
**THROUGH:** Sherilyn Lombos, Executive Director  
**FROM:** Jonathan Taylor, Economic Development Manager  
**DATE:** March 22, 2021

---

### **SUBJECT:**

Approval of a Minor Amendment to the Leveton Tax Increment Plan (Plan) to add projects and update goals and objectives.

### **EXECUTIVE SUMMARY:**

#### *Background*

On November 23, 2020 the City Council reviewed the recent progress on examining tax increment financing and the existing and proposed new urban renewal districts. A timeline for completing a minor amendment to the Plan was established for March 2021.

### **AMENDMENT:**

#### **Leveton Tax Increment District Plan Amendment**

The goal is to amend the Plan document to expend remaining funds on identified area projects. The Plan has three levels of amendments, a Minor Amendment, Council Approved Amendment and a Substantial Amendment. A Minor Amendment is approved through the adoption of a resolution by the Tualatin Development Commission. Two of the projects being considered for future funding may be approved through a Minor Amendment to the Plan as they serve or perform a function specified in the Plan goals and do not exceed a cost of \$500,000.

The adoption of this resolution will approve the addition of a rapid crosswalk beacon at the intersection of 108<sup>th</sup> and SW Tualatin Road and future urban renewal planning as projects in the Plan and will provide a minor update to the Goals and Objectives of the Plan.

### **NEXT STEPS**

#### Substantial Amendment

Beginning in late-Spring 2021, staff will work with our consultant to prepare the necessary documents for the substantial amendment process for the Leveton District. This is a multi-step process beginning with the approval of the Tualatin Development Commission, a 2-month consult and confer with affected taxing districts, approval by the City of Tualatin Planning Commission, a public hearing, with final approval of the City Council.

---

### **ATTACHMENTS:**

- Resolution 624-20