



OFFICIAL MINUTES OF THE TUALATIN DEVELOPMENT COMMISSION MEETING FOR FEBRUARY 08, 2021

Present: Chair Frank Bubenik, Commissioner Nancy Grimes, Commissioner Bridget Brooks, Commissioner Maria Reyes, Commissioner Valerie Pratt, Commissioner Cyndy Hillier, Commissioner Christen Sacco

Call to Order

Chairman Bubenik called the meeting to order at 8:53 p.m.

Public Comment

None.

Consent Agenda

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of December 14, 2020

Motion to adopt the consent agenda made by Commissioner Brooks, Seconded by Commissioner Grimes.

Voting Yea: Chair Bubenik, Commissioner Grimes, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco

MOTION PASSED

Special Reports

1. Leveton Tax Increment Finance District Proposed Projects

Economic Development Manager Jonathan Taylor presented potential Urban Renewal projects. Manager Taylor stated the Leveton Tax Increment District plan was amended to expend the remaining funds on identified projects. He presented a brief background on the district, noting it ceased collection of tax increment in 2010 and the commission directed staff to terminate the district in 2019. The district currently has \$3.4 million in remaining fund balances that must be expended before closure. Manager Taylor presented two minor amendments for urban renewal planning and rapid crosswalk beacons and two substantial amendments to fund a plan extension and project for Herman Road. He explained the minor and substantial amendment processes. Manager Taylor stated next steps include putting together a project plan for the minor amendments approval and drafting an amendment to the contract for the substantial amendments.

Commissioner Pratt asked at what point the district closes. Manager Taylor stated it would close after the last taxing documents are filed.

Commissioner Brooks asked if a Deer Crossing sign can be replaced on Tualatin Road with the handmade one that is currently there.

Commissioner Sacco asked if this funds the projects 100%. Manager Taylor stated it covers them entirely.

Commissioner Pratt asked if the district has to be audited. Manager Taylor stated it does.

The Commission reached a consensus to move forward with the proposed amendments.

General Business

1. Consideration of **Resolution 623-20** of the Tualatin Development Commission Appointing Members To The Urban Renewal District 1 Taskforce.

Manager Taylor stated the resolution is to appoint five members to the District 1 Taskforce which meets the best practices requirement for public comment. He noted two additional property owners are being sought to serve on the committee before the first meeting in March.

Motion to approve Resolution 623-20 of the Tualatin Development Commission appointing members to the Urban Renewal District 1 Taskforce made by Commissioner Grimes, Seconded by Commissioner Brooks.

Voting Yea: Chair Bubenik, Commissioner Grimes, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco

MOTION PASSED

Motion to recommend Commissioner Sacco be appointed to the Urban Renewal District 1 Taskforce made by Commissioner Pratt, Seconded by Commissioner Brooks.

Voting Yea: Chair Bubenik, Commissioner Grimes, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco

MOTION PASSED

Adjournment

Commission Chair Bubenik adjourned the meeting at 9:13 p.m.

Sherilyn Lombos, Administrator

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Chair