



**A. CALL TO ORDER**

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

**C. CITIZEN COMMENTS**

*This section of the agenda allows citizens to address the Commission regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.*

**D. CONSENT AGENDA (Item Nos. 1 – 2)**

Page No.

*The Consent Agenda will be enacted with one vote. The Chairman will first ask the staff, the public and the Commissioners if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under "Items Removed from the Consent Agenda." The entire Consent Agenda, with the exception of items removed to be discussed under "Items Removed from the Consent Agenda," is then voted upon by roll call under one motion.*

1. Approval of Minutes of the Work Sessions and Meetings of May 26, 2009 .....  
and June 8, 2009
2. Change Order No. 3 to the Contract Documents for Construction of SW Herman.....  
Road Project

**E-F. PUBLIC HEARINGS**

1. Resolution No. 576-09 Adopting the Tualatin Development Commission Budget .....  
for the Fiscal Year Commencing July 1, 2009, Making  
Appropriations and Declaring the Tax Increment to be Certified

**H. GENERAL BUSINESS**

*None.*

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COMMISSIONERS**

**J. EXECUTIVE SESSION**

**K. ADJOURNMENT**



Approved by Tualatin  
Development Commission  
Date 6-22-09  
Recording Sec M. Smith

# STAFF REPORT

## TUALATIN DEVELOPMENT COMMISSION

**TO:** Honorable Chairman and Members of the Commission

**FROM:** Sherilyn Lombos, Administrator

**DATE:** June 22, 2009

**SUBJECT:** APPROVAL OF THE MINUTES FOR THE WORK SESSIONS AND MEETINGS OF MAY 26, 2009 AND JUNE 8, 2009

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**ISSUE BEFORE THE COMMISSION:**

The issue before the Commission is to approve the minutes for the work sessions and meetings of May 26, 2009 and June 8, 2009.

**RECOMMENDATION:**

Staff respectfully recommends that the Commission adopt the attached minutes.

**FINANCIAL IMPLICATIONS:**

There are no financial impacts associated with this item.

**Attachments:** Minutes

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OREGON 97062-0369

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date 10-22-09  
Secretary M. Smith



## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF MAY 26, 2009

**PRESENT:** Chairman Lou Ogden, Commissioners, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Chief of Police; Dan Boss, Operations Director; Nancy McDonald, Human Resources Director; Eric Underwood, Development Coordinator; Carina Christensen, Assistant to the City Manager; Colin Cortes, Assistant Planner; Ginny Kirby, Recording Secretary

**ABSENT:** Chris Barhyte [\* denotes excused]

***[Unless otherwise noted MOTION CARRIED indicates all in favor.]***

### **A. CALL TO ORDER**

Councilor Truax called the meeting to order at 5:07 p.m. and moved to C. Presentations, Announcements, Special Reports, ahead of B. Consent Agenda.

Mayor Ogden arrived at 5:09 p.m.; Councilor Maddux arrived at 5:09 p.m.

### **C. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

#### **CURD Maximum Indebtedness**

Doug Rux, Community Development Director, gave Council a brief update. The list of potential projects needs to be closer to the \$50 million to \$75 million range (maximum indebtedness). Mr. Rux then went over the list of potential projects and possible dollar contributions from other sources (partnership opportunities), in addition to Tualatin. Approximately \$60 million could come from TDC and \$45 million from other sources.

Mr. Rux noted that the City had been broken into five quadrants, each containing several projects. Mr. Rux stated he needs to get direction from Council regarding the list of projects and what they want included in the next phase of the maximum indebtedness process.

Councilor Harris asked for some further detail regarding the I-5 pedestrian trail. Mr. Rux said that it would parallel I-5, south, and would include a boardwalk across Hedges Retail Center tying into Warm Springs. As proposed, it would cost approximately \$5 million. This trail is a "segment" in an overall greenway trail. Discussion continued regarding particulars of potential projects. Further discussion followed regarding the Tualatin Road extension (Alternate 7) vs. what is in the TSP. Mr. Rux explained that a 3-lane roadway has been in the TSP and that is what is being kept in. It is a local collector, not a large 5-lane regional collector as proposed in Alternate 7. Mayor Ogden reiterated that the Tualatin Road Extension has been in the TSP for years; if it were to be removed, the process to get it back in the TSP could be far more difficult.

The referendum process deadline will be May/June 2010, in less than a year from now Council will be making this decision. Staff will be working over this next year on the urban renewal process and the town center plan. June 1, 2009 is a "Kick-Off" Workshop for the town center. Ms. Lombos stated that Council does not have to approve the list tonight, however, the City needs to move forward on the financial analysis and give staff direction.

Ms. Lombos asked if Council had any other concerns regarding the list at this point. Councilor Harris suggested taking segments of #3 (pedestrian trails along Tualatin River) – complete on the south side of the river, do not build #10 (pedestrian bridge). Mr. Rux noted that the pieces connect and that the PacTrust area would be redeveloped. More discussion followed. Councilor Harris said he would look at alternatives to NOT build the pedestrian bridge, however DO add steps forward on land acquisition for a future city hall site. Mr. Rux explained that they looked at the possibility of, in the future, adding to the existing city hall building (expand into north parking lot area), then a parking garage could be built for employee parking. Discussion continued regarding possible funding options.

Ms. Lombos noted that there is a June 9 special work session scheduled regarding Alternative 7, etc. Possibly some "mini-meeting" could be scheduled with Mr. Rux in the meantime to discuss this more prior to June 9; then this will come back at the June 9 special meeting. After a brief discussion, Council was in favor of removing the pedestrian bridge project and adding in a city hall expansion project.

#### ***Urbanization Forum Resolution***

Doug Rux, Community Development Director. Mr. Rux gave a brief review. In 2008, Washington County, cities in the County, Metro and the largest service districts in the County conducted four forums to discuss future urbanization in the County. New lands that come into the Urban Growth Boundary (UGB) will be under the jurisdiction of the City. Metro would only add land that is adjacent to the City. Tualatin doesn't have the situation of areas that are in the UGB, but unincorporated; neither does Sherwood.

What came out of the forums was the draft resolution included in the work session packet. Mr. Rux said he had been asked to go through and look at what might be adjusted. He noted that the Mayor brought up the lands that were brought into the UGB in 2002 and 2004 – this does not address those. The SW Concept Plan addresses those; but what about Wilsonville and Sherwood. Subsection 2, pg 2 - all 2002 and 2004 UGB additions and all future additions – that goes back and captures those pieces. Further discussion followed.

The other components included here are the roadways. If some city did not want to have jurisdiction, this looks at ways the County could fund these services in the future. It talks about how the unincorporated areas which the County would have jurisdiction over would then come back to all cities for some funding to deal with the necessary facilities. After further Council questions and answers, Council directed staff to make one language change for subsection 2 regarding the 2002 and 2004 UGB addition and bring back to Council.

#### **B. CONSENT AGENDA**

The Consent Agenda was reviewed by the Commission.

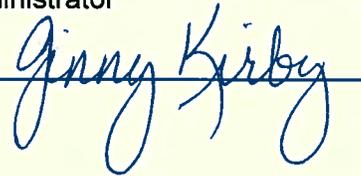
#### **D. CITIZEN COMMENTS**

None.

- E. **PUBLIC HEARINGS - *Legislative or Other***  
Not applicable.
  
- F. **PUBLIC HEARINGS - *Quasi-Judicial***  
Not applicable.
  
- G. **GENERAL BUSINESS**  
None.
  
- H. **ITEMS REMOVED FROM CONSENT AGENDA**  
None.
  
- I. **COMMUNICATIONS FROM COMMISSIONERS**  
None.
  
- J. **EXECUTIVE SESSION**  
None.
  
- K. **ADJOURNMENT**  
The meeting adjourned at 6:04 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

A handwritten signature in blue ink that reads "Ginny Kirby". The signature is written over a horizontal line.

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OREGON 97062-0369

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date: 6-22-09  
Recording Sec: USM



## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF MAY 26, 2009

**PRESENT:** Chairman Lou Ogden, Commissioners Monique Beikman, Joelle Davis; Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Chief of Police; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Carina Christensen, Assistant to the City Manager; Ginny Kirby, Recording Secretary

**ABSENT:** Chris Barhyte\* [\* denotes excused]

**[Unless otherwise noted MOTION CARRIED indicates all in favor.]**

### **A. CALL TO ORDER**

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

### **B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

None.

### **C. CITIZEN COMMENTS**

Not applicable.

### **D. CONSENT AGENDA**

MOTION by Commissioner Harris, SECONDED by Commissioner Beikman to adopt the Consent Agenda as read:

1. Approval of the Minutes for the Work Session and Meeting of May 11, 2009.
2. Resolution No. 573-09 Authorizing Commencement of Negotiations to Acquire Rights-of-Way, Easements, Tracts, and Directing the Commission's Attorneys to Acquire Certain Property by Condemnation for the SW Leveton Drive Extension – SW 130<sup>th</sup> Avenue and SW 128<sup>th</sup> Avenue Project
3. Change Order No. 2 to the Contract Documents for Construction of the SW Herman Road Project

**MOTION CARRIED.**

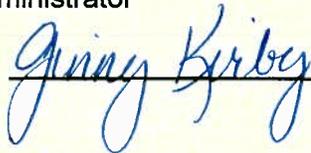
### **E. PUBLIC HEARINGS - Legislative or Other**

Not applicable.

- F. **PUBLIC HEARINGS - *Quasi-Judicial***  
Not applicable.
  
- G. **GENERAL BUSINESS**  
Not applicable.
  
- H. **ITEMS REMOVED FROM CONSENT AGENDA**  
Not applicable.
  
- I. **COMMUNICATIONS FROM COMMISSIONERS**  
None.
  
- J. **EXECUTIVE SESSION**  
None.
  
- K. **ADJOURNMENT**  
The meeting adjourned at 8:55 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

  
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# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OR 97062-7092

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date 6-22-09  
Recording Sec M. Smith



## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF JUNE 8, 2009

PRESENT: Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, and Ed Truax; Sherilyn Lombos, Administrator; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Police Chief; Dan Boss, Operations Director; Maureen Smith, Recording Secretary

ABSENT: Commissioner Donna Maddux\* [\* denotes excused]

**[Unless otherwise noted MOTION CARRIED indicates all in favor.]**

- A. **CALL TO ORDER**  
Chairman Ogden called the work session to order at 6:48 p.m.
- B. **PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**
- C. **CITIZEN COMMENTS – N/A**
- D. **CONSENT AGENDA**
- E-F. **PUBLIC HEARINGS – N/A**
- G. **GENERAL BUSINESS – N/A**
- H. **ITEMS REMOVED FROM CONSENT AGENDA – N/A**
- I. **COMMUNICATIONS FROM COMMISSIONERS**  
*None.*
- J. **EXECUTIVE SESSION**  
*None.*
- K. **ADJOURNMENT**  
The meeting adjourned at 6:49 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

Maureen Smith

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OR 97062-7092

503 / 692-2000

Approved by Tualatin  
Development Commission  
Date 6-22-09  
Recording Sec M. Smith



## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF JUNE 8, 2009

**PRESENT:** Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, and Ed Truax; Sherilyn Lombos, Administrator; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Maureen Smith, Recording Secretary

**ABSENT:** Commissioner Donna Maddux\* [\* denotes excused]

***[Unless otherwise noted MOTION CARRIED indicates all in favor.]***

### **A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 8:35 p.m.

### **B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

None.

### **C. CITIZEN COMMENTS**

None.

### **D. CONSENT AGENDA**

MOTION by Commissioner Barhyte, SECONDED by Commissioner Harris to adopt the Consent Agenda as read:

1. Resolution No. 574-09 Authorizing the Issuance and Negotiated Sale of the Central Urban Renewal District Short-Term Subordinate Urban Renewal Bond Series 2009
2. Resolution No. 575-09 Authorizing the Issuance and Negotiated Sale of the Leveton Tax Increment District Short-Term Subordinate Urban Renewal Bond Series 2009
3. Community Involvement Committee Appointments

**MOTION CARRIED.**

**E-F. PUBLIC HEARINGS**

None.

**G. GENERAL BUSINESS**

None.

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COMMISSIONERS**

Commissioner Beikman mentioned the recent "Spring Fling" event held at the Tualatin Commons was well attended and staff did a wonderful job.

**J. EXECUTIVE SESSION**

None.

**K. ADJOURNMENT**

MOTION by Commissioner Harris, SECONDED by Commissioner Barhyte adjourn the meeting at 8:36 p.m. MOTION CARRIED.

Sherilyn Lombos, Administrator

Recording Secretary





Approved by Tualatin  
Development Commission  
Date 6-22-09  
Secretary Scott Smith

# STAFF REPORT

## TUALATIN DEVELOPMENT COMMISSION

**TO:** Honorable Chairman and Members of the Commission

**THROUGH:** Sherilyn Lombos, Administrator *SL*

**FROM:** Doug Rux, Community Development Director *DR*  
Eric Underwood, Development Coordinator *EU*

**DATE:** June 22, 2009

**SUBJECT:** CHANGE ORDER NO. 3 TO THE CONTRACT DOCUMENTS FOR  
CONSTRUCTION OF THE SW HERMAN ROAD PROJECT

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### ISSUE BEFORE THE COMMISSION:

Whether the Tualatin Development Commission should approve Change Order No. 3 for construction of the SW Herman Road project (Attachment B).

### RECOMMENDATION:

Staff recommends that the Commission approve the attached change order and that the Chairman and Administrator be authorized to execute said Change Order No. 3.

### EXECUTIVE SUMMARY:

- This action is not a public hearing.
- This change order covers changes associated with sign removal; ditch inlet modifications; installation of concrete road panels; removal of curb, gutter and sidewalk; and removal of asphalt and base rock. Change Order No. 3 also covers a contract extension. Work relating to this change is as follows:
  - Removal and disposal of the Juggs sign at station 27+70.
  - Installation of 12" ditch inlet risers at station 50+18
  - Installation of 11" thick concrete road panels with High Early concrete at the intersection of SW 108<sup>th</sup> Avenue and SW Herman Road.
  - Removal and disposal of standard curb, gutter and sidewalk.
  - Removal of a sidewalk located between stations 71+40 and 71+60.
  - Removal of asphalt and rock material north of the SW Herman Road and SW Teton Avenue intersection.
  - Contract extension of 9 days due to weather delay.
- Before proceeding with the next stage of this project, the Commission needs to approve Change Order No. 3 for the project.

- The expectation for project completion, if the project extension is approved, is mid November 2009.
- The Commission approved Change Order No. 2 in the amount of \$ 1,137.12 on May 26, 2009 for this project.
- There are no criteria to apply to this request.

**OUTCOMES OF DECISION:**

Approval of Change Order No. 3 for SW Herman Road improvements will result in the following:

1. Enable the contractor to move forward on the construction of the SW Herman Road improvements.
2. Enable the contractor to be paid in a timely manner.
3. Allow SW Herman Road to be constructed in a manner that satisfies City design standards.
4. Allow SW Herman Road improvements to meet minimum engineering standards.

Not approving Change Order No. 3 for SW Herman Road improvements will result in the following:

1. Complicate contractor billing.
2. Potentially delay construction of SW Herman Road.
3. Provide an opportunity for negotiation of changes listed above.

**ALTERNATIVES TO RECOMMENDATION:**

Alternatives evaluated to approval of Change Order No. 3 for the SW Herman Road improvement project are as follows:

1. Reject the change orders proposed by the contractor.
2. Negotiate change order items.

**FINANCIAL IMPLICATIONS:**

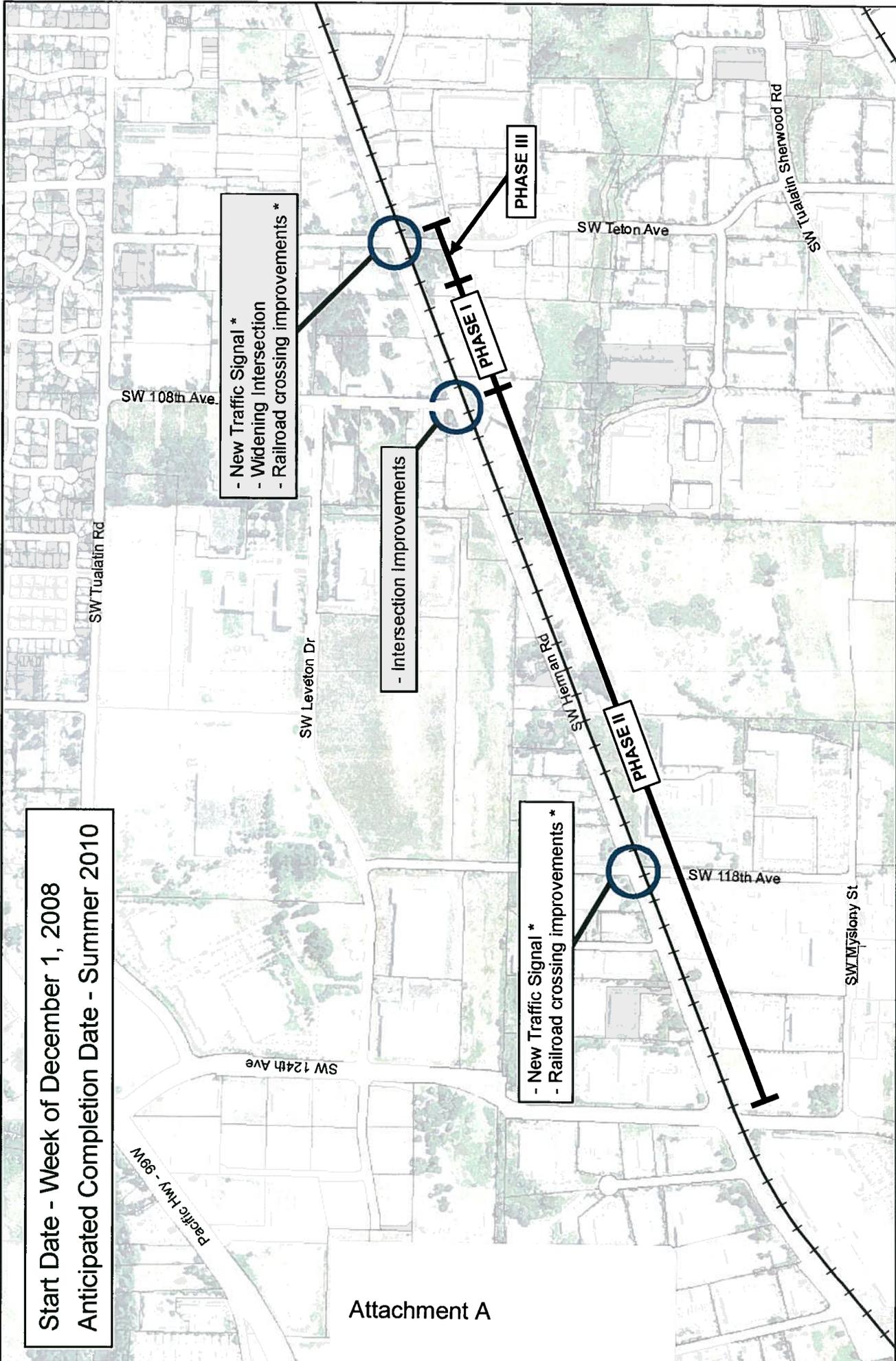
Change Order No. 3 results in a cost impact to the Commission of \$12,439.20. The current project cost is \$4,401,173.99, which is 100.1% of the original bid cost. This is within budget for this project.

**PUBLIC INVOLVEMENT:**

Public involvement is not required as part of this action.

- Attachments:**
- A. Map of SW Herman Road project area
  - B. Change Order No. 3

Start Date - Week of December 1, 2008  
Anticipated Completion Date - Summer 2010



Attachment A

Phase I - Herman Road will remain open.  
Phase II - Herman Road closed to all traffic except for local access.

Construction Detour Route



RF 1:10,000

This map is derived from various digital database sources. The City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". - Engineering and Building Dept. Printed 11/28/2008

### CHANGE ORDER NO. 3

#### TO THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF THE SW HERMAN ROAD PROJECT FROM SW TETON AVENUE TO SW 124<sup>TH</sup> AVENUE

This Change Order No. 3 modifies the agreement by and between Moore Excavation Inc., hereinafter referred to as the Contractor, and the Tualatin Development Commission, hereinafter referred to as the Owner, for the construction of SW HERMAN ROAD PROJECT FROM SW TETON AVENUE TO SW 124<sup>TH</sup> AVENUE, to the extent described below:

1. For the additional work pertaining to the removal and disposal of the Juggs sign at station 27+70. It is agreed that the Owner will be charged \$689.76 by the Contractor for the following additional sign removal and disposal incorporated into the project:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
A95	Operator	LS	\$205.76
A96	Operated Solo Dump Truck	LS	\$414.00
A97	Dump Fees	LS	\$70.00

2. For the additional work pertaining to modifying the ditch inlet at station 50+18. It is agreed that the Owner will be charged \$414.44 by the Contractor for the following additional ditch inlet modification work incorporated into the project:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
A98	Modify the ditch inlet by purchasing and installing two – 12" inlet risers to custom fit and make the design work.	LS	\$414.44

3. For the additional work pertaining to installing thicker concrete road panels at the SW 108<sup>th</sup> and SW Herman Road intersection. It is agreed that the owner will be charged \$4,060.00 by the Contractor for the following concrete road panel installation work incorporated into the project:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
B56	11" thick PCC Pavement at SW 108 <sup>th</sup>	LS	\$1,150.00
B57	High Early concrete	SY	\$15.00

4. For the additional work pertaining to removal of curb, gutter and sidewalk. It is agreed that the owner will be charged \$1,360.00 by the Contractor for the following curb, gutter and sidewalk removal work incorporated into the project:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
C46	Removal and disposal of standard sidewalk, curb and gutter	LF	\$16.00

5. For the additional work pertaining to the removal of a sidewalk between stations 71+40 and 71+60. It is agreed that the owner will be charged \$260.00 by the Contractor for the following sidewalk removal work incorporated into the project:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
C47	Concrete removal and disposal	LF	\$13.00

6. For the additional work pertaining to the removal asphalt and rock material north of the intersection of SW Herman Road and SW Teton Avenue in order to eliminate seams and older pavement sections. It is agreed that the Owner will be charged \$5,655.00 by the Contractor for the following materials removal work incorporated into the project:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
C48	Remove and dispose of additional asphalt	CY	\$36.00
C49	Remove and dispose of additional base rock	CY	\$15.00

7. For the extension of the contract totaling 9 days due to weather delay. It is agreed that the Owner will not be charged by the Contractor for the following additional days extending the project deadline until November 12, 2009 and is incorporated into the project:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE
	9 days added as an extension to the contract due to weather delay	DAYS

Except as herein modified, the terms of the basic contract between the Tualatin Development Commission and Moore Excavation, Inc. shall remain in full force and effect.

Dated this 22nd day of June 2009.

Moore Excavation, Inc.

By AS Andy Stewart

Date 6/17/09

TUALATIN DEVELOPMENT COMMISSION

By [Signature]  
Chairman

ATTEST: [Signature]  
Administrator



Approved by Tualatin  
Development Commission  
Date 6-22-09  
Recording Sec MSmith

# STAFF REPORT

## TUALATIN DEVELOPMENT COMMISSION

**TO:** Honorable Chairman and Members of the Commission

**THROUGH:** Sherilyn Lombos, Administrator *SL*

**FROM:** Donald A. Hudson, Finance Director *DAH*

**DATE:** June 22, 2009

**SUBJECT:** A RESOLUTION ADOPTING THE TUALATIN DEVELOPMENT COMMISSION BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2009, MAKING APPROPRIATIONS AND DECLARING THE TAX INCREMENT TO BE CERTIFIED

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### ISSUE BEFORE THE COMMISSION:

Adoption of the Fiscal Year 2009 – 2010 budget.

### RECOMMENDATION:

Staff recommends adoption of the attached resolution, which includes the Approved Fiscal Year 2009 - 2010 Budget, with additional changes as outlined below.

### EXECUTIVE SUMMARY:

- This is a public hearing to consider public input on the Fiscal Year 2009 - 2010 Budget.
- The Budget Committee approved the proposed budget on May 18, 2009.
- State law requires the Commission to adopt a budget prior to July 1, 2009.
- The total of the Fiscal Year 2009 - 2010 Budget is \$27,800,039. This figure includes updated projections.

### OUTCOMES OF DECISION:

By adopting the budget before July 1st, the Commission will be able to operate, expend money and incur liabilities for fiscal year 2009 - 2010.

### DISCUSSION:

The total budget for the Commission is \$27,800,039 and is divided among Economic Development Administration (\$794,087), Central Urban Renewal Projects (\$6,915,767),

Central Urban Renewal Bonds (\$2,980,830), Leveton Tax Increment District Projects (\$12,629,483) and Leveton Tax Increment District Bonds (\$4,479,872). The Project funds receive funds from the Bond Funds to account for capital projects that are identified in each District's adopted Plan. The Bond funds receive the tax increment revenues and account for the debt service expenditures.

Identified projects scheduled for this upcoming fiscal year in the Central Urban Renewal District include the Eastside Downtown project, pedestrian enhancements on Tualatin-Sherwood Road and the Tualatin Commons East project. The Leveton Tax Increment District budget includes projects for the completion of the extension of 124<sup>th</sup> Avenue, widening and reconstruction of Herman Road, extension of Leveton Drive, a traffic signal at 108<sup>th</sup> and Tualatin Road and the extension of Cummins Drive.

In addition to the budget approved by the budget committee, the Commission has the ability to change the approved budget in each fund by no more than 10% of the total budget. Typical changes that the Commission may make are related to unanticipated lags in completion of capital projects that necessitate adjustments to future year budget(s), especially for large construction projects. The adjustments included in the attached resolution fall into this category.

The carry-forwards for these projects are "self-funding" because the beginning fund balance for 2009 - 2010 is increased by the amount budgeted and not spent in the current fiscal year (2008 - 2009). This increases both the revenue and the expenditure appropriations in the appropriate fund.

Proposed changes include:

Central Urban Renewal District Projects Fund

- Consultants for outstanding projects - \$70,000
- Tualatin-Sherwood Enhancement (UC0602) - \$49,000

Leveton Tax Increment District Projects Fund

- 124<sup>th</sup> Avenue-Myslony/Tualatin-Sherwood (UL0501) - \$150,000
- Leveton Drive/128<sup>th</sup>-130<sup>th</sup> to 99W (UL0801) - \$377,840
- 128<sup>th</sup> Avenue-Leveton to Cummins (UL0802) - \$200,000

None of the carry-forwards exceed 10% of the approved budget and are, therefore, allowed to be added by the Commission at the public hearing.

Attachments: Resolution

RESOLUTION NO. 576-09

A RESOLUTION ADOPTING THE TUALATIN DEVELOPMENT COMMISSION'S BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2009, MAKING APPROPRIATIONS AND DECLARING THE TAX INCREMENT TO BE CERTIFIED.

BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION, THE RENEWAL AGENCY OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The Board of Commissioners of the Tualatin Development Commission hereby adopts the Budget approved by the Budget Committee and adjusted by the Commission for 2009 - 10 in the total sum of \$27,800,039 (including \$8,075,503, Reserves) now on file at the City Offices.

Section 2. The amounts for the fiscal year beginning July 1, 2009, and for the purposes shown below, are hereby appropriated:

URBAN REDEVELOPMENT ADMINISTRATION FUND

Personal Services	\$ 238,077
Material & Services	54,301
Transfers	202,336
Contingency	299,373

Total URBAN REDEVELOPMENT ADMIN FUND Appropriation ..... \$ 794,087

CENTRAL URBAN RENEWAL DISTRICT - PROJECT FUND

Material & Services	\$ 111,000
Capital Outlay	4,099,000
Transfers	367,775
Contingency	100,000

Total CURD PROJECT FUND Appropriation ..... \$ 4,677,775

Reserve Funds	<u>2,237,992</u>
Total CURD PROJECT FUND	\$6,915,767

CENTRAL URBAN RENEWAL DISTRICT - BOND FUND

Material & Services	\$ 7,200
Debt Service	2,973,630

Total CURD BOND FUND Appropriation..... \$ 2,980,830

LEVETON TAX INCREMENT DISTRICT PROJECT FUND

Material & Services	\$	10,000
Capital Outlay		7,213,2510
Transfers		383,015
Contingency		400,000
Total LEVETON TAX INCREMENT DISTRICT PROJECT FUND Appropriation.....		\$8,006,265
Reserve Funds		<u>4,623,218</u>
Total LTID PROJECT FUND		\$12,629,483

LEVETON TAX INCREMENT DISTRICT BOND FUND

Material & Services	\$	9,000
Debt Service		3,256,579
Total LEVETON TAX INCREMENT DISTRICT BOND FUND Appropriation.....		\$ 3,265,579
Reserve Funds		<u>1,214,293</u>
Total LTID BOND FUND		\$ 4,479,872

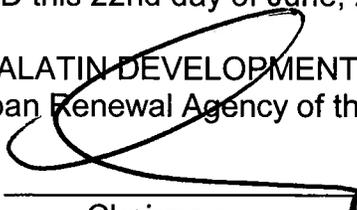
TOTAL APPROPRIATIONS .....		\$19,724,536
TOTAL RESERVES .....		<u>8,075,503</u>
TOTAL DEVELOPMENT COMMISSION BUDGET.....		<u>\$27,800,039</u>

Section 3. The Tualatin Development Commission hereby certifies to the County Assessor(s) for the Central Urban Renewal Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution, and no tax increment amount to be raised through the imposition of a special levy.

Section 4. The Tualatin Development Commission hereby certifies to the County Assessor(s) for the Leveton Tax Increment Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution, and no tax increment amount to be raised through the imposition of a special levy.

INTRODUCED AND ADOPTED this 22nd day of June, 2009.

TUALATIN DEVELOPMENT COMMISSION, the  
Urban Renewal Agency of the City of Tualatin

BY  \_\_\_\_\_  
Chairman

ATTEST:  
BY  \_\_\_\_\_  
Administrator

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
CITY ATTORNEY