

#### Date

May 18, 2022 @ 5:30 PM

#### Location

Library Community Room 18880 SW Martinazzi Ave Tualatin, OR 97224

#### **AGENDA**

- 1. Recap Meeting 1
- 2. Urban Renewal 101
- 3. Strengths, Weaknesses, Opportunities and Threats Exercise
  - a. Small Work Groups
  - b. Larger Group Discussion
- 4. Next Steps



#### **Working Group Members**

Susan Noack Cassandra Ulven Frank Bubenik Denise Cline Jamison Shields Aaron Welk Cathy Holland Bethi Sethi Christen Sacco

#### **General Public**

David Emami Austin Emami

#### Staff

Elaine Howard, Consultant Jonathan Taylor, Tualatin

#### **General Discussion**

Elaine Howard and Jonathan Taylor presented the overview of the Core Opportunity and Reinvestment Area Project, timeline, and project's vision, values, and priorities.

Elaine Howard posed to the working group the questions for consideration tonight: is this an accurate vision to address the needs of the community; are the proposed values reflective or in alignment with broader community values; are the proposed priorities relevant to the current (and future) landscape?

#### <u>Is this an accurate vision to address the needs of the community?</u> Proposed Working Vision:

The Core Opportunity and Reinvestment Area Plan will be a guiding document in our community's efforts to establish and fund projects to create an active civic core; redevelop areas with vibrant high-quality mixed-use developments offering a variety of additional residential dwelling and retail options; increase opportunities for living wage professional and creative employment; promote and develop recreational and cultural facilities, and integrate all efforts into the natural landscape with environmental stewardship.

The general consensus of the group was "the vision is too long and everything all in one." Aaron Welk asked "how do you define *active civic core.*" Mayor Bubenik responded that we want a core for people to come to like those of Orenco Station or Downtown Beaverton. Cathy Holland stated the "we hope that the core is not the only thing we are focusing on." She continued with signage is what we really need, "we have residents that don't even know the Town Commons exist." Denise Cline concurred.

Cassandra Ulven relayed concerns with the boundary, stating that taxing districts had forgone tax revenue for thirty-five years and now we are coming back to potential freeze



the same properties again. Cassandra also stated that there has been development in the other quadrants without the usage of TIF.

Aaron Welk suggested that we breakdown the boundary into four quadrants and present the needs and challenges, along with potential projects for future consideration.

Cathy Holland invited property owner David Emami to offer his opinion on the discussion. David suggested that a bridge of the lake for some sort of connectivity is what is needed. Denise Cline agreed that some sort of connectivity from east-to-west should be considered. Jonathan Taylor informed the group that this project would be hindered by the Parks Charter amendment. Denise and Cathy also pointed out that the mileage of trails currently offered in Tualatin is disappointing.

Bethi Sethi pointed out Lake Oswego, Beaverton, and Hillsboro as examples of vibrant gathering places "there is a feel that you are in a downtown." Elaine Howard pointed out that all of those projects were done with urban renewal and that this process can lay the foundation of implementing a community vison.

Aaron Welk reiterated that transportation across the proposed area is a major concern. The working group agreed. Jamison Shields mention that the businesses currently in the core don't keep people around after they visit a "medical office" or after they get off of work. He went on to state that maybe the new Brix in addition to G-Man will help drive that. The working group agreed that Tualatin is a pass through community.

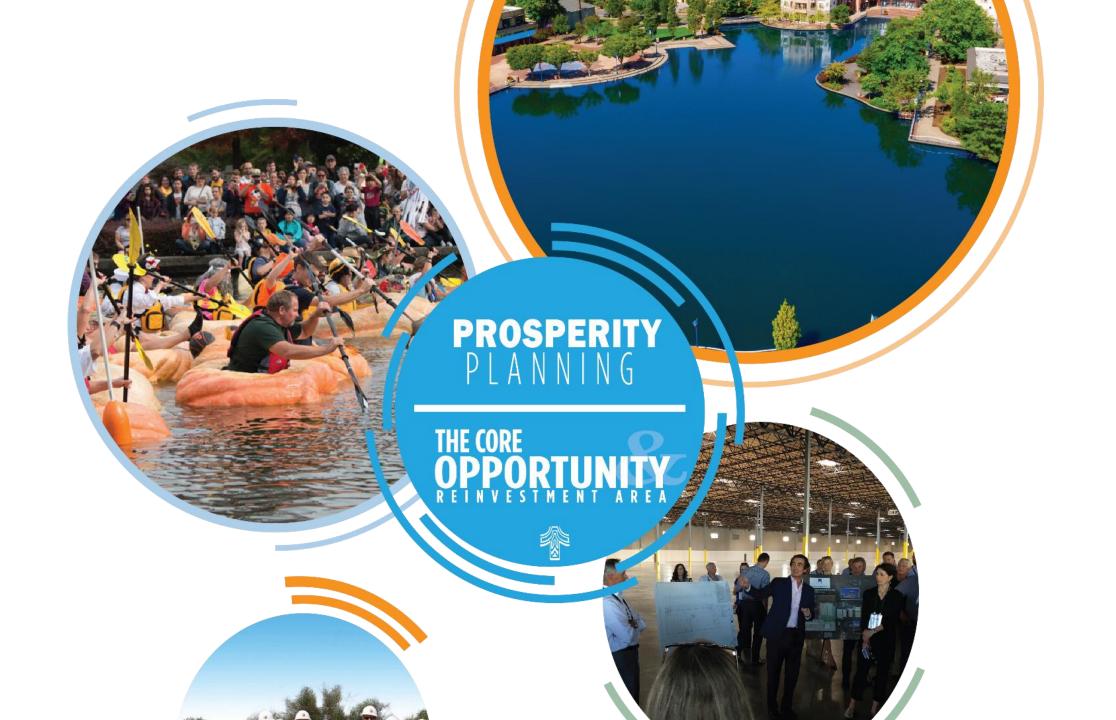
Councilor Sacco stated that the vision should focus on facts and become more precise as we get closer to what we are trying to accomplish; condense to highlight the important points and objectives.

There was general agreement that the area needs a gathering place with restaurants, retail and park or community spaces where residents can congregate.

Denise Cline questioned whether we were trying to change the mix of employment types in the area.

Elaine Howard mentioned to the working group that staff will hand out a survey of the top eight priorities for them to consider their priority. Within the survey, each participant can allocate a percentage of funding up to 100%. Elaine also mentioned that staff will additionally send out the survey via email and requested to either email it back or print it off.

The working group did not get to the priorities or values discussion.







BRIEF RECAP
URBAN RENEWAL 101
S.W.O.T EXERCISE



#### **MEETING 1**

Overview of the project, proposed vision, priorities and values.

#### **VISION DISCUSSION**

- Too long
- Use precise language
- Focus on facts
- Outcome based

## PLAN EFFORT VALUES & PRIORITIES

#### **VALUES**

- 1. More housing
- 2. Leave no existing business behind
- 3. Enhance connectivity
- 4. Foster, create, enhance, and promote identity
- 5. Maintain and grow existing employment lands
- 6. Economic prosperity for <u>ALL</u>.

#### **PRIORITIES**









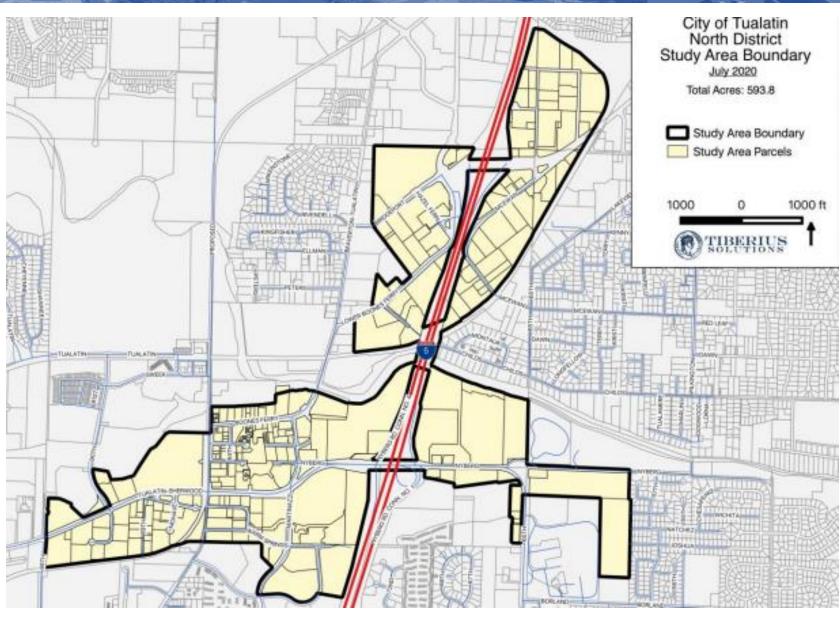








## OPPORTUNITY STUDY AREA



## PLAN EFFORT VALUES & PRIORITIES

#### **WHY THIS AREA?**

- 1. Focus on keeping future redevelopment **near major transportation** modes.
- 2. Enhance current employment lands by increasing capacity.
- **3. Prepare** for major regional transportation projects.
- 4. Remedy areas that are prone to **environmental issues**, i.e. flooding.
- 5. Enhance existing **connectivity**, or provide new connectivity.
- 6. Fund major infrastructure projects to prepare for **future growth**, leverage area for needs.
- 7. Based on previous **community needs and desires.**











Provides funds to implement existing city plans

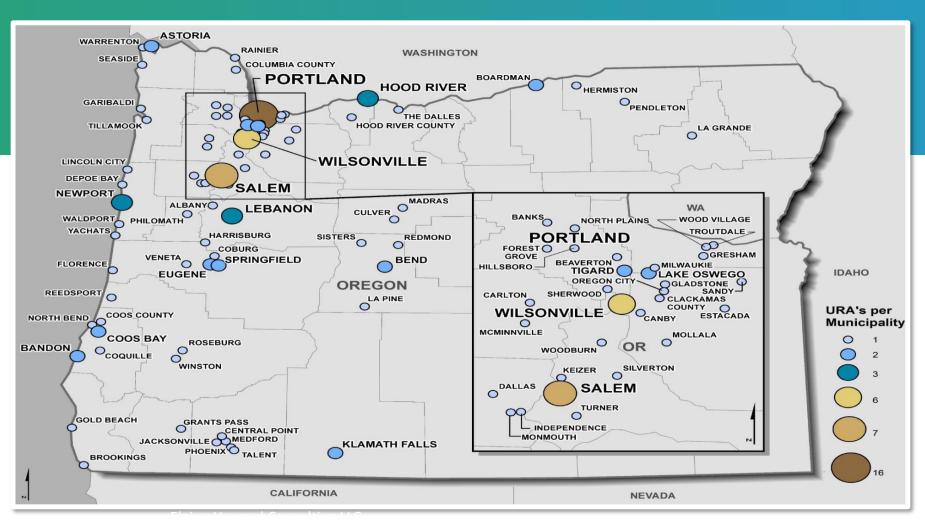
Provides \$\$ to pay for infrastructure to service housing, industry and commercial centers

Mechanism for stimulating economic growth and creating jobs

Urban Renewal provides a funding source to bridge the gap

Elaine Howard Consulting LLC

## CITIES WITH URBAN RENEWAL



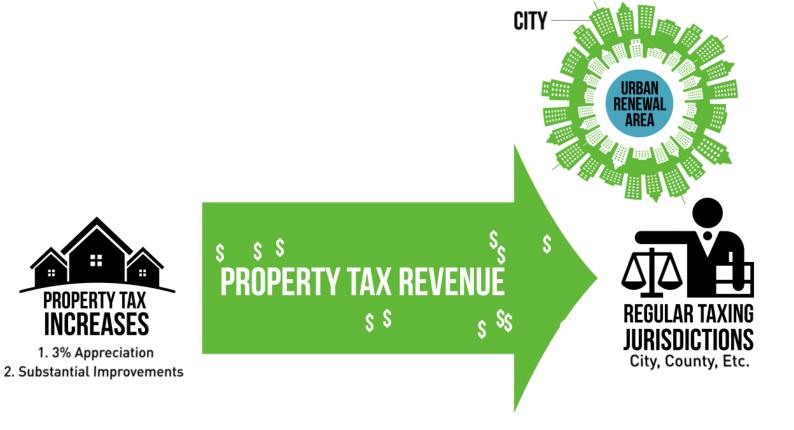
#### CRASH COURSE | TIF 101



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#### WHAT IS BLIGHT?

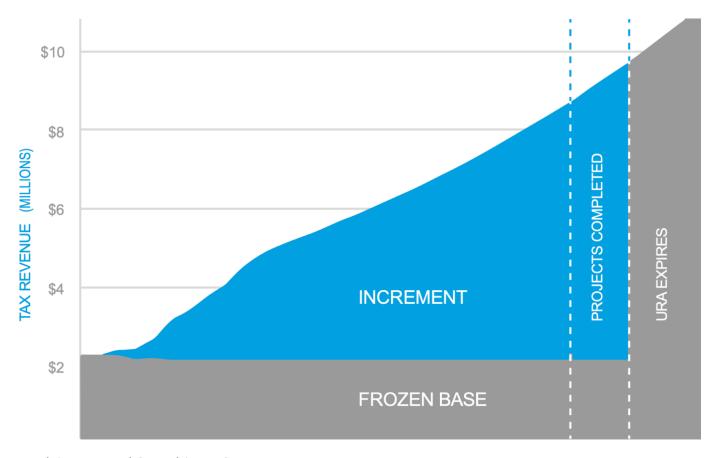
- ❖ Blight is a precondition to any Urban Renewal Area
- Specific criteria defined by state statue, generally covers:
  - Underdevelopment or underutilization of property
  - Inadequacy of infrastructure including streets and utilities
  - Poor condition of buildings

# HOW DOES AN URBAN RENEWAL AREA FUNCTION?

- Income Source
  - ❖ Yearly property tax collections based on growth within Boundary
- Expenses
  - Projects, programs, and administration
- Spending Limit
  - Capped by Maximum Indebtedness (MI)



# HOW DOES TAX INCREMENT FINANCING WORK?



Elaine Howard Consulting LLC

#### IMPACTS TO TAXING DISTRICTS

- Urban Renewal does not provide new money
  - Diverts funds that would go to other property tax districts
- Continue receiving taxes on frozen base
- ❖ Temporarily forego taxes on any growth in Urban Renewal area
- Growth may not have occurred but not for urban renewal

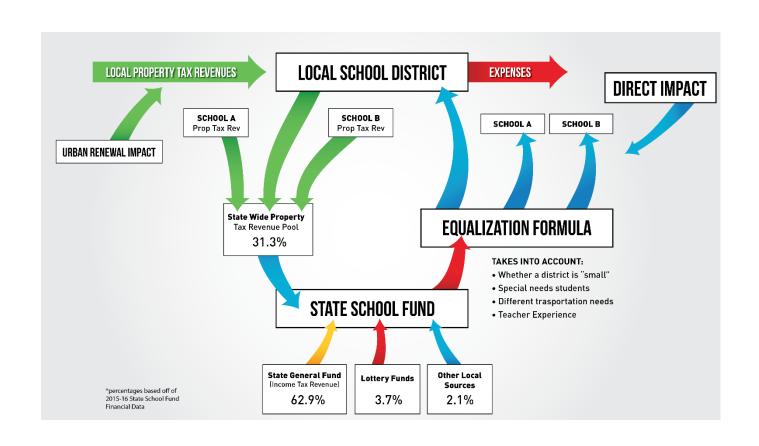


# URBAN RENEWAL IMPACT Regular Taxing District

Note the timing needs fixed on this



# URBAN RENEWAL IMPACT Local Schools





- No new taxes due to the division of taxes from Urban Renewal
- Schools are indirectly impacted by urban renewal
- There will be a line item for Urban Renewal on your property tax bill if this Plan is adopted
- There are no bonds or local option levies impacted by the proposed urban renewal plan

# STATE LIMITATIONS ON URBAN RENEWAL

- ❖ Population under 50,000
  - 25% of Assessed Value of Property in City
  - 25% of Acreage of City
- **A** Existing Plan limitations:
  - Can not be increased in size by more than 20% of original Plan acreage
  - Maximum Indebtedness (MI) can not increase by more than 20% of original MI, indexing
    - May increase MI above 20% as adjusted only with concurrence from 75% of other taxing districts



#### **Central Urban Renewal District**

Established 1975
Ceased Collections 2009
Terminated 2020

Purpose: To alleviate blight in the downtown

Success: Increased valuation by \$180 Million

#### **Major Projects:**

- Tualatin Commons
- Tualatin-Sherwood by-pass
- Nyberg Street and I–5 interchange
- Surface parking
- Local street improvements

#### **Leveton Tax Increment District**

Established 1985 Ceased Collections 2009

Purpose: Open new lands for industrial employment

Success: Increased valuation \$255 million

#### **Major Projects:**

- 124th Avenue
- Herman Road
- Utility Infrastructure
- Lam and JAE (recruitments)
- Herman Road Extension (current)







#### **FUNCTION OF URA**

Is there understanding of what TIF is and what it can do for community needs?

#### S.W.O.T EXERCISE

To advance long-term economic prosperity, what are the strengths, weaknesses, opportunities, and threats of <u>THE</u> proposed study area?

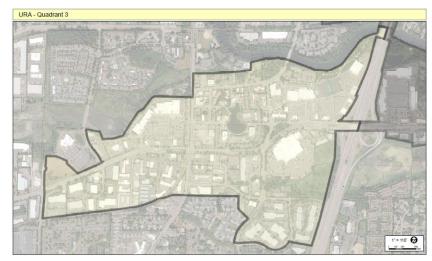


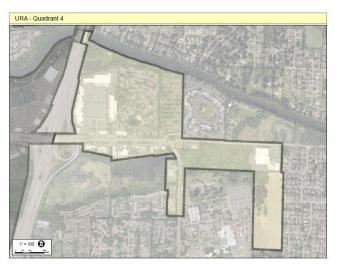
## S.W.O.T EXERCISE

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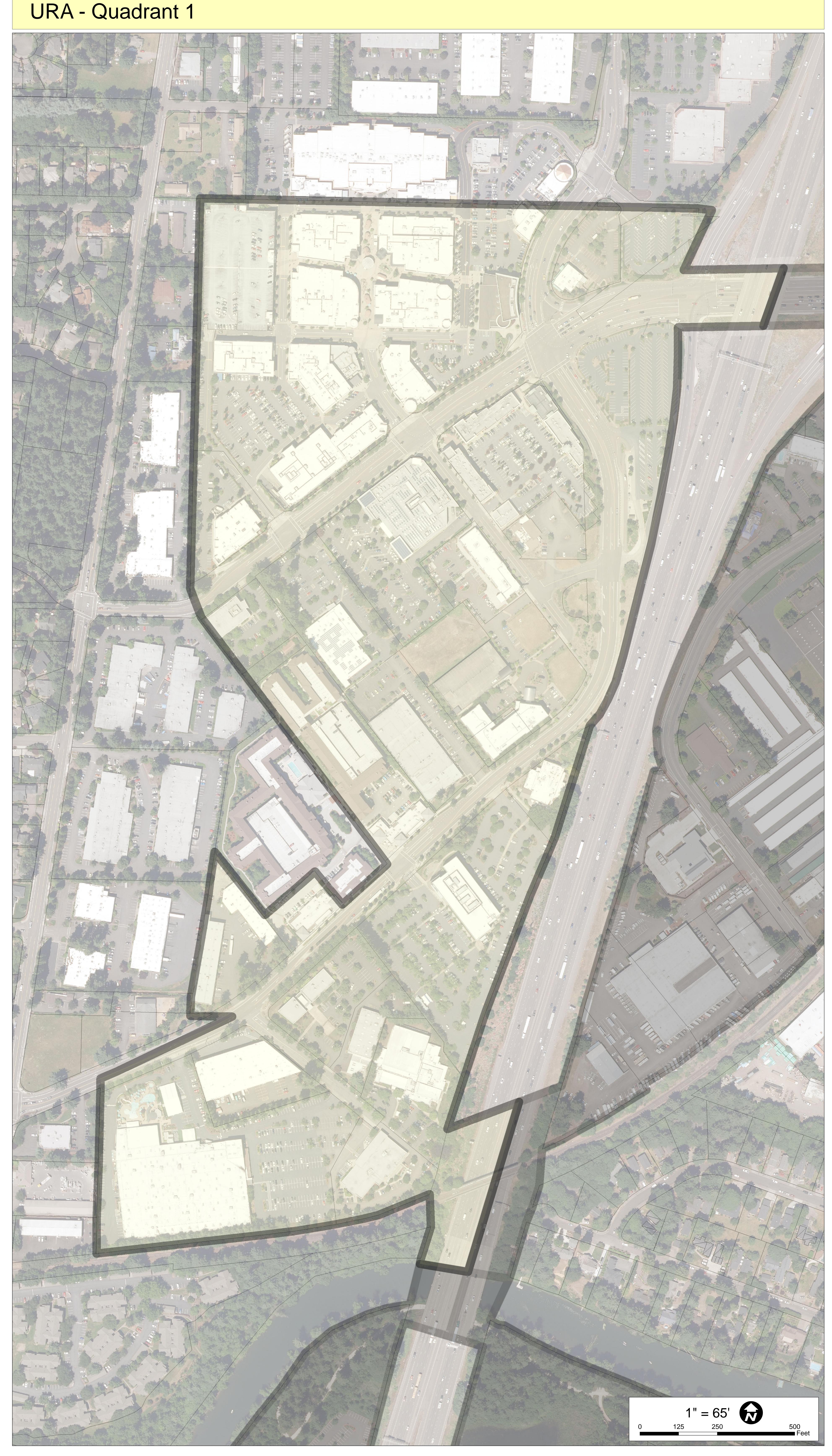


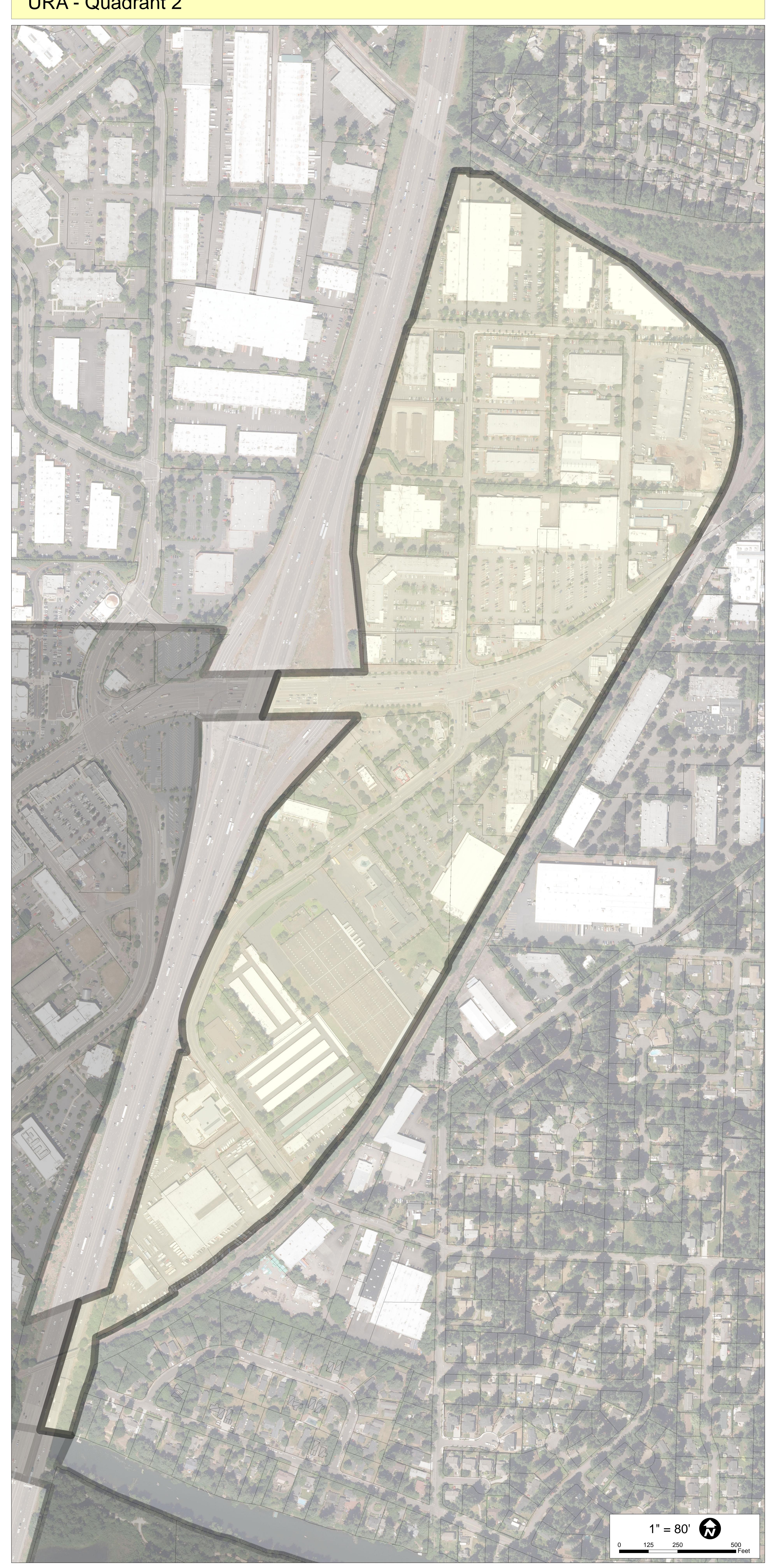
# NEXT STEPS

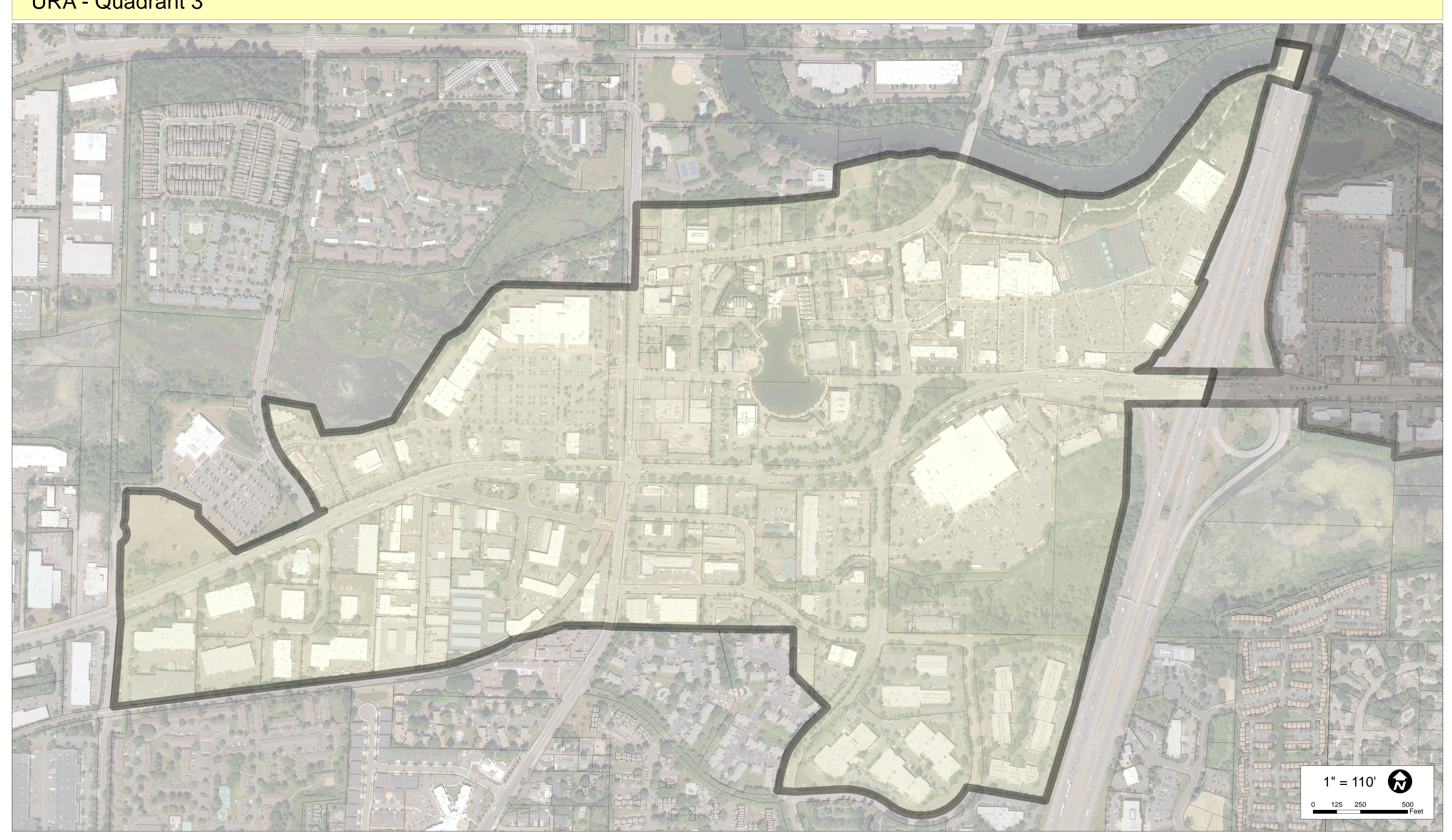
- Think further about today's discussion regarding S.W.O.T and potential projects for the proposed area.
- Agenda Packet will be emailed to bring to the next meeting.
  - Next Meeting:

June 16<sup>th</sup> at 5:30 PM

Location: Library Community Room







# URA - Quadrant 4

