



**OFFICIAL AGENDA OF THE TUALATIN DEVELOPMENT COMMISSION
FOR JANUARY 26, 2015**

A. CALL TO ORDER

B. ANNOUNCEMENTS

1. Swearing-in of Newly Elected Commissioners

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

The Consent Agenda will be enacted with one vote. The Chairman will first ask the staff, the public and 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 H) 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. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of July 14, 2014
2. Consideration of the 2014 Urban Renewal Agency Annual Financial Report

E. 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.

F. COMMUNICATIONS FROM COMMISSIONERS

G. ADJOURNMENT



STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 01/26/2015

SUBJECT: Consideration of Approval of the Tualatin Development Commission Meeting Minutes of July 14, 2014

ISSUE BEFORE THE COMMISSION:

Approval of the Tualatin Development Commission Meeting Minutes of July 14, 2014.

RECOMMENDATION:

Staff respectfully recommends approval of the meeting minutes.

Attachments: TDC Meeting Minutes of July 14, 2014



OFFICIAL MINUTES OF TUALATIN DEVELOPMENT COMMISSION FOR JULY
14, 2014

Present: Chairman Lou Ogden; Commission President Monique Beikman; Commissioner Wade Brooksby; Commissioner Frank Bubenik; Commissioner Nancy Grimes; Commissioner Ed Truax

Absent: Commissioner Joelle Davis

Staff Administrator Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;
Present: Finance Director Don Hudson; Deputy City Manager Sara Singer; Assistant City Manager Alice Cannon

A. CALL TO ORDER

Chairman Ogden called the meeting to order at 7:48 p.m.

B. ANNOUNCEMENTS

C. CITIZEN COMMENTS

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D. CONSENT AGENDA

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MOTION by Commission President Monique Beikman, SECONDED by Commissioner Nancy Grimes to approve the consent agenda.

Mayor Ogden stated he is not supportive of using development funds for the parking lot project as he would like to see the money spent differently.

Vote: 6 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes from the Regular Meeting of the Tualatin Development Commission on June 23, 2014

2. Consideration of **Resolution No. 599-14** Awarding the Bid for the City Hall/Library Parking Lot Project located at 18880 SW Martinazzi Avenue
3. Consideration of **Resolution No. 600-14** Authorizing Changes to the Adopted 2014-2015 Budget

E. 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.

F. COMMUNICATIONS FROM COMMISSIONERS

G. ADJOURNMENT

Chairman Ogden adjourned the meeting at 7:51 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Lou Ogden, Chairman



STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

THROUGH: Sherilyn Lombos, City Manager

FROM: Ben Bryant, Economic Development Manager

DATE: 01/26/2015

SUBJECT: Consideration of the 2014 Urban Renewal Agency Annual Financial Report

ISSUE BEFORE THE COMMISSION:

Tualatin Development Commission review of the 2014 Urban Renewal Agency Annual Financial Report. Upon review, the report will be sent to the Tualatin City Council.

RECOMMENDATION:

Consider the 2014 Urban Renewal Agency Annual Financial Report and forward it to the Tualatin City Council.

EXECUTIVE SUMMARY:

Annual Financial Report Contents

In accordance with Oregon Revised Statute 457.460, the City of Tualatin's Urban Renewal Agency must file an annual financial report with the Tualatin Development Commission and City of Tualatin prior to January 31st. Once the report is filed, it will be published in *The Tigard-Tualatin Times*.

The Central Urban Renewal District (CURD) and the Leveton Tax Increment District (LTID) stopped collecting revenue on June 30, 2010. The annual financial report (Attachment A) outlines:

- the remaining revenues and expenditures as expected in the Fiscal Year 2014-15 Adopted Budget; and,
- the year-end actual revenues and expenditures from Fiscal Year 2013-14.

Since both urban renewal districts stopped collecting revenue, no taxes were forgone by other taxing jurisdictions in the districts.

Behind the Numbers

For more detail behind the numbers in the report, below is a summary of the highlights in both districts this past year and the goals for the current year.

CURD 2013-14 Highlights

- Finished the Tualatin-Sherwood Road Landscaping Enhancement Project

CURD 2014-15 Goals

- Construct the Library Parking Lot
- Finalize documentation for the environmental cleanup of the Hanegan Site

LTID 2013-14 Highlights

- Completed construction of the Leveton Drive extension project
- Wetland monitoring and reporting for SW 124th Avenue
- Wetland monitoring and reporting for Herman Road

LTID 2014-15 Goals

- Continue wetland monitoring and reporting for Herman Road and 124th Avenue
- Work with the TDC to prioritize remaining LTID funds

FINANCIAL IMPLICATIONS:

The numbers in the annual financial report are reflected in the 2014-15 Adopted Budget.

Attachments: [Attachment A: 2014 Financial Report](#)

NOTICE

TUALATIN URBAN RENEWAL AGENCY – ANNUAL FINANCIAL REPORT FOR 2014

In accordance with ORS 457.460, notice is given that the annual financial statement of the City of Tualatin’s Urban Renewal Agency has been filed with the Tualatin Development Commission and the City of Tualatin. Below is a summary of the two urban renewal districts in Tualatin, the Central Urban Renewal District and the Leveton Tax Increment District. A complete copy of the report is available at the City of Tualatin.

TABLE 1

CENTRAL URBAN RENEWAL DISTRICT	FY 13/14	FY 14/15
BOND FUND		
Revenue		
Beginning Balance	\$ -	\$ -
Tax Increment, Current & Prior Years	\$ -	\$ -
Interest	\$ -	\$ -
Expenditures		
Materials & Services	\$ -	\$ -
Debt Service	\$ -	\$ -
Contingency and Reserves	\$ -	\$ -
PROJECT FUND		
Revenues		
Beginning Balance	\$ 1,054,054	\$ 894,855
Interest	\$ 5,933	\$ 4,845
Sale of Bonds	\$ -	\$ -
Expenditures		
Materials & Services	\$ -	\$ -
Transfers & Reimbursements	\$ 61,925	\$ 80,180
Capital Outlay	\$ 117,323	\$ 584,900*
Contingency & Reserves	\$ 880,739	\$ 234,620
LEVETON TAX INCREMENT DISTRICT		
BOND FUND		
Revenue		
Beginning Balance	\$ -	\$ -
Tax Increment, Current & Prior Years	\$ -	\$ -
Interest	\$ -	\$ -
Expenditures		
Materials & Services	\$ -	\$ -
Debt Service	\$ -	\$ -
Contingency and Reserves	\$ -	\$ -
PROJECT FUND		
Revenues		
Beginning Balance	\$ 4,141,623	\$ 3,140,680
Interest	\$ 22,015	\$ 15,820
Sale of Bonds	\$ -	\$ -
Transfers & Reimbursements	\$ -	\$ -
Expenditures		
Materials & Services	\$ -	\$ -
Transfers and Reimbursements	\$ 104,595	\$ 54,540
Capital Outlay	\$ 49,851	\$ 50,000
Contingency & Reserves	\$ 4,009,192	\$ 3,051,595

*The Tualatin Development Commission may need to hold a public hearing prior to the year end to utilize funds from contingency for additional capital expenses.

Both urban renewal districts stopped collecting revenue on June 30, 2010. Accordingly, no taxes were forgone by other taxing jurisdictions in the districts.