

**URBAN RENEWAL TASK FORCE
Meeting Agenda**

April 29, 2021 5:30 - 7:30 PM

1. PRESENT MEMBERS:

Urban Renewal Task Force Members:

Cassandra Ulven, Public Affairs Chief, Tualatin Valley Fire and Rescue

Theresa Haskins, Portland General Electric (Property Owner)

Grace Lucini, Area Resident (Property Owner)

Janelle Thompson, City of Tualatin Planning Commission

Christen Sacco, City of Tualatin City Council

Jonathan Taylor, City of Tualatin

Elaine Howard, Elaine Howard Consulting, LLC

2. CALL TO ORDER

Meeting was called to order at 6:04 P.M.

3. APPROVAL OF MEETING #2 MINUTES

Meeting #2 Minutes were tabled until the week of 5/3/2021 to include requested adjustments.

4. FINANCIALS

Elaine Howard presented the Financial Review Memo beginning with the projected incremental assessed tax value table. Table 1 presented the total 30-year project tax increment revenue, with detailed yearly collections. Elaine noted the projection per year is based on a 6% growth rate. She stated that every year may not equal 6% due to fluxuations, but expected each year to be very close. Elaine opened the floor to questions.

Theresa Haskins asked is the difference between the gross and the net the uncollectables?" Elaine responded yes.

Elaine presented Table 2: TIF Capacity of the Area in FYE 2020. She highlighted the capacity in 2021 dollars is \$29,500,000 compared to the expected total net TIF of \$60 million. Elaine described the difference in these numbers is the result of inflation. Elaine highlighted the examples of the estimated borrowings and amounts. The examples showed principle amounts, interest rates, and annual payments.

Elaine presented Tables 3-5 of the tax increment revenues and allocations to debt service for all years from 2021 to 2052. Elaine stated that these are examples how the City can budget for incoming revenues with planning and implementing projects over the life of the district. She noted that these tables will be updated to include an administration line for management of large infrastructure projects associated with the district.

Janelle Thompson asked if projects overrun their budget or take longer than planned, are project allocations reallocated and reflected? Elaine answered yes. Elaine noted that this occurs often in urban renewal districts.

Elaine presented Tables 6 - 8 that detailed the projected impact on taxing districts permanent rate. She noted that the taxing districts most impacted are Washington County, City of Tualatin, and Tualatin Valley Fire and Rescue. Elaine highlighted the differences in impacts versus education. Elaine elaborated that the direct impact to education by urban renewal is on the State School Fund and not the individual school districts. She stated that both Sherwood and Tigard Tualatin School Districts are affected in this district.

Cassandra Ulven asked that if the additional revenues obtained after termination of tax increment finance include the additional 3% per year that occurs over 30 years? Elaine responded that they have done it before and can have Nick can do it. Cassandra said that this would be good for taxing districts.

Elaine concluded the presentation about the financial analysis that goes into an urban renewal report. The next step will be to include the projects to get a more accurate picture of the 30 year plan document for the area. Elaine noted that a draft report will be sent to the group for review in the coming weeks.

Jonathan opened the floor to questions.

Grace asked if the financial data for these projects come from the Economic Opportunities Analysis? Elaine responded yes, but this also came from meetings with the City's finance director.

Grace expressed concern that the data presented may not incorporate the effects of COVID-19 because the Economic Opportunities Analysis was completed in 2019. Grace asked if she could have an acknowledgement included in the document to include this analysis as well as a quality of life report. Elaine responded that the Plan Document will include provisions required by general statute. Jonathan noted the financial analysis completed included data from the 2001 and 2008 recessions in order to get a reference of what could happen with COVID-19.

Theresa asked how the 5% interest rate on bonds were determined. Elaine responded that they liked to be conservative in bond rates and that it helps give some space for the City in terms of savings for the urban renewal area. 5% is just an average of the last 10-15 years and the City of Tualatin's finance director asked us to be conservative.

Grace stated that she feels uncomfortable passing off the recommendations of this task force without the finalization of the projects. Elaine stated that the projects did not change and Jonathan agreed. Jonathan elaborated that the only change was the removal of the Basalt Creek Park.

Grace asked how does this go forward from here? Elaine responded that the very next step is to get the task force members all the updated finance report data with the inclusion of projects. Then staff will prepare the full draft plan and report for task force member review with solicited

comments. The City we will do some type of public open house in July and it will go through the full city approval process including the TDC, the Planning Commission, and City Council hearing.

Grace proposed to the group that she would like to schedule another meeting go over the final draft documents, the finalized project list and to approve the updated minutes from Meeting #2, and minutes from Meeting #3. Grace noted that she did not feel comfortable passing of a recommendation to the TDC. Elaine noted that whenever we have a final meeting we will always have minutes that are lagging. Elaine asked other committee members input on this question. Cassandra Ulven stated that she supports whatever the group decides but feels that as far as TVFR is concerned, we feel like we got a good amount of information needed and we will have the consult confer. Councilor Sacco stated that she is also neutral. Janelle Thompson agreed that she is neutral as well and is ok with emails to wrap up and stated that she is happy with whatever needs to be done. Theresa stated that she is neutral but felt that she had all the information that is needed and that the task force had met the requirements of the group and noted that have several more months of input will help incorporate more input if needed. Theresa stated that the project list is never absolute and the only outstanding questions to be resolved is the storm water management plan and the Goal 5. Elaine summed up the conversation with noting that Grace is the only one that is concerned and everyone else is neutral. If there are issues with the packet that comes out, the City could schedule a 4th meeting.

Jonathan noted to Grace that if the group does not meet in this capacity with the new information, then the City is willing to meet with Grace individually to go over specific concerns and questions. The task force decided that no other meeting is needed. Grace thanked the group for the discussion and stated that she respects the decision.

Councilor Sacco highlighted that the new list of projects did not include the Basalt Creek Park and asked how that decision was made. Jonathan responded that the Basalt Creek Park was included at the beginning because it was an identified project in the urban renewal proposed area with no current allocated funding. The project does have dedicated long term funding from the Parks Development Fund. Jonathan then detailed that TIF can only be used for projects that generate additional tax increment, which other taxing districts expect if forgoing tax increment for 30 years.

Grace Lucini asked about the proposed outreach in the Basalt Creek area based on Meeting #1 discussion. Jonathan highlight that the City is using the suggested methods of the newsletter, a public notice in the Tigard Tualatin Times, and is currently looking into the phone robo-call method proposed by Cassandra Ulven. Jonathan noted that we don't know how well this will work or how successful each effort maybe but we are trying to make contact with as many people as we cannot just for the webinar but for all projects associated within the Basalt Creek area.

5. ADJOURN

Meeting was adjourned at 7:13