Tigard Business Meeting
AGENDA

Tigard City Council & Town Center Development Agency

Meeting Date and Time:	March 10, 2026 - 6:30 p.m. Business Meeting
Meeting Location:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

Public Notice: In accordance with Oregon House Bill 2560, this will be a hybrid meeting where some Council, staff or public will participate in person and some will participate remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments by noon the day before the meeting date.
- If attending the meeting in person, please fill out the public comment sign-in sheet at the front of the room and come to the microphone when your name is called.
- If you prefer to call in, please call 503-966-4101 when instructed to be placed in the queue. We ask that you plan on limiting your testimony to two minutes.
- You may comment by video through the Teams app. Go to this link to learn how to participate by video: https://www.tigard-or.gov/your-government/video-public-testimony-registration

Upon request, the City will endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by contacting: City Recorder Carol Krager at 503-718-2419 (voice) / carolk@tigard-or.gov or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

See Attached Agenda

View Livestream Online: https://www.tigard-or.gov/boxcast

Cable Viewers: The City Council meeting will be shown live on Channel 21 (1st Tuesdays) and Channel 28 (2nd & 4th Tuesdays) at 6:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6:00 p.m. Friday 10:00 p.m. Saturday 7:30 p.m. Sunday 11:30 a.m. Monday 6:00 a.m.

Tigard Business Meeting
AGENDA

Tigard City Council & Town Center Development Agency

Meeting Date and Time: March 10, 2026 - 6:30 p.m. Business Meeting

Meeting Location: Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

6:30 p.m.

1. Business Meeting

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

   D. Call to Council and Staff for Non-Agenda Items

2. Public Comment **6:35 p.m. estimated time**

   A. Public Comment – Written

   B. Public Comment – In Person

   C. Public Comment – Phone-In or Video

3. City Manager Report **6:45 p.m. estimated time**

4. Adopt 2026 Federal Legislative Agenda **6:50 p.m. estimated time**

5. Town Center Development Agency (TCDA): Cinema Site Discussion **7:10 p.m. estimated time**

6. Review of Youth Councilor Position (Requested by Councilors Schlack and Robbins) **7:25 p.m. estimated time**

7. Non-Agenda Items

8. Executive Session: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

9. Adjournment **7:55 p.m. estimated time**

AIS-6058 **4.**

Business Meeting

Meeting Date: 03/10/2026

Length (in minutes): 20 Minutes

Agenda Title: Adopt 2026 Federal Legislative Agenda

Authored By: Nicole Hendrix

Presented By: Assistant to the City Manager Hendrix

Item Type: Motion Requested

Information

EXPLANATION OF ISSUE

Each year, City Council considers its council goals as well as community priorities, issues, and opportunities in developing its legislative agenda. These are conveyed in agency meetings and used to inform partnerships, support, and opposition of bills, investments, and programs. Legislative agendas highlight city priorities and are one tool to advocate for important initiatives. In addition to the legislative agendas, the city and its partners pursue specific opportunities that align with our values as they arise.

The attached draft federal agenda for 2026 provides overarching priority areas along with specific requests the Tigard team will pursue in the upcoming year. The draft also incorporates direction from Council to focus on project-specific funding requests for a public safety facility and 72nd Ave corridor improvements as well as policy around transportation and infrastructure, transit reauthorization bill, and affordable housing.

ACTION REQUESTED

City Council is asked to adopt Tigard's 2026 Federal Legislative Agenda.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

December 2, 2025 - Council provided guidance on refining items in the federal legislative agenda and adopted the 2026 State agenda.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

Legislative agendas help guide policy and advocacy for Tigard. The recommended agenda advances key initiatives guided by Tigard's Community Promise, Council Goals, and Strategic Plan values of equitable, walkable, healthy, and accessible. Upon approval, design of the agenda will be finalized and then distributed to key partners, neighboring jurisdictions, and other organizations with shared goals.

ALTERNATIVES & RECOMMENDATION

Council may provide edits to the proposed revised federal agenda.

ADDITIONAL RESOURCES

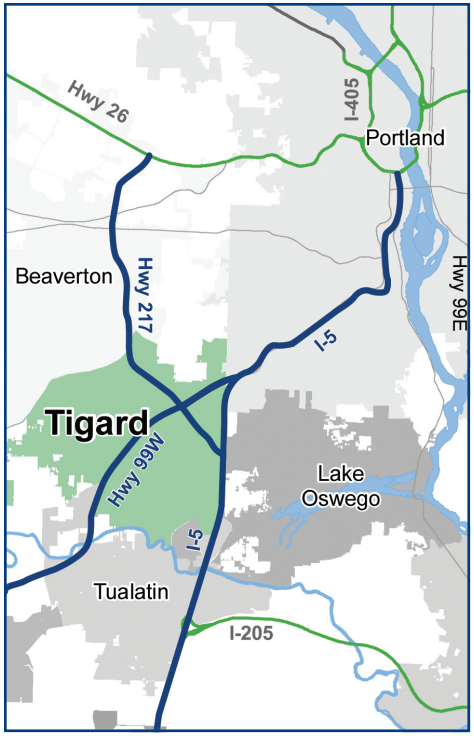
N/A

Attachments

2025 Federal Agenda

Proposed Language - Federal Legislative Agenda

Powerpoint - Federal Legislative Agenda



Tigard, Oregon

Tigard is Oregon's 12th largest city with a population of 56,392. The city is largely residential and offers a mix of industrial, commercial and retail space which results in a daytime population around 100,000. Due to the demand placed on its transportation, water and public safety resources, Tigard faces big-city infrastructure issues.

Tigard's vision is to be an "equitable community that is walkable, healthy, and accessible for everyone." This vision, along with strategic priorities, objectives, and metrics, provide guidance and direction for the city's priorities.

Our Community Promise, or "5 E's", is the lens through which we approach all initiatives, guiding the Tigard team in all we do. Our 5 E's are: Equity, Environment, Economy, Engagement, and Excellence.

Representing Tigard - City Council


Heidi Lueb
Mayor


Maureen Wolf
Council President


Faraz Ghoddusi
Councilor


Yi-Kang Hu
Councilor


Heather Robbins
Councilor


Jake Schlack
Councilor


Jeanette Shaw
Councilor


Shriya Myneni
Youth Councilor

councilmail@tigard-or.gov | 503-718-2482

CITY OF Tigard

13125 SW Hall Boulevard, Tigard, Oregon 97223
503.639.4171 | www.tigard-or.gov



Tigard, Oregon

2025 Tigard Federal Legislative Agenda







CITY OF Tigard

Project and Program Specific Funding Requests

The City will pursue federal grants and funding opportunities for projects that advance Tigard's vision and values.

Public Safety Facility Planning.

BUILDING A BETTER TIGARD

Tigard is committed to public safety, emergency response, and service reliability, during our best days and our worst (during disaster events). The City of Tigard seeks funding to plan and design a resilient facility for our emergency responders - Tigard Police and Public Works – and to house our Emergency Operations Center. This new resilient and green facility will support service continuity, regional partnership, and community support in emergency situations. Current city facilities, including those for Police, Public Works, and Emergency Operations, are functionally limited, seismically unsafe, and overcrowded.

72nd Ave Corridor Improvements.

Tigard is requesting $15,792,000 from the Rebuilding American Infrastructure with Sustainability and Equity Grant Program (RAISE) towards final design and construction of *The Ave* – A New Mobility Corridor for an Equitable Tigard Triangle project. Federal funding will leverage almost $4,000,000 in non-federal funding to implement a Complete Streets design along SW 72nd Avenue, transforming a congested, automobile-oriented arterial, into an attractive, safe, multimodal street for all users.



Cook Family Park ADA-Accessible Boat Dock.

The City of Tigard is seeking $730,000 to build an ADA-accessible boat dock at Cook Family Park with a total project cost of $910,000, increasing community access to the Tualatin River, a valuable natural resource in Tigard. The City has committed $180,000 and will seek state funding to leverage any federal support.

Heat Pump Financial Assistance Program.

TIGARD HEAT PUMP CASH-IN PROGRAM

The City supports efforts to secure funding to continue the successful Heat Pump incentive program, first launched in summer 2024. Tigard established a program that incentivizes homeowners to install new energy efficient heat pumps with financial assistance of up to $11,000 per home. Within two months, the City allocated the majority of the $200,000 fund, primarily for low income and older adults, with continued community demand.

This agenda highlights key city priorities and is one tool to support and advocate for important initiatives. In coordination with our partners, Tigard will pursue specific opportunities that align with our values as they arise.

Transportation and Infrastructure

The City of Tigard supports equitable, accessible, safe, and climate-friendly transportation and infrastructure policy and investments. Tigard plans to pursue opportunities accessible to cities from the Infrastructure Investment and Jobs Act and Inflation Reduction Act.

Transportation Reauthorization Bill.

Tigard supports protecting funding opportunities within the transportation reauthorization bill that can be used to expand surface and public transportation programs, in key areas of the City such as the greenfield site known as River Terrace.

Resilient Infrastructure.

Cities need federal support to build and invest in sustainable, resilient, and inclusive infrastructure. Backup emergency power generation for water intake and treatment is one example of resilient infrastructure that Tigard is pursuing funding for in partnership with the City of Lake Oswego. Direct investment will help meet the growing demands on our infrastructure to support resilient communities.

Southwest Corridor Light Rail.

The City of Tigard supports funding to deliver this valuable transit corridor that provides expanded access to jobs, education, and affordable housing. Tigard is joined by agencies and cities, including Portland, Beaverton, and Tualatin, working to extend light rail service. Once complete, Southwest Corridor Light Rail is expected to carry around 40,000 passengers daily and reduce congestion throughout the region and on major corridors, including I-5.

Electric Mobility Transition.

Tigard supports further increased access to electric mobility infrastructure and incentives for electric mobility adoption in low-income households and communities to ensure that the electric mobility transition is equitable. The City supports funding inclusive of micro-mobility modes, shared mobility, and Mobility as a Service models.

Affordable Housing.

Tigard supports legislation to remove barriers for local governments to address the housing affordability crisis and federal investments that increase access to, and supply of, affordable housing units or funding programs.

Additional Opportunities

Tigard ZIP Code.

As part of the National ZIP Code Advocacy Coalition, Tigard is seeking an adjustment of 97223 or 97224 to list Tigard as the primary city and bring addresses within city boundaries into those ZIP codes. Tigard supports efforts to expedite review and implementation of such changes to afford cities their own identifiers.

Affordable Childcare.

Tigard supports the creation of a grant program to lower the barrier to entry for at-home childcare and explore other opportunities to increase facilities within the city, and reduce the cost.

Restore Advanced Refunding.

The City supports refinancing of municipal bonds which was eliminated in the 2017 tax bill. Refinancing bonds lowers the debt service for local governments and is a financing tool that reduces the burden on community members.

Restore State and Local Tax (SALT) Deductions.

Tigard supports restoring SALT deductions since the City's residents pay an unequitable portion of their income in taxes as a result of upper limit placed on SALT deductions in the 2017 tax bill.

Proposed 2026 Federal Legislative Agenda Language

Project Specific Funding Requests

Public Safety Facility.

Tigard is committed to public safety, emergency response, and service reliability, during our best days and our worst (during disaster events). The City of Tigard seeks funding to plan and design a resilient facility for our emergency responders – Tigard Police and Public Works – and to house our Emergency Operations Center. This new resilient and green facility will support service continuity, regional partnership, and community support in emergency situations. Current city facilities, including those for Police, Public Works, and Emergency Operations, are functionally limited, seismically unsafe, and overcrowded.

72nd Ave Corridor Improvements.

Tigard is requesting $24,657,765 from the Better Utilizing Investments to Leverage Development (BUILD) towards final design and construction of *The Ave* – A New Mobility Corridor for a Better Tigard Triangle project. Federal funding would support the implementation of a Complete Streets design along SW 72nd Avenue, transforming a congested, automobile-oriented arterial, into an attractive, safe, multimodal street for all users.

Policy Priorities

Transportation and Infrastructure.

The City of Tigard supports equitable, accessible, safe, and climate-friendly transportation and infrastructure policy and investments. Tigard plans to pursue opportunities accessible to cities from the future Surface Transportation Reauthorization.

Transportation Reauthorization Bill. Tigard supports encouraging the inclusion of funding opportunities within the transportation reauthorization bill that can be used to expand surface and public transportation programs, in key areas of the City such as the greenfield site known as River Terrace.

Affordable Housing. Tigard supports legislation to remove barriers for local governments to address the housing affordability crisis and federal investments that increase access to, and supply of, affordable housing units or funding programs.

2026 Tigard Federal Legislative Agenda

City Council

March 10, 2026

CITY OF Tigard

Council Action

Consider adopting the proposed 2026 federal legislative agenda.

- Review proposed legislative agenda items;
- Consider adoption of agenda with any edits included

Federal Legislative Items

- Project specific funding requests
  - Public Safety Facility
  - 72nd Ave Corridor Improvements
- Transportation and Infrastructure
  - Reauthorization Bill
- Affordable Housing

Council Action

- Consider adoption of federal legislative agenda.
  - Include any recommended edits with adoption.

AIS-6092 **5.**

Business Meeting

Meeting Date: 03/10/2026

Length (in minutes): 15 Minutes

Agenda Title: Town Center Development Agency (TCDA): Cinema Site Discussion

Authored By: Sean Farrelly

Presented By: Redevelopment Project Manager Farrelly

Item Type: Update, Discussion, Direct Staff
Town Center Development Agency

Information

EXPLANATION OF ISSUE

Discussion of next steps for the former Tigard Regal Cinema site.

ACTION REQUESTED

Staff provided a memo with this agenda item that summarizes potential options for next steps with the Tigard Cinema site. The team is asking the Board for direction on whether to begin a Request for Qualifications process to select a developer for a portion of the Cinema site.

BACKGROUND INFORMATION

In August 2025, the Town Center Development Agency acquired this 10.89-acre site in the Tigard Triangle. The Agency has four major goals for the site: build a park in a fast-growing area that lacks them, build out necessary street and trail infrastructure, restore Red Rock Creek, and provide a portion of the site for a redevelopment that will further the goals of the Tigard Triangle TIF District Plan.

A number of community engagement events were held to ask the community what they want for the future of the site. Staff hosted a major event attracting 90 people to the location, made presentations to Tigard boards and committees, attended public meetings with Triangle residents, participated in tabling events, and conducted an online survey with 322 participants. Staff also engaged with the regional development community to gain insight and hear their opinions about redevelopment prospects for the site and the current real estate environment.

Staff requests the Board of the Town Center Development Agency provide direction on the next steps for the property. The attached memo goes through the pros and cons of potential scenarios for the development of a park, infrastructure and a private development at the site; as well as summaries of developer interviews and public engagement.

Dates of Previous and Potential Future Considerations

May 27, 2025, Town Center Development Agency: Tigard Triangle Property Acquisition
August 12, 2025, TCDA Board Consideration of a Minor Amendment to the Tigard Triangle Urban Renewal Plan

Public Involvement

Community Development Get Together

City Boards and Committees: Town Center Advisory Commission, Parks and Recreation Board, Committee for Community Engagement, Youth Advisory Council
Triangle Residents: Family Promise, Dartmouth Crossing North
Tabling: Holiday Tree Lighting, Senior Center

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
Tigard Triangle TIF District Plan
Goal 2: Provide a safe and effective multimodal transportation network that provides access to, from, and within the area and supports mixed-use and pedestrian-oriented development.
Goal 4: Create a clear identity for the area as a fun and diverse place to live, work, shop, eat, and play by building upon existing unique and desirable features.
Goal 5: Provide financial and technical assistance to new and existing businesses and housing developments that contribute to the area's diversity and vitality and help it transform into a mixed-use and pedestrian-oriented district.

Council Goals 2025-2026
Goal 1: Create housing opportunities for current and future residents.
Goal 3: Cultivate Tigard as a great place to live, work, and play.

ALTERNATIVES & RECOMMENDATION

Staff recommends releasing a Request for Qualifications to select a shortlist of teams to develop a portion of the former Tigard Cinema site or provide staff with additional or alternative direction.

ADDITIONAL RESOURCES

N/A

Fiscal Impact

Cost:	Undetermined
Budgeted (yes or no):	No
Where Budgeted (department/program):	TCDA Budget-Triangle
Additional Fiscal Notes:	

Cost estimates for the cost of the park and infrastructure are in progress.

Attachments

Cinemas Memo
Cinema Survey Update
Cinema Update Presentation

MEMORANDUM

TO: **Chair Hu and the Directors of the Town Center Development Agency Board**

FROM: **Sean Farrelly, Redevelopment Manager**

RE: **Update on the Former Tigard Regal Cinema Property (72nd Avenue Redevelopment Site)**

DATE: **February 24, 2026**

The purpose of this memo is to provide the Chair and Directors of the Town Center Development Agency (TCDA) with an update on next steps for the former Tigard Regal Cinema Property (72nd Avenue Redevelopment site) and guidance on the direction of the project.

In August 2025, the Town Center Development Agency acquired the 10.89-acre site in the Tigard Triangle. The Agency has four major goals for the site:

1. Provide the Tigard Triangle's first neighborhood park to serve a fast-growing area. A new park will also make the Triangle more attractive for additional development.
2. Build-out necessary street and trail infrastructure to increase connectivity and pedestrian safety.
3. Restore Red Rock Creek, which flows through the property, including new stormwater sewer facilities. This work is currently underway and will be completed in summer of 2026.
4. Redevelop the portion of the property not being used for a park.

A portion of site could be offered for private redevelopment that would support the vision of the Triangle as a mixed-use, mixed-income, walkable community and catalyze additional development. Through a Request for Qualifications (RFQ) process, the Agency can identify a development partner and explore the coordination of the construction of a public park and private development. The project will require multiple street improvements, including new roadways, reconstructed roadways, sidewalks, and enhancements to a section of the Red Rock Creek Trail and frontage improvements within and adjacent to the property.

Below are the steps the project team has completed as we move forward with development of this new city asset.

Community Engagement

On October 20, 2025, a Community Get-Together was held at the site and input was obtained from approximately 90 attendees. Presentations were made to the Town Center Advisory Commission (TCAC), the Parks and Recreation Advisory Board (PRAB), Committee for Community Engagement (CCE) and Tigard Youth Advisory Council (TYAC). Staff also met with residents of Dartmouth Crossing North and Family Promise of Tualatin Valley and tabled at the

Holiday Tree Lighting and the Tigard Senior Center. An online survey with questions about the future of the site received 322 participant responses.

The top four desired amenities in a park on the site, as selected by survey takers were: walking and biking trails, a playground, picnic areas with tables and shelters, and a natural/native plant green space. Participants selected lighting and well-maintained facilities as the items that would make them feel safe in the future park.

Responding to the question, "What else does the Tigard Triangle community need most right now?", the top ranked categories were entertainment options, food options, community spaces and housing.

Development Community Interviews
Between October 2025 and February 2026, staff interviewed 16 regional development industry professionals, asking their opinions on the potential redevelopment site and the current and short-term future development environment. The key takeaways were that current conditions in the Portland real estate market were lackluster; however, developers are interested in lining up promising sites for when conditions improve. The Triangle is seen as very attractive for apartment development due to its location and the presence of incentives: the Vertical Housing Development Zone (a state-enabled 10-year partial tax abatement for new mixed-use buildings), and an Opportunity Zone (a federal designation which provides certain tax advantages for new development).

There was broad agreement that the Cinema site is a promising development site, although infrastructure costs, particularly street improvements, could pose a hurdle to project feasibility. The proximity to a future park was seen as adding value to the development. Having the developer at the table when the park is being designed would result in a better project all around.

Board Direction on a Developer Request for Qualifications (RFQ)
From the amount of community engagement completed and discussions with the development community, the project team has developed next step scenarios. There are several scenarios for the Board to consider in order to position the site for redevelopment and decide whether to move ahead with a Request for Qualifications (RFQ) process.

<u>Scenario 1: Redevelopment First (Recommended)</u>
In this scenario, the park and redevelopment projects would be built sequentially. After the RFQ process and development agreement negotiations, the developer would construct the building and required street frontages. At the same time, the city could work on park design and engineering, with construction occurring after the building is completed.

Pros:

- Keeping the projects clearly separated reduces the risk of private development having to pay prevailing wage.
- Building the park later allows time to assemble funding, including TIF-backed borrowing, Park SDCs generated by the project and potentially grants.

Cons:

- Loss of economies of scale if street infrastructure is built sequentially.
- The costs of building out the infrastructure (particularly the 72nd Avenue frontage) could make private development less feasible.

Scenario 2: Joint Development of the Park and Private Redevelopment

In this scenario, the TCDA would find a development partner through an RFQ to jointly develop the site. A negotiated development agreement would outline the shared costs and responsibilities to coordinate construction of the park, private development and infrastructure.

Pros:

- The infrastructure benefits from economies of scale with a coordinated build out of the park and the private development.
- Collaboration in design of the park would result in a more cohesive development.

Cons:

- Risk if the development climate stalls; the park would also be delayed.
- Uncertainty about triggering prevailing wages (the minimum hourly rate that must be paid to workers on government-funded construction projects.) Prevailing wage projects are more expensive to build than projects paying market wages (i.e. construction costs on prevailed wages are approximately 20 percent more costly than projects that are not prevailed, based on developer experience in the region). While public agencies pay prevailing wages on their public projects, a private development would face financial feasibility issues if required to pay them.

  To address this risk, the developer would ask the Oregon Bureau of Labor and Industry (BOLI) to review the agreement and issue a letter of determination about prevailing wages. The risk is, even if the development agreement carefully delineated the public and private aspects, it could be interpreted as a public project. In that event, the project would be delayed for months while the agreement is renegotiated. Another consideration is the price of retaining legal counsel with expertise in prevailing wages to assist in the drafting of the RFQ (and in subsequent deal negotiations with the selected developer) so as to reduce (but not eliminate) prevailing wage risk.

Scenario 3: Develop Park First

In this scenario, the TCDA builds the park and necessary infrastructure first. The redevelopment parcel would be offered for development when the park is complete.

Pros:

- Building the park and infrastructure would likely increase the value of the redevelopment parcel, and the increase the sale price.
- The Agency would have more control over timing and not be bound to the fluctuations of the real estate market.

Cons:

- Loss of economies of scale if street infrastructure is built out sequentially.
- The costs to build out the park and most of the site infrastructure will be substantial and it would likely be 4-5 (or more) years before the TIF stream is sufficient to fund the entire project.
- It is possible that BOLI could determine the new park would trigger prevailing wage requirements for the subsequent private development.

Scenario 4: Entire Site Developed for Public Use

The TCDA could develop the entire site for public use. The online survey conducted on the site gave "Community Spaces" the third highest number of votes in response to the question "What else does the Tigard Triangle community need most right now?"

Pros:

- Provides a community center, an often-requested amenity

Cons:

- Ongoing Funding: including a community center or other public use that requires significant operating costs would require additional funding and staffing beyond current levels. While a private partner could be sought to operate the center, a continuing subsidy would likely be required. TIF is not an eligible funding source for ongoing operations.
- With substantial capital costs, the project would have to be broken into multiple phases.
- An entirely public project would not generate any TIF for investment in future projects in the district.

Recommendation:

Staff recommend Scenario 1. Releasing the RFQ in the short term would ground truth our assumptions about the site redevelopment. If there's low developer interest or concerns about infrastructure costs, the Agency could reassess the redevelopment assumptions.

Staff would write and release an RFQ to select a shortlist of three developers. They would subsequently be asked to provide more specific development concepts and financial information, for the Agency to consider in the final selection. The RFQ review panel will include representatives from the TCDA Board, TCAC, Chamber of Commerce, and others. The selection criteria will include their vision for the site and their track record.

Once selected, the Agency and developer will negotiate a Memorandum of Understanding (MOU) with non-binding terms on financial, programmatic, and other general aspects of the project. The selected development team will work on a financially feasible proposal for a building(s). Using the MOU as a guide, a Development and Disposition Agreement (DDA) will be negotiated. It will set the terms to sell or lease the redevelopment site, the details of the redevelopment, and any financial partnerships to build out the site infrastructure. The developer would also run the agreement terms by BOLI for their determination on Prevailing Wage. The DDA will be subject to approval by the Board. The timeline for these actions is expected to be at least one year.

On a parallel track, park design and engineering could get underway, with the possibility that the Agency could construct the park soon after the building is completed.

Potential Timeline

April-May 2026: Developer Request for Qualifications released, and shortlist chosen

June- Sept. 2026: Additional information from developers requested and final developer selection.

October-December 2026: Memorandum of Understanding drafted and Board of TCDA considers approval.

January-September 2027: Agency and development team work on Development and Disposition Agreement (DDA) and developer team works on plans.

Spring 2027: Community Development and Parks staff will start the park concept planning process, working with design consultants and an advisory committee will be formed with representatives from TCAC, PRAB, the developer team, Triangle neighborhood residents, and others to develop a final park concept, including amenities.

October 2027: Board of TCDA considers approval of DDA.

Links to Additional Resources:

Tigard Triangle TIF Plan
A New Tigard Triangle Planning for Equitable Development
Tigard Triangle Strategic Plan
Tigard Parks and Recreation System Plan

cc: Emily Tritsch, Acting City Manager/TCDA Executive Director
James McDonald, Acting Deputy City Manager
Shelby Rihala, City Attorney
Sambo Kirkman, Community Development Director
Eric Kang, Finance Director

CITY OF Tigard

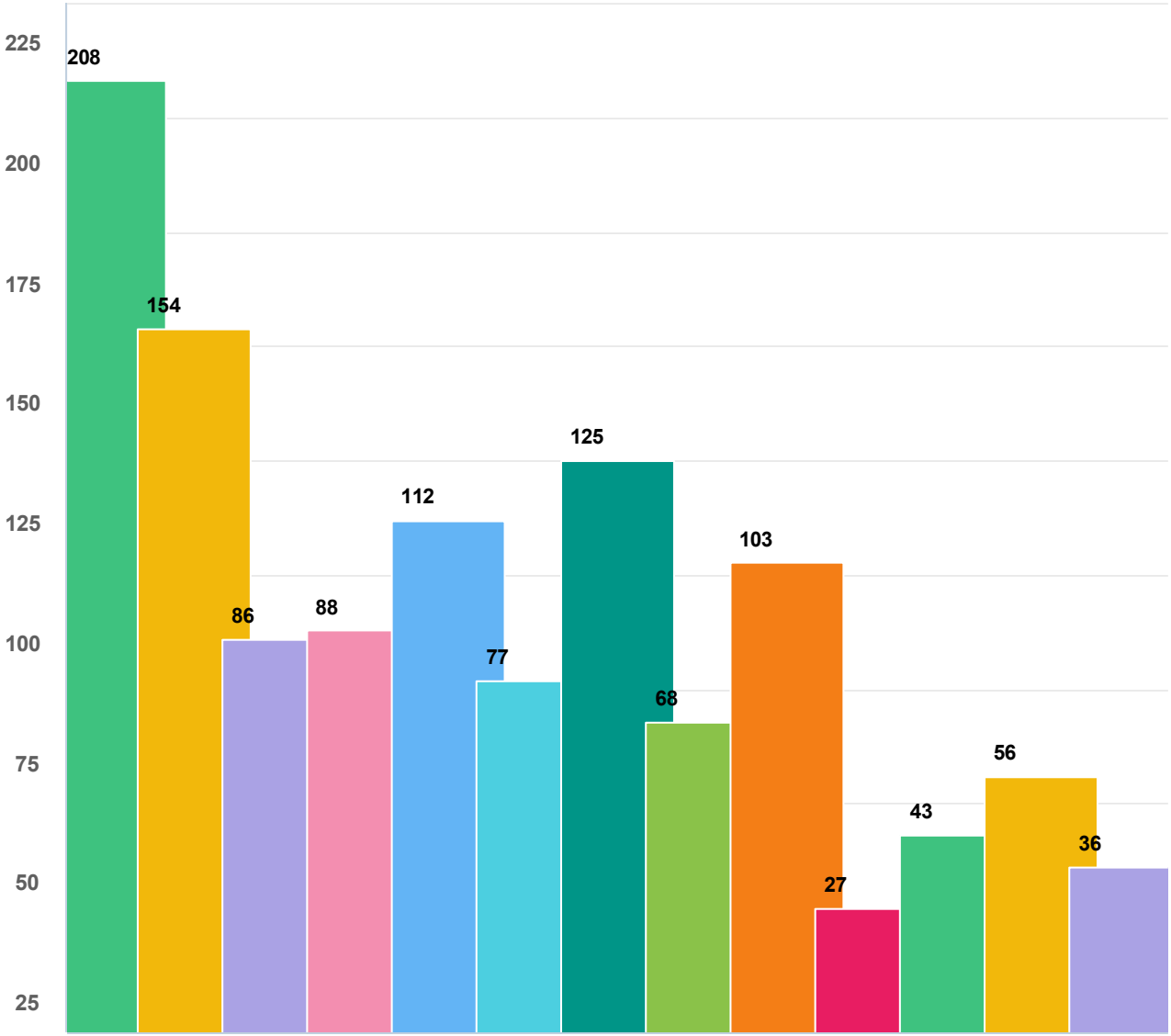
Cinema Redevelopment

Help shape the FUTURE of the former Regal Cinema site!

Survey Report

Oct 21, 2025- Jan 7, 2026
322 Contributors

What should we put in the park? Which park features do you most want to see? Select your top 4.



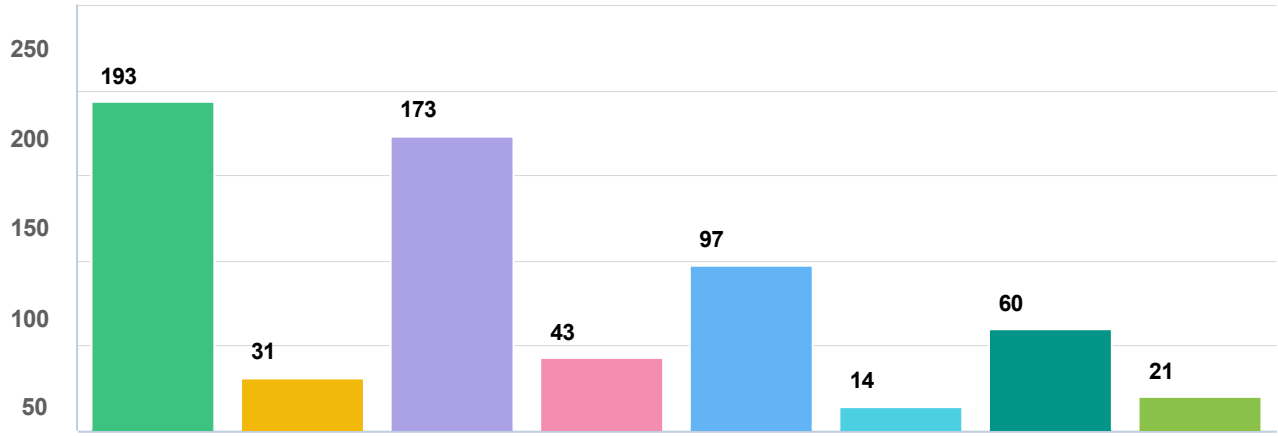
Question options

Walking and biking trails · Playground · Sports fields or courts (e.g., basketball, soccer, pickleball) · Open grass areas · Natural/native plant green space · Community Garden · Picnic areas with tables and shelters · Dog park/off-leash area · Water features (e.g. splash pad, fountain) · Skate or bike park · Outdoor fitness equipment · Art or sculpture garden · Other (please specify)

Optional question (322 response(s), 0 skipped)

Question type: Checkbox Question

What would help make you and your family feel safe and welcome in this park? Select your top 2.



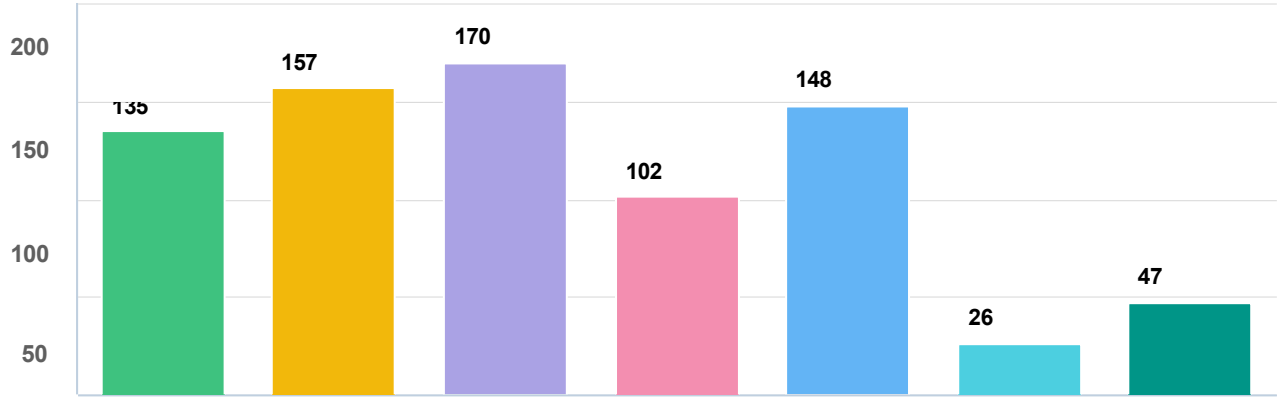
Question options

Lighting at night · Emergency call boxes · Well-maintained facilities · Activities for all ages · Nearby parking · Easy access from main roads · Clear sight lines · Other (please specify)

Optional question (320 response(s), 2 skipped)

Question type: Checkbox Question

What else does the Tigard Triangle community need most right now? Select your top 3.



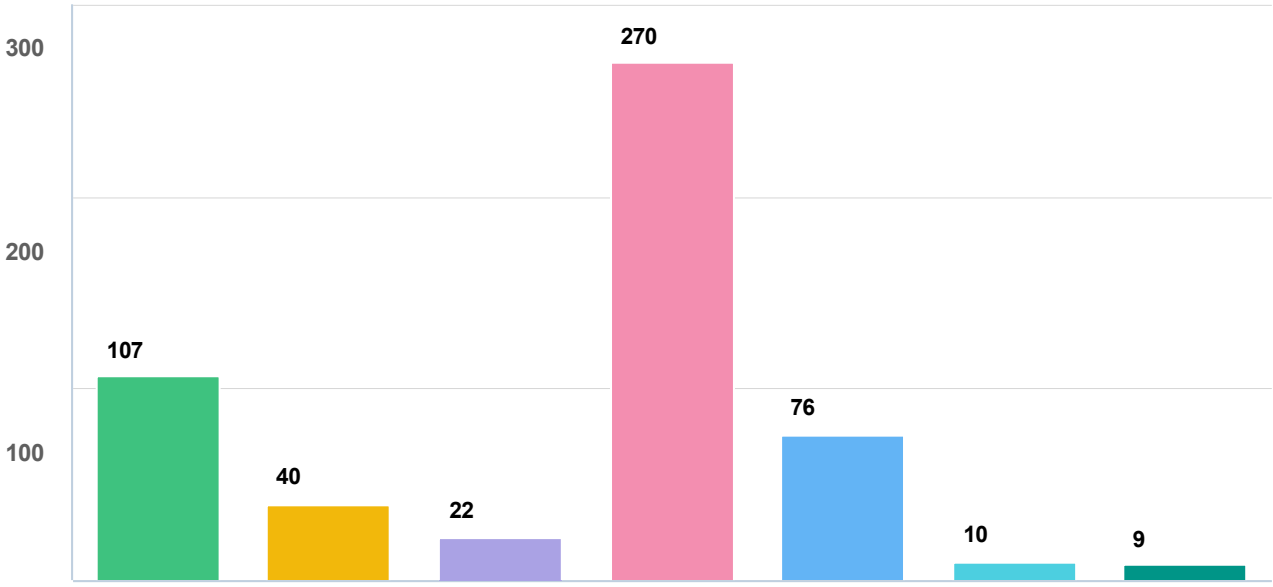
Question options

Housing (Affordable, Market-rate, Senior) · Food Options (ex: Restaurants, Food Carts, Farmer's Markets) · Entertainment options (ex: Music/Movie/Theater Venue, Makerspace, Art Gallery, Arcade, etc.) · Community Services (ex: Senior services, Youth programs. Childcare, Healthcare services, Job training or Education programs) · Community Spaces (ex: Library, Community meeting spaces) · Personal Services (ex: Bank or Credit union, Gym or Fitness center, Hair salon or Barber, Dry cleaner or Laundromat) · Other (please specify)

Optional question (311 response(s), 11 skipped)

Question type: Checkbox Question

How do you usually get around the Triangle area? Select all that apply.



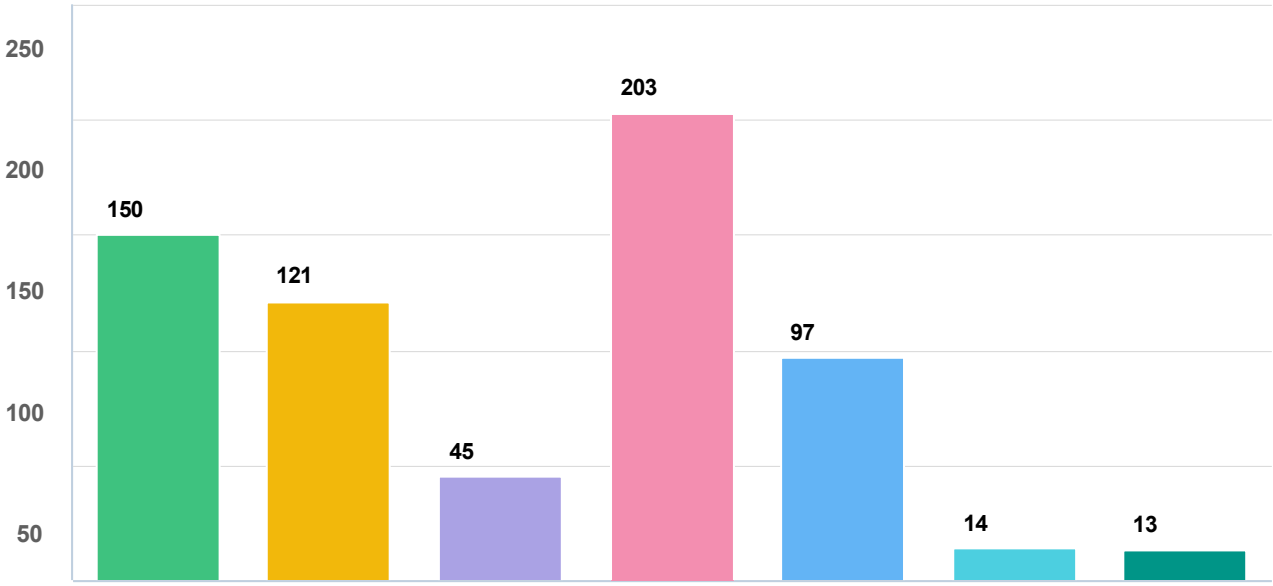
Question options

Walk Bike Bus Drive alone Carpool Rideshare (ex. Lyft, Uber) Other (please specify)

Optional question (319 response(s), 3 skipped)

Question type: Checkbox Question

Once the new park and site are built, how would you like to get there? Select all that apply.



Question options

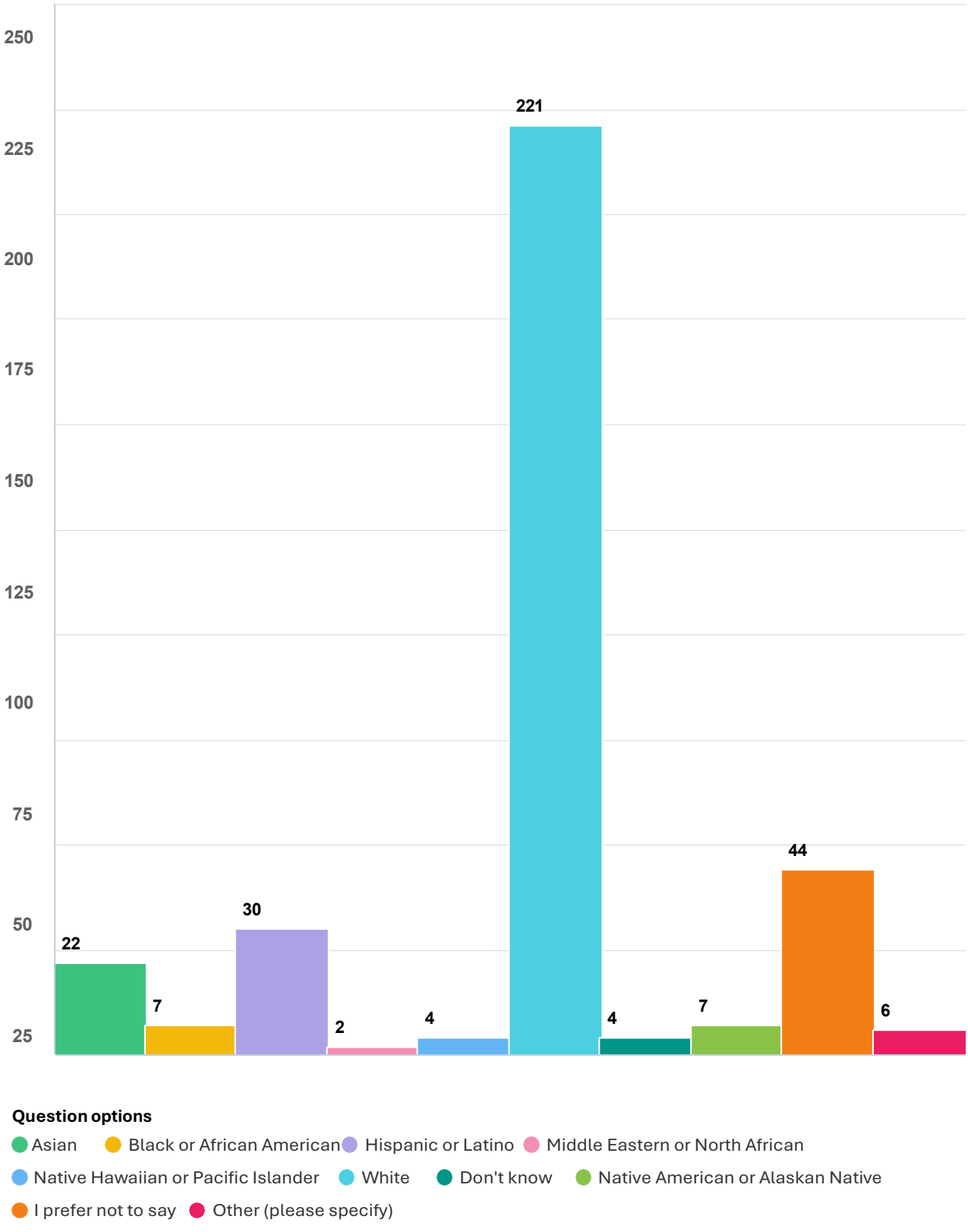
Walk Bike Bus Drive alone Carpool Rideshare Other (please specify)

Optional question (318 response(s), 4 skipped)

Question type: Checkbox Question

Demographics

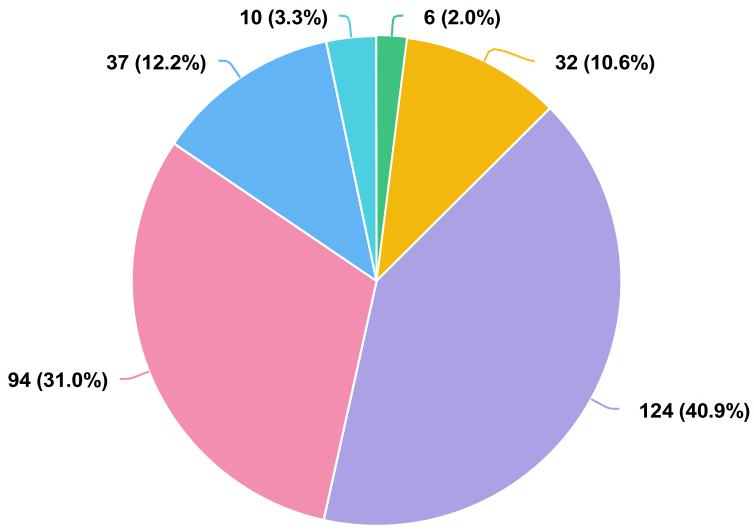
Which of the following best describes your race or ethnicity? Select all that apply.



Optional question (301 response(s), 21 skipped)

Question type: Checkbox Question

What is your age?



Question options

Under 18 | 18-29 | 30-44 | 45-64 | 65+ | I prefer not to say

Optional question (303 response(s), 19 skipped)

Question type: Dropdown Question

CITY OF Tigard

Cinema Site Update

March 10, 2026

Sean Farrelly,
Redevelopment Manager

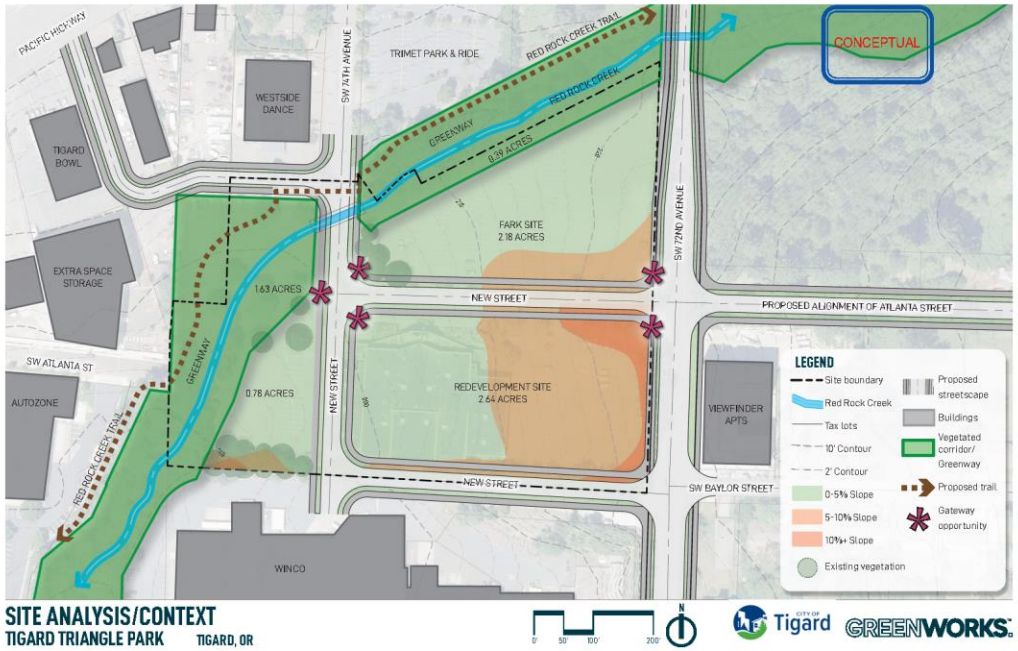




Former Cinemas Site

Goals for Site

- Provide the Triangle's first neighborhood park to serve a fast-growing area
- Build-out necessary street and trail infrastructure
- Restore Red Rock Creek, including new stormwater sewer facilities
- Redevelop the portion of the property



Activities

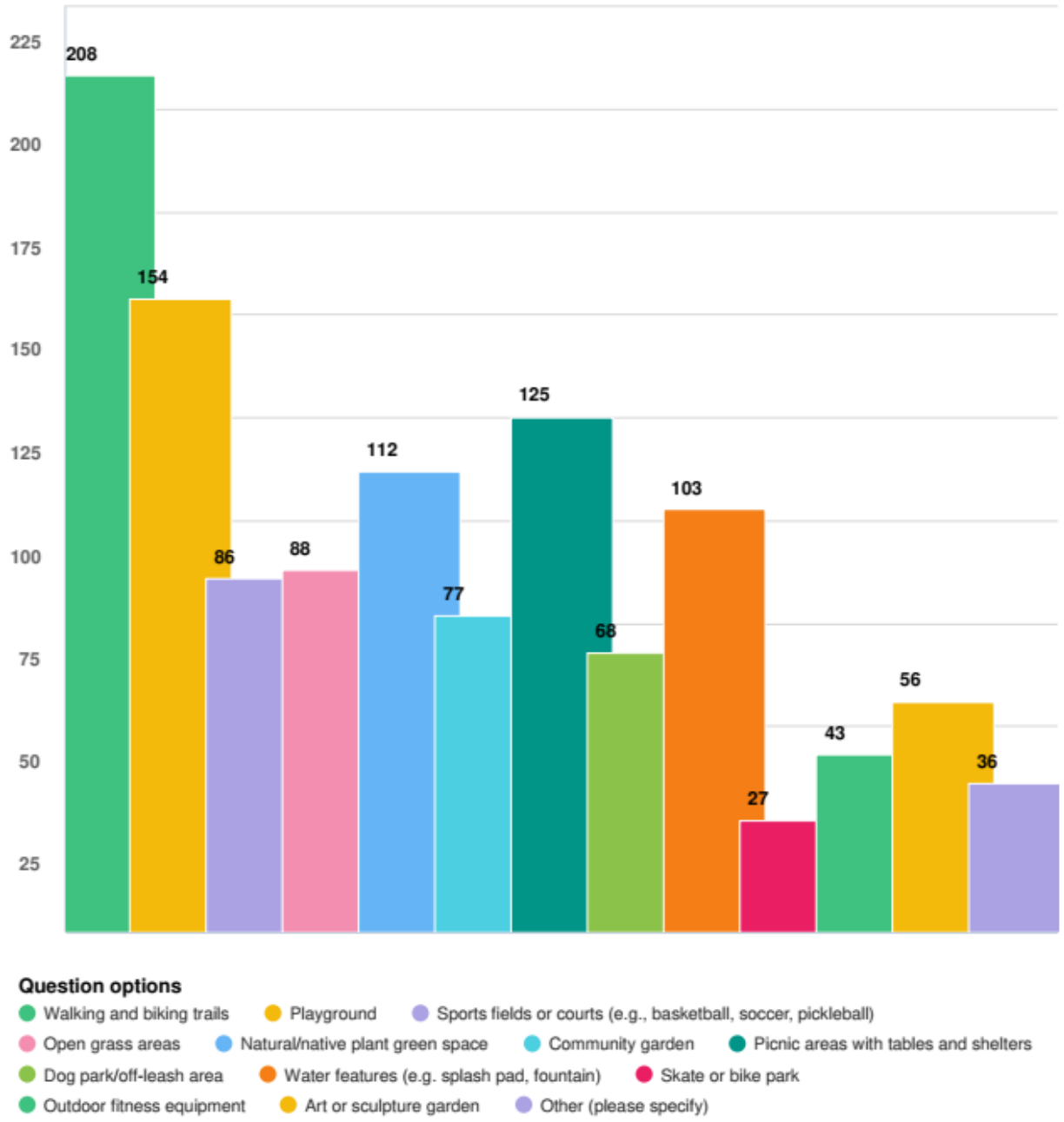
- Red Rock Creek Stabilization is underway on track to be completed by summer
- When construction complete, promote as safer alternative to walk to Pacific Hwy
- Temporary lease for Costco employee parking
- Engagement to determine future development of the site

Community Engagement

- Community Development Get Together (October 2025)
- Briefings to Boards and Commissions (TCAC, PRAB, CCE, and YAC)
- Meetings with Triangle Residents
- Tabling (Holiday Tree Lighting and Senior Center)
- Online survey

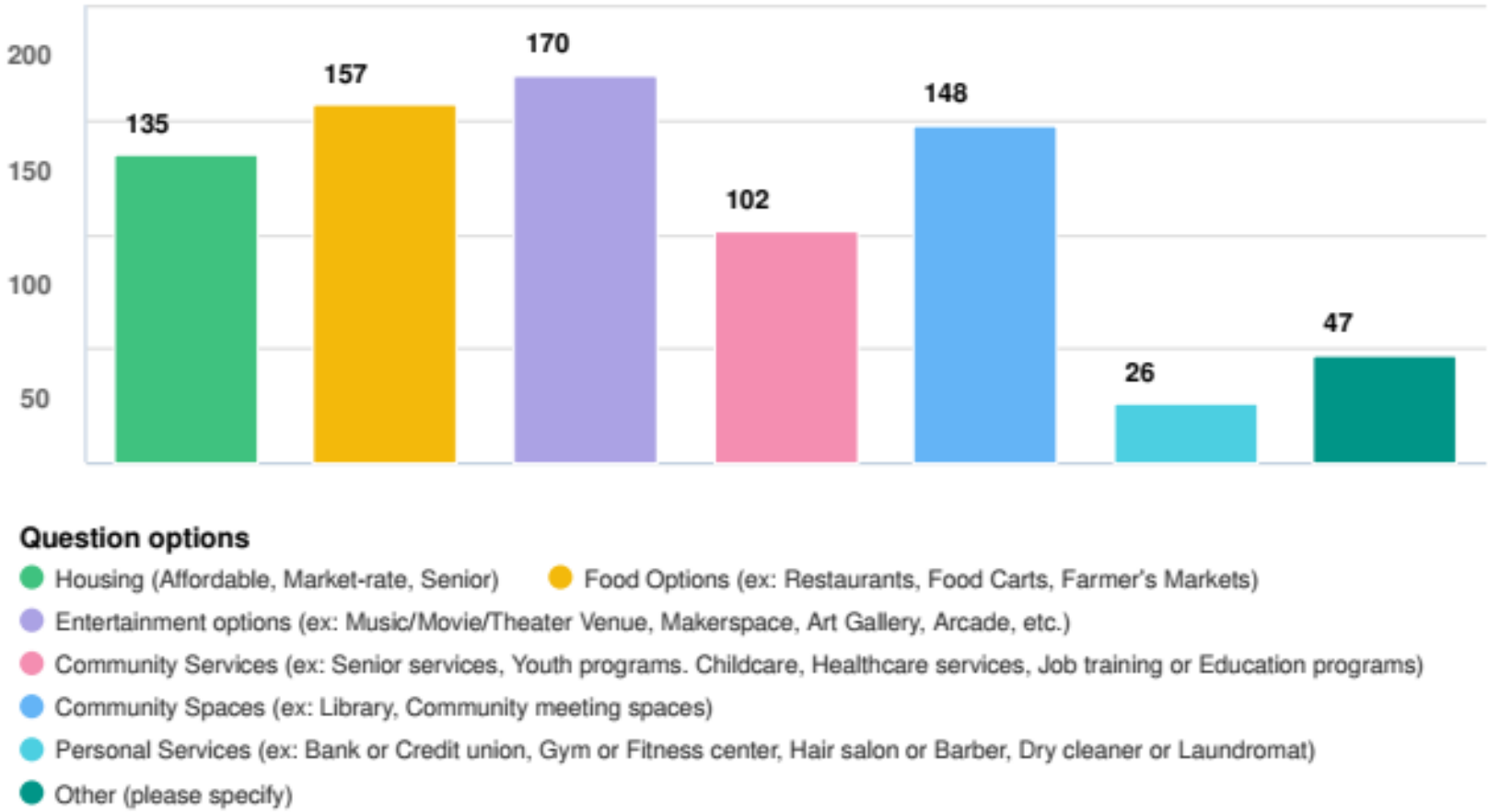
Survey Results:

What should we put it the park? What features do you most want to see?



Survey Results:

What else does the Tigard Triangle community need most right now?



Developer Engagement

- Interviewed regional industry professionals
- Key Takeaways:
  - Current regional real estate market conditions are sub-par, but developers are looking for future sites
  - Triangle seen as very attractive for apartment development
  - Cinema site is attractive, but infrastructure could be a hurdle

Scenarios

Four scenarios described in the memorandum provided to Council include:

1. Redevelopment First
2. Joint Development of the Park and Private Redevelopment
3. Develop Park First
4. Entire Site Developed for Public Use

Recommendation: Redevelopment First

Pros:

- Keeping the projects clearly separated reduces the risk of private development having to pay prevailing wage
- Building the park later allows time to assemble funding, including TIF-backed borrowing Park SDCs generated by the project and grants

Cons:

- Loss of economies of scale if street infrastructure is built sequentially
- The costs of building out the infrastructure could make private development less feasible

Potential Timeline

April-May 2026: Request for Qualifications to select developer shortlist

June- Sept. 2026: Final developer selection

October-December 2026: Memorandum of Understanding drafted and Board considers approval

January-September 2027: Agency and development team work on Development and Disposition Agreement (DDA) and developer team works on plans, guidance from BOLI

Spring 2027: Community Development and Parks staff start park concept planning process, working with design consultants and advisory committee

October 2027: Board of TCDA considers approval of DDA.


City of Tigard
Questions and Discussion
POLICE
TIGARD

AIS-6025 **6.**

Business Meeting

Meeting Date: 03/10/2026

Length (in minutes): 30 Minutes

Agenda Title: Review of Youth Councilor Position (Requested by Councilors Schlack and Robbins)

Authored By: Emily Tritsch

Presented By: Acting City Manager Tritsch

Item Type: Update, Discussion, Direct Staff

Information

EXPLANATION OF ISSUE

The Youth Councilor Program was established in 2019 with Resolution 19-13 (attached) and is intended to advise the City Council on community issues from a youth perspective, increase student participation in local government, and provide input on issues of importance to Tigard youth. The Youth Councilor is appointed annually and participates in City Council meetings in a non-voting capacity. They may attend regular Council meetings, participate in discussions at the Mayor's discretion, and serve as a liaison to the Tigard Youth Advisory Council (TYAC). The City also maintains a Youth Advisory Council structure that provides broader youth engagement opportunities. To ensure this program is delivering on its intended goals, Councilor Schlack requested this item be discussed with Tigard City Council.

During the last Youth Councilor selection process, a community member provided public comment inquiring about eligibility requirements for this role. Councilor Robbins requested the question of Youth Councilor eligibility by residency be brought back to Council for discussion.

Note that discussion of the Youth Councilor program is not about any individual or group of Youth Councilors, but rather the goals of the program itself. Any direction received from Council on this item would be implemented as part of the next Youth Councilor cycle, and would not impact any seated member.

ACTION REQUESTED

Council is asked to provide direction on the Youth Councilor program: its focus and eligibility requirements.

Specific questions for Tigard City Council to consider --

Program goals:

- Should the focus of supporting civic engagement of youth be on education rather than a seat in Tigard City Council meetings?
- Would Council want to consider an alternative model, for example the TYAC Chair providing periodic reports to City Council?
- Should the City retain the Youth Councilor Program but establish clear goals and performance measures for a one-year evaluation period? If so, what are the goals and measures Council

would like to use to evaluate the program's success in 2027?

Eligibility Criteria:

- Does Council want to change the eligibility criteria for the Tigard Youth Councilor?

BACKGROUND INFORMATION

The following goals were identified as the Youth Councilor program was created:

- Encourage youth engagement in local governance
- Support leadership development
- Elevate youth perspectives in City policy discussions
- Foster a pipeline of future civic leaders

The following eligibility criteria was established at the time the program was created in 2019, and this criteria has been maintained throughout the Youth Councilor Program; this is the criteria listed in the Tigard Youth Councilor Application:

- Youth Councilor applicants must be entering their junior or senior year at the time of application,
- Be a resident of the City of Tigard (but may attend any public or private school serving Tigard residents), and
- Must have and maintain passing grades in their classes.

Dates of Previous and Potential Future Considerations

This is the first evaluation of the program since it was created in 2019 with Resolution 19-13 (attached).

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

As the Council evaluates this program to ensure it meets the Council's goals, Council might consider the following:

1. Clarity of Purpose - What is the primary goal: representation, education, leadership development, or advisory input? Is the current structure achieving that goal?
2. Educational Impact - While the program provides exposure to Council meetings, it may not consistently deliver structured civics education or measurable leadership development outcomes.
3. Resource Allocation - Staff time and Council engagement are required to support the Youth Councilor role.
4. Equity and Access - A single Youth Councilor model limits participation to one student per year, potentially narrowing broader youth educational impact.

These observations present an opportunity to revisit the policy goals of the program.

ALTERNATIVES & RECOMMENDATION

Council is asked to provide direction on the Youth Councilor program; either:

- Establish measurable goals for a one-year pilot refinement; or
- Sunset the Youth Councilor role in favor of a broader civic education initiative.

Recommendation: A structured civic education program through the Tigard Youth Advisory Council (e.g., workshop, policy lab, or civics essay) may provide greater educational benefit than the single Council seat model.

Council is asked to provide guidance on eligibility requirements for Tigard Youth Councilor.

Recommendation: Staff recommend the eligibility criteria remain unchanged.

ADDITIONAL RESOURCES

Attachments

Resolution No. 19-13

Youth Councilor Program Review

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 19- 13

A RESOLUTION ESTABLISHING A PROGRAM FOR STUDENT REPRESENTATION ON THE TIGARD CITY COUNCIL AND ESTABLISHING CRITERIA FOR A YOUTH CITY COUNCILOR.

WHEREAS, the Tigard City Council appreciates the talents and perspectives found among the city's youth; and

WHEREAS, the Mayor and Council recognize the contributions young people can make to city government; and

WHEREAS, the Tigard City Council wishes to encourage youth participation in municipal government by creating a position for a Tigard student in their junior or senior year of high school to advise the City Council on community issues from a youth perspective; and

WHEREAS, participation in governmental proceedings will help develop responsible and knowledgeable future citizens; and

WHEREAS, the student representative will serve as a liaison between the City Council and the young people of the community.

NOW, THEREFORE, BE IT RESOLVED by the City Council that:

SECTION 1: The Tigard City Council hereby establishes a program for naming a junior or senior high school student representative to the City Council with the following criteria for this role:

a. Youth must reside within the city limits of the City of Tigard.
b. Youth must have their parent/guardian's approval to participate in the program.
c. Complete the appropriate application and participate in the interview process directed by the Mayor's Appointment Advisory Committee.
d. Once appointed, the Youth City Councilor will serve as a non-voting member of the City Council for a term of one year, beginning July 1 and ending June 30 of the following year.
e. Only one (1) Youth City Councilor will be appointed to Council at any given time.
f. The Youth City Councilor will attend and participate in at least 75 percent of the regularly scheduled Council meetings and community events provided they do not interfere with school commitments.
g. The Youth City Councilor will sit with the City Council and may participate in all council proceedings except Executive Sessions; student will not have access to confidential information intended for Executive Session discussion.
h. Youth must comply with council rules of procedure and conduct themselves in a professional manner.

i. The Youth City Councilor serves without pay but may be reimbursed for out-of-pocket expenses incurred in the performance of their duties when such expenses have been authorized in advance.

j. The Youth City Councilor may apply for reappointment to the position for a second term provided they meet eligibility requirements.

k. A youth councilor may be removed for cause prior to the end of the term with a majority vote of the full City Council.

l. The Mayor or his designee will serve as a mentor to the Youth City Councilor to offer support and guidance to the student member throughout their tenure on the council.

m. The Youth City Councilor will have a meal allowance for one evening meal before City Council meetings when requested and a travel & training allowance sufficient to cover registration, travel, hotel and per diem expenses for attending one national conference (ex: National League of Cities Congressional Cities Conference, Washington, DC).

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This 2nd day of April 2019.

Jason B. Snider, Mayor
City of Tigard

ATTEST:

Kelly Burgoyne

Kelly Burgoyne, Deputy City Recorder

Review of Youth Councilor Program

City Council Meeting | March 10, 2026

Council Direction Requested

Program Goals

- Establish measurable goals for a one-year pilot refinement; or
- Sunset the Youth Councilor role in favor of a broader civic education initiative.

Eligibility

- Council is asked to provide guidance on eligibility requirements for Tigard Youth Councilor.

Youth Councilor Program

Established in 2019

Purpose:

- Advise City Council on community issues from a youth perspective
- Increase student participation in local government
- Provide input on issues of importance to Tigard youth

Eligibility:

- Student entering their junior or senior year at the time of application
- Resident of Tigard (but may attend any public or private school serving Tigard residents)
- Have and maintain passing grades



Discussion Questions

Program Goals

- Should the focus of supporting youth civic engagement be on education rather than a seat in Tigard City Council meetings?
- Would Council want to consider an alternative model, for example the TYAC Chair providing periodic reports to City Council?
- What goals and measures would help Council evaluate the program's success in 2027?

Eligibility

- Are there additional or alternative eligibility criteria Council wants to explore?

Council Direction Requested

Program Goals

- Establish measurable goals for a one-year pilot refinement; or
- Sunset the Youth Councilor role in favor of a broader civic education initiative.

Eligibility

- Council is asked to provide guidance on eligibility requirements for Tigard Youth Councilor.