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Aebi, Andrew

From: bernard mcguire [bernardmcguire@gmail.com]
Sent: Friday, November 04, 2011 9:56 AM
To: Aebi, Andrew
Subject: Letter of Opposition
Attachments: Aebi letter.docx
Andrew,

As requested, here is my letter of opposition.

Bernie McGuire

FW TO Council,
A. Aebi 11/4/11

November 4, 2011

36892

Andrew Aebi
Local Improvement District Administrator
City of Portland
1221 SW 4th Avenue, Room 110
Portland, OR 97204

AUDITOR 11/04/11 AM 11:56

HAND DELIVERED TO CITY AUDITOR

Dear Mr. Aebi:

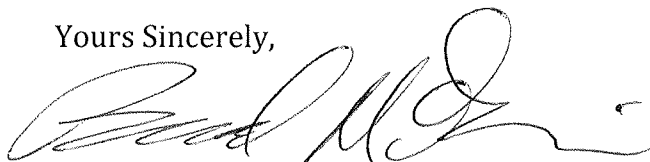
This letter will confirm our conversation of November 2, 2011, in which I indicated to you that I am withdrawing support for the proposed LID at SE 33rd and Pardee. My previous support for the project was based on dissembled information and misleading information from various City employees. In fact, when you first approached me and came into my home with Matt. Hickey from BES, you informed me that our property at 3316 SE Pardee was basically unbuildable because we had a "nonconforming" sewer and that we would never be allowed to build with this nonconforming sewer. Mr. Hickey, at that same meeting, confirmed what you were telling us, that the sewer was indeed nonconforming. As I now know through my own investigation, you were incorrect.

In fact, a public line serves 3316 SE Pardee. In 1974, through Ordinance Number 138710, the City of Portland ordained that they would authorize a public easement that would serve lots 3, 4, and 5, or in other words, 3316 SE Pardee. I have confirmed this with members of BES staff at the Bureau of Development Services.

I continually asked you to remove the sewer portion from this LID. You refused and kept saying that you have baked in the price of the sewer into the LID. Now we all know that my property, at least, does not require a new sewer system to be installed.

The financial hardships that this LID would create far outweigh any perceived benefits that you believe inure to our neighborhood. I believe that I am standing in solidarity with my neighbors in opposing this LID. I have to question the motives of some of the people who would mislead a property owner in order to gain support for an LID. This had been a bad process and needs to be reformed.

Yours Sincerely,




Bernard McGuire

SE 33RD AVENUE AND PARDEE STREET LOCAL IMPROVEMENT DISTRICT
SE 33rd Avenue and Pardee Street
Apportionment Worksheet
Prepared by the Local Improvement District Administrator on 11/29/11

STATE_ID	RNO	PROPERTYID	OWNER	SITEADDR	Total L.F.	Assessable L.F.	Percent of LID	Estimate Actual Cost	Estimate As Petitioned	Rate/L.F.	RMV	Ratio	Notes
Properties for Which Petition Received													
1S1E13BA	8000	R263100610	R159392	WEINER,HERBERT S	4647 SE 33RD AVE	75	25	1.8%	\$14,641.25	\$12,483.84	\$499.35	\$403,360	32.3
1S1E13BA	100	R991131620	R328358	GRAND LODGE I O O F	3320 SE HOLGATE BLVD	336	336	24.0%	\$196,778.42	\$167,782.81	\$499.35	\$18,825,630	112.2 W
1S1E13BA	300	R991131570	R328354	GRAND LODGE I O O F	3102 SE HOLGATE BLVD	151	151	10.8%	\$88,433.15	\$75,402.39	\$499.35	\$16,438,480	218.0 W
1S1E13BA	200	R991131610	R328357	GRAND LODGE I O O F(LEASE KENI	3214 SE HOLGATE BLVD	212	212	15.1%	\$124,157.80	\$105,862.96	\$499.35	\$6,286,400	59.4 W
Waivered Properties for Which No Petition Received													
1S1E13BA	8900	R337300660	R172371	FOTY,TERRELL V	4634 SE 33RD AVE	58	58	4.1%	\$33,967.70	\$28,962.51	\$499.35	\$322,270	11.1 W
1S1E13BA	9000	R337300840	R172378	SHEPARD,JON S	4618 SE 33RD AVE	52	52	3.7%	\$30,453.80	\$25,966.39	\$499.35	\$257,720	9.9 W
Government Properties													
None.													
Nonwaivered Properties for Which Petition Support Withdrawn													
1S1E13BA	9100	R337300810	R172377	MCGUIRE,BERNARD & MCGUIRE,MARY	3316 SE PARDEE ST	50	50	3.6%	\$29,282.50	\$24,967.68	\$499.35	\$183,670	7.4
1S1E13BA	9101	R337300800	R624318	MCGUIRE,BERNARD & MCGUIRE,MARY	W/3316 SE PARDEE ST	25	25	1.8%	\$14,641.25	\$12,483.84	\$499.35	\$83,000	6.6
1S1E13BA	9102	R337300820	R624319	MCGUIRE,BERNARD & MCGUIRE,MARY	E/3316 SE PARDEE ST	142	142	10.1%	\$83,162.30	\$70,908.21	\$499.35	\$107,500	1.5
Nonwaivered Properties for Which No Petition Received													
1S1E13BA	7800	R263100580	R159390	FOSTER,DAVID & GUNDERSON,BRENDA	4609 SE 33RD AVE	200	200	14.3%	\$117,130.00	\$99,870.72	\$499.35	\$540,440	5.4
1S1E13BA	9200	R337300590	R172368	SALTZMAN,JEFFREY	3332 SE PARDEE ST	75	75	5.4%	\$43,923.75	\$37,451.52	\$499.35	\$222,170	5.9
1S1E13BA	7900	R263100600	R159391	SCHELLHORN,SARAH	4617 SE 33RD AVE	75	75	5.4%	\$43,923.75	\$37,451.52	\$499.35	\$247,250	6.6
Exempt Properties													
1S1E13BA	7700	R263100670	R159397	MC MAHON,KATHLEEN	4602 SE 32ND AVE	100	0	0.0%	\$0.00	\$0.00	n.m.	n.m.	n.m. X
1S1E13BA	6000	R263100480	R159381	OREN,TALIA	4603 SE 32ND AVE	100	0	0.0%	\$0.00	\$0.00	n.m.	n.m.	n.m. X
1S1E13BA	5901	R263100570	R514968	WOO,WARREN J	4606 SE 31ST AVE	100	0	0.0%	\$0.00	\$0.00	n.m.	n.m.	n.m. X
TOTAL:						1,751	1,401	100.0%	\$820,495.67	\$699,594.39	\$499.35	\$43,917,890	62.8
	4	51.7%	Properties for Which Petition Received			774	724	51.7%	\$424,010.62	\$361,532.00	\$499.35	\$41,953,870	116.0
	2	7.9%	Waivered Properties for Which No Petition Received			110	110	7.9%	\$64,421.50	\$54,928.90	\$499.35	\$579,990	10.6
	0	0.0%	Government Support			0	0	0.0%	\$0.00	\$0.00	n.m.	\$0	n.m.
	6	59.5%	Total Support			884	834	59.5%	\$488,432.12	\$416,460.90	\$499.35	\$42,533,860	102.1
	3	15.5%	Nonwaivered Properties for Which Petition Support Withdrawn			217	217	15.5%	\$127,086.05	\$108,359.73	\$499.35	\$374,170	3.5
	3	25.0%	Nonwaivered Properties for Which No Petition Received			350	350	25.0%	\$204,977.50	\$174,773.76	\$499.35	\$1,009,860	5.8
	3	0.0%	Exempt Properties			300	0	0.0%	\$0.00	\$0.00	n.m.	\$0	n.m.
	15	100.0%	Total			1,751	1,401	100.0%	\$820,495.67	\$699,594.39	\$499.35	\$43,917,890	62.8
Notes: F - Obligation to complete frontage improvements deferred to the future due to lack of sufficient existing right-of-way and will not be completed by this LID.													
Notes: W - Owner of property has previously waived right to remonstrate against formation of a local improvement district. X - 100% of property is exempted from assessment. There is insufficient existing right-of-way to build frontage improvements for this property as part of this LID. Abutting frontage improvements on SE Pardee Street will be required in the future upon red													



Subject Area

 **Local Improvement District Boundary**

Taxlots in LID

Petition Support


 Withdrawn Petition Support


 *No Petition Support*

Waiver Support

☐ *Exempt*

Area of Street

 *Area of Street, Sidewalk, and Stormwater Improvement*

 *Area of Pedestrian Improvement*

- *Example of ROW acquisition for a 50'-wide ROW*

Existing Conditions

 **Building Footprints**

2 ft Contours

— Existing Curbs

☐ Existing Sidewalks

Existing Slide

 Street Lights

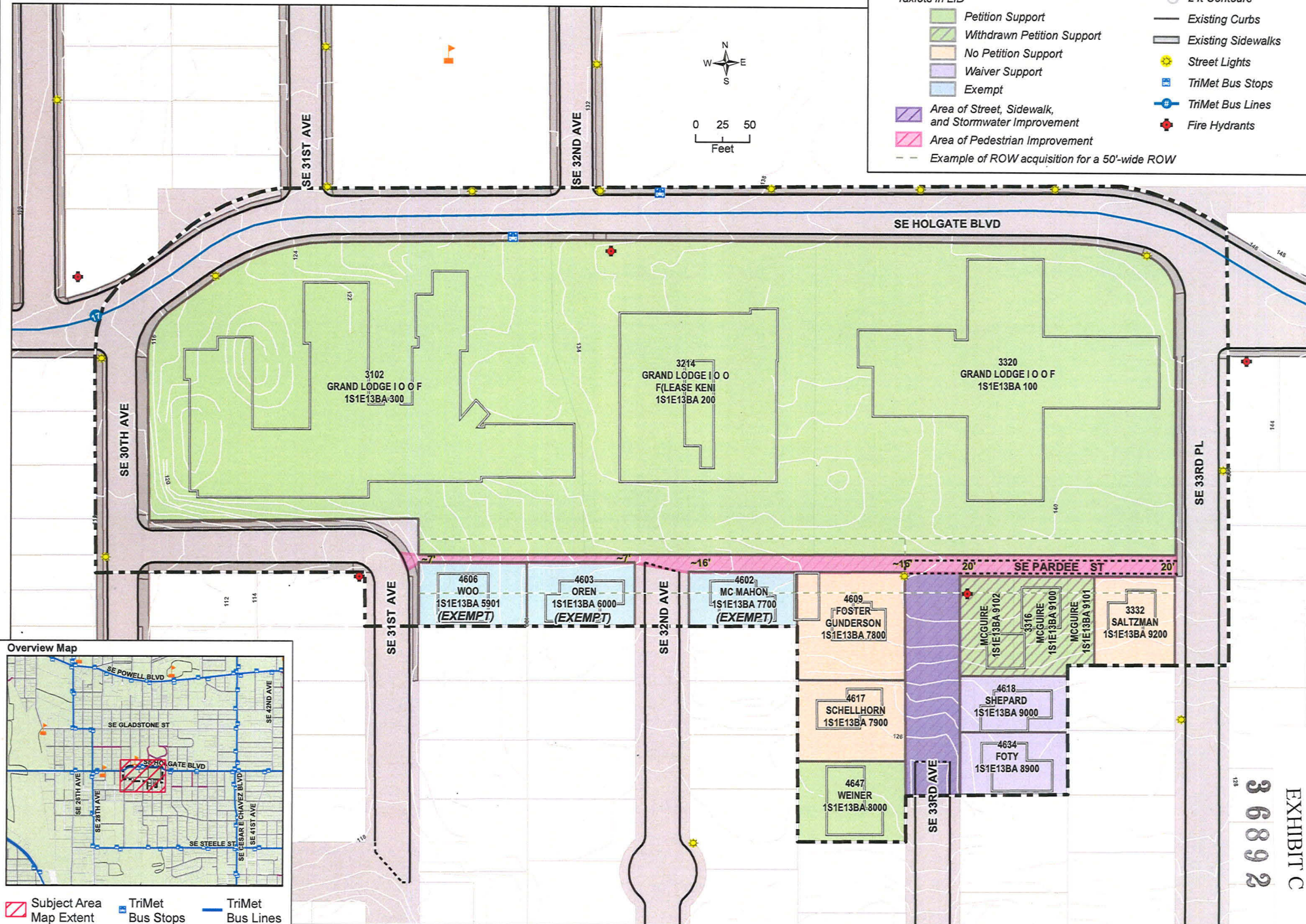
 **TriMet Bus Stops** TriMet Bus Lines **Fire Hydrants**

EXHIBIT C

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