

Portland, Oregon

## FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT For Council Action Items

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Andrew Aebi		2. Telephone No. 503-823-5648	3. Bureau/Office/Dept. PBOT / Development & Capital Program
4a. To be filed (date): January 25, 2012 9:30 AM time certain	4b. Calendar (Check One) Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>		5. Date Submitted to Commissioner's office and FPD Budget Analyst: January 13, 2012
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed	

### 1) Legislation Title:

Declare intent to initiate local improvement district formation proceedings to construct street and stormwater improvements in the NE 112th Ave and Marx St Local Improvement District (Resolution; C-10043)

### 2) Purpose of the Proposed Legislation:

Authorizes initiation of local improvement district formation proceedings and schedules an LID Formation Hearing on or after February 29, 2012.

### 3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries?)

- |  |                                    |                                    |  |
|--|------------------------------------|------------------------------------|--|
| <input type="checkbox"/> City-wide/Regional                | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North           |
| <input type="checkbox"/> Central Northeast                 | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input checked="" type="checkbox"/> East |
| <input type="checkbox"/> Central City                      |                                    |                                    |  |
| <input type="checkbox"/> Internal City Government Services |                                    |                                    |  |

## FINANCIAL IMPACT

### 4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

This legislation will increase revenue in the estimated amount of \$6,412,763.16.

### 5) Expense: What are the costs to the City related to this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future years. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the **level of confidence**.)

This legislation will increase direct expenditures in the estimated amount of \$6,512,763.16, with \$6,412,763.16 funded by the LID and \$100,000 funded by BES. PBOT will contribute an additional \$394,711.42 for overhead costs.

**6) Staffing Requirements:**

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation?** *(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)*

No new positions will be created, but formation of this LID will help to avoid the elimination of existing positions due to a decrease in capital improvement work.

- **Will positions be created or eliminated in future years as a result of this legislation?**  
No.

*(Complete the following section only if an amendment to the budget is proposed.)*

**7) Change in Appropriations** *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)* Upon approval, any necessary budget adjustments will be made as part of the FY11-12 Spring BMP.

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

**[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]**

## PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

☒ YES: Please proceed to Question #9.

☐ NO: Please, explain why below; and proceed to Question #10.

9) If "YES," please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

This project will resolve longstanding severe transportation and stormwater infrastructure deficiencies in this area, which the neighborhood has sought to resolve since October 1995.

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

All property owners have been invited to two property owner meetings. Additional outreach has been made to the Columbia Corridor Association and to the Columbia South Shore Opportunity Group.

c) How did public involvement shape the outcome of this Council item?

The LID was petitioned at the request of property owners.

d) Who designed and implemented the public involvement related to this Council item?

The Local Improvement District Administrator.

e) Primary contact for more information on this public involvement process (name, title, phone, email):

Andrew Aebi, Local Improvement District Administrator, 503-823-5648.

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.

If Council approves this resolution, an LID Formation Hearing will be scheduled on or after February 29, 2012 to which all property owners will be invited. If Council approves the subsequent LID Formation Ordinance, all property owners will be invited to at least one meeting during design of the project before plans are finalized.

KK 01-06-12

BUREAU DIRECTOR

  
TOM MILLER, Bureau of Transportation

# Petition for NE 112th Avenue and Marx Street Local Improvement District

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4. Properties will be assessed on an abutting square footage basis. The Bureau of Transportation will absorb overhead costs estimated at \$394,711.72 subject to Office of Management and Finance and City Council approval.

RECEIVED  
NOV 22 2011

TRANSPORTATION

*The undersigned, being the owner or contract purchaser of the described property set opposite my or its name, hereby petition the City Council to improve NE 112th Avenue and NE Marx Street above in conformity with the charter, ordinances and regulations of the City of Portland.*

### Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator  
Portland Bureau of Transportation  
1120 SW Fifth Avenue, Suite 800  
Portland, OR 97204  
Telephone: (503) 823-5648  
E-Mail: andrew.aebi@portlandoregon.gov


### Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

  
11/18/2011

### Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address/Property Location: Estimate:

COTTON CREEK LLC

Total S.F.:	49,401	Assessable S.F.:	39,779	1N2E22AB 1100	R647321390	5404 NE 112TH AVE	\$210,229.97
Total S.F.:	49,401	Assessable S.F.:	39,779	Total Estimate:			\$210,229.97

EXHIBIT A

P2/2

# Petition for NE 112th Avenue and Marx Street Local Improvement District

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Portland Bureau of Transportation  
1120 SW Fifth Avenue, Suite 800  
Portland, OR 97204  
Telephone: (503) 823-5648  
E-Mail: [andrew.aebi@portlandoregon.gov](mailto:andrew.aebi@portlandoregon.gov)

### Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->	<u>Larry A. Buckland</u>
...and date -	<u>11-22-11</u>
Please sign here... ->	<u>Sherrie A. Buckland</u>
...and date -	<u>11-22-11</u>

### Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

**BUCKLAND, LARRY A & SHERRIE A**

Total S.F.:	34,529	Assessable S.F.:	34,529	1N2E22AB 1300,	R647321330	5360 NE 112TH AVE	\$178,720.99
Total S.F.:	34,529	Assessable S.F.:	34,529	Total Estimate:			\$178,720.99

Tuesday, November 22, 2011

# Petition for NE 112th Avenue and Marx Street Local Improvement District

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Portland Bureau of Transportation  
1120 SW Fifth Avenue, Suite 800  
Portland, OR 97204  
Telephone: (503) 823-5648  
E-Mail: andrew.aebi@portlandoregon.gov

### Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

*Walsh Holdings LLC*  
*By Matthew E. Walsh*  
*Manager*

*9/29/11*

### Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

INSKEEP, CHARLES E

Total S.F.:	5,500	Assessable S.F.:	5,500	1N2E22AB 1400	R647321310	5220 NE 112TH AVE	\$29,067.40
Total S.F.:	5,500	Assessable S.F.:	5,500	Total Estimate:			\$29,067.40

# Petition for NE 112th Avenue and Marx Street Local Improvement District

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RECEIVED  
SEP 20 2011

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TRANSPORTATION

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1120 SW Fifth Avenue, Suite 800  
Portland, OR 97204  
Telephone: (503) 823-5648  
E-Mail: andrew.aebi@portlandoregon.gov

### Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

*Walsh Holdings LLC by  
William Walsh, Manager*

### Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

### WALSH HOLDINGS LLC

Total S.F.:	40,213	Assessable S.F.:	40,213	1N2E22BA 100	R647321670	5415 NE 112TH AVE	\$212,524.96
Total S.F.:	9,776	Assessable S.F.:	9,776	1N2E22BA 1100	R647321900	11147 NE MARX ST	\$51,665.98
Total S.F.:	65,322	Assessable S.F.:	65,322	1N2E22BA 1200	R647321930	11103 NE MARX ST	\$345,225.57
Total S.F.:	58,121	Assessable S.F.:	58,121	1N2E22BA 1300	R647321980	11035 NE MARX ST	\$307,168.41
Total S.F.:	54,094	Assessable S.F.:	54,094	1N2E22BA 1400	R647322030	11009 NE MARX ST	\$285,885.79

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AUG 15 2011

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## Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

*[Signature]*  
8/9/11

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

## NORTHWEST WOOD & FIBRE RECOVERY INC>

Total S.F.:	63,682	Assessable S.F.:	25,540	1N2E22BA. 1500	R647322080	11001 NE MARX ST	\$134,978.43
Total S.F.:	63,682	Assessable S.F.:	25,540	Total Estimate:			\$134,978.43



# Petition for NE 112th Avenue and Marx Street Local Improvement District

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Please sign here... ->

...and date -

Please sign here... ->

...and date -

*[Signature]*  
8/9/11 *MS*

## Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

**NORTHWEST WOOD & FIBRE RECOVERY INC**

Total S.F.:	40,205	Assessable S.F.:	40,205	1N2E22BA 200	R647321710	5339 NE 112TH AVE	\$212,482.68
Total S.F.:	40,205	Assessable S.F.:	40,205	Total Estimate:			\$212,482.68

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**RECEIVED**  
AUG 19 2011

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## Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

*[Signature]*  
8/16/11  
*[Signature]*

## Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

## WALSH HOLDINGS LLC

Total S.F.:	8,986	Assessable S.F.:	6,740	1N2E22BA 2200	R647322150	10901 NE MARX ST	\$35,618.13
Total S.F.:	21,885	Assessable S.F.:	21,885	1N2E22BA 300	R647321750	5235 NE 112TH AVE	\$115,661.82
Total S.F.:	7,520	Assessable S.F.:	7,520	1N2E22BA 400	R647321780	5225 NE 112TH AVE	\$39,743.06
Total S.F.:	7,144	Assessable S.F.:	7,144	1N2E22BA 500	R647321800	5213 NE 112TH AVE	\$37,755.91
Total S.F.:	7,520	Assessable S.F.:	7,520	1N2E22BA 600	R647321820	5205 NE 112TH AVE	\$39,743.06

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...and date -

Please sign here... ->

...and date -

*[Signature]*  
8/9/11

### Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

WALSH HOLDINGS LLC

Total S.F.: 7,144 Assessable S.F.: 7,144

1N2E22BA 700

R647321840

5135 NE 112TH AVE

\$37,755.91

Total S.F.: 287,725 Assessable S.F.: 285,479

Total Estimate: \$1,508,748.60

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Please sign here... ->

...and date -

Please sign here... ->

...and date -

*Steve P. Aebi*  
8/9/11

## Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

HOUSEL,STEPHEN P & CHERI R

Total S.F.: 17,619 Assessable S.F.: 17,619

1N2E22BB 400

R647323210

5302 NE 105TH AVE

\$93,116.09

Total S.F.: 17,619 Assessable S.F.: 17,619

Total Estimate: \$93,116.09

**NE 112TH AVENUE AND MARX STREET LOCAL IMPROVEMENT DISTRICT**  
**Assessment Worksheet (As Petitioned)**  
 Prepared by the Local Improvement District Administrator on 1/04/12

STATE_ID	RNO	PROPERTY ID	OWNER	SITEADDR	As Petitioned							Notes
					Total S.F.	Assessable S.F.	Rate	% Share	Estimate	RMV	Ratio	
Nonwaivered Properties for Which Petition Support Received												
1N2E22AB 1100	R647321390	R235845	COTTON CREEK LLC	5404 NE 112TH AVE	49,401	39,779	\$5.28	3.28%	\$210,229.97	\$567,650	2.7	P, R
1N2E22AB 1300	R647321330	R235843	BUCKLAND, LARRY A & SHERRIE A	5360 NE 112TH AVE	34,529	34,529	\$5.18	2.79%	\$178,720.99	\$622,400	3.5	W
1N2E22AB 1400	R647321310	R235842	WALSH HOLDINGS LLC	5220 NE 112TH AVE	5,500	5,500	\$5.28	0.45%	\$29,067.40	\$155,460	5.3	
1N2E22BA 100	R647321670	R235850	WALSH HOLDINGS LLC	5415 NE 112TH AVE	40,213	40,213	\$5.28	3.31%	\$212,524.96	\$147,670	0.7	
1N2E22BA 1100	R647321900	R235860	WALSH HOLDINGS LLC	11147 NE MARX ST	9,776	9,776	\$5.28	0.81%	\$51,665.98	\$88,000	1.7	
1N2E22BA 1200	R647321930	R235861	WALSH HOLDINGS LLC	11103 NE MARX ST	65,322	65,322	\$5.28	5.38%	\$345,225.57	\$425,480	1.2	R, W
1N2E22BA 1300	R647321980	R235862	WALSH HOLDINGS LLC	11035 NE MARX ST	58,121	58,121	\$5.28	4.79%	\$307,168.41	\$1,150,880	3.7	W
1N2E22BA 1400	R647322030	R235863	WALSH HOLDINGS LLC	11009 NE MARX ST	54,094	54,094	\$5.28	4.46%	\$285,885.79	\$371,940	1.3	
1N2E22BA 1500	R647322080	R235864	NORTHWEST WOOD & FIBRE RECOVERY INC>	11001 NE MARX ST	63,682	25,540	\$5.28	2.10%	\$134,978.43	\$819,860	6.1	A
1N2E22BA 200	R647321710	R235851	NORTHWEST WOOD & FIBRE RECOVERY INC	5339 NE 112TH AVE	40,205	40,205	\$5.28	3.31%	\$212,482.68	\$98,290	0.5	
1N2E22BA 2200	R647322150	R235866	WALSH HOLDINGS LLC	10901 NE MARX ST	8,986	6,740	\$5.28	0.56%	\$35,618.13	\$121,990	3.4	C
1N2E22BA 300	R647321750	R235852	WALSH HOLDINGS LLC	5235 NE 112TH AVE	21,885	21,885	\$5.28	1.80%	\$115,661.82	\$178,530	1.5	
1N2E22BA 400	R647321780	R235853	WALSH HOLDINGS LLC	5225 NE 112TH AVE	7,520	7,520	\$5.28	0.62%	\$39,743.06	\$114,580	2.9	
1N2E22BA 500	R647321800	R235854	WALSH HOLDINGS LLC	5213 NE 112TH AVE	7,144	7,144	\$5.28	0.59%	\$37,755.91	\$138,250	3.7	
1N2E22BA 600	R647321820	R235855	WALSH HOLDINGS LLC	5205 NE 112TH AVE	7,520	7,520	\$5.28	0.62%	\$39,743.06	\$146,910	3.7	
1N2E22BA 700	R647321840	R235856	WALSH HOLDINGS LLC	5135 NE 112TH AVE	7,144	7,144	\$5.28	0.59%	\$37,755.91	\$157,570	4.2	
1N2E22BB 400	R647323210	R235892	HOUSEL, STEPHEN P & CHERI R	5302 NE 105TH AVE	17,619	17,619	\$5.28	1.45%	\$93,116.09	\$279,370	3.0	
Waivered Properties for Which No Petition Support Received												
1N2E15CD 3000	R647321530	R235847	SCHMAUTZ, ARNOLD W	5445 NE 112TH AVE	33,919	25,046	\$5.28	2.06%	\$132,367.37	\$126,470	1.0	P, R, W
1N2E22AB 1200	R647321360	R235844	BUFFAM-CLARK LAND LLC PO BOX 171	5362 NE 112TH AVE	40,524	36,648	\$5.28	3.02%	\$193,682.40	\$969,280	5.0	P, R, W
1N2E22AB 800	R647320860	R235830	SLIPHER, RANDOLPH W & DEBORA	5305 NE 115TH AVE	45,159	0	n.m.	0.00%	\$0.00	\$0	n.m.	E, W
1N2E22BA 2600	R647322820	R235882	VANCOUVER WAY LAND CO	5335 W/ NE 109TH AVE	14,928	14,928	\$5.28	1.23%	\$78,894.20	\$120,370	1.5	W
1N2E22BA 3100	R647323020	R235887	VANCOUVER WAY LAND CO	5335 W/ NE 109TH AVE	107,623	107,623	\$5.28	8.87%	\$568,785.58	\$2,067,950	3.6	W
1N2E22BA 3200	R647319120	R235806	MENDENHALL, CRAIG A & MENDENHALL, LISA B	10702 NE MARX ST	42,895	29,251	\$5.28	2.41%	\$154,591.00	\$579,740	3.8	M, W
1N2E22BA 3300	R647319070	R235805	THIDWICK MANAGEMENT CO % WALSH CONSTRUCTION ATTN: WIED, JOHN	10738 NE MARX ST	42,889	29,251	\$5.28	2.41%	\$154,591.00	\$891,330	5.8	M, W
1N2E22BA 3400	R647319240	R235810	THIDWICK MANAGEMENT CO % WALSH CONSTRUCTION ATTN: WIED, JOHN	10738 W/ NE MARX ST	42,895	29,251	\$5.28	2.41%	\$154,591.00	\$318,460	2.1	M, W
1N2E22BA 4600	R647320220	R235819	BAKKE, DAVID C & CONLEY, CINDY D	11020-11038 NE MARX	21,448	21,448	\$5.28	1.77%	\$113,352.28	\$315,650	2.8	W
1N2E22BA 4700	R647320170	R235818	BAKKE, DAVID C & CONLEY-BAKKE, CINDY	11040 NE MARX ST	42,891	22,687	\$5.28	1.87%	\$119,900.38	\$271,390	2.3	M, W
1N2E22BA 4800	R647320370	R235823	MCCUTCHEON, RICK & MCCUTCHEON, KRISTIN	11120 NE MARX ST	18,805	18,805	\$5.28	1.55%	\$99,384.08	\$154,670	1.6	W
1N2E22BA 5000	R647320340	R235822	TORRES, PROSPERO	5041 NE 112TH AVE	12,366	0	n.m.	0.00%	\$0.00	\$0	n.m.	E, W
1N2E22BB 1900	R647318850	R235799	BLOOM, OSCAR & SHIRLEY	10534 NE MARX ST	42,888	29,251	\$5.28	2.41%	\$154,591.00	\$851,130	5.5	M, W
1N2E22BB 200	R647323120	R235889	VANCOUVER WAY LAND CO	5335 W/ NE 109TH AVE	53,443	53,443	\$5.28	4.40%	\$282,445.27	\$1,497,340	5.3	W
1N2E22BB 300	R647323190	R235891	TROUTNER, GARY A TR	10555 NE MARX ST	15,183	15,183	\$5.28	1.25%	\$80,241.88	\$472,710	5.9	W
Government Properties												
None.												
Nonwaivered Properties for Which No Petition Support Received												
1N2E15CD 2700	R647322340	R235872	SCHMAUTZ, ARNOLD W	5410 NE 109TH AVE	134,123	52,447	\$5.28	4.32%	\$277,184.01	\$1,495,940	5.4	N, P, R
1N2E15CD 3100	R647321580	R235848	BUCKAROO THERMOSEAL INC % SCHMAUTZ, ARNOLD W	5439 NE 112TH AVE	23,298	23,298	\$5.28	1.92%	\$123,129.50	\$116,500	0.9	
1N2E22AB 1500	R647321290	R235841	BERGE, RONALD J & BERGE, DORIS	11217 NE MARX PL	7,500	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22AB 1600	R647321270	R235840	BERGE, RONALD J & BERGE, DORIS M	11227 NE MARX PL	5,000	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22AB 1700	R647321250	R235839	BERGE, RONALD & DORIS	11237 NE MARX PL	5,000	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22AB 1800	R647321220	R235838	HARRISON, ELSIE M	11301 NE MARX PL	14,996	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22AB 1900	R647321180	R235837	ALLIED BUILDING PRODUCTS CORP>	11250 NE MARX PL	17,996	0	n.m.	0.00%	\$0.00	\$0	n.m.	E

EXHIBIT B

**NE 112TH AVENUE AND MARX STREET LOCAL IMPROVEMENT DISTRICT**  
**Assessment Worksheet (As Petitioned)**  
 Prepared by the Local Improvement District Administrator on 1/04/12

1N2E22AB 2000	R647321140	R235836	BERGE, RONALD J & DORIS M	11218 NE MARX PL	19,992	19,992	\$5.28	1.65%	\$105,657.35	\$302,600	2.9	
1N2E22AB 2100	R647321060	R235835	ALLIED BUILDING PRODUCTS CORP>	NEC/ 112TH & NE MARX	85,260	63,945	\$5.28	5.27%	\$337,948.15	\$457,380	1.4	C
1N2E22AB 2300	R647320540	R235828	HUFFORD, DAVID A & PATRICIA D	5040 NE 112TH AVE	44,343	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22AB 900	R647320880	R235831	SLIPHER, RANDOLPH W & DEBORA	5305 W/ NE 115TH AVE	45,045	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 1000	R647321880	R235859	PATEL, BABUBHAI N & SAVITABEN B	11157 NE MARX ST	3,895	3,895	\$5.18	0.31%	\$20,160.39	\$112,430	5.6	
1N2E22BA 2300	R647322900	R235884	SLIPHER, RANDY	10835 NE MARX ST	10,439	10,439	\$5.28	0.86%	\$55,169.92	\$111,820	2.0	
1N2E22BA 2400	R647322860	R235883	SLIPHER, RANDOLPH W	10811 NE MARX ST	15,772	15,772	\$5.28	1.30%	\$83,354.73	\$588,330	7.1	
1N2E22BA 3500	R647319220	R235809	MENDENHALL, CRAIG A	10836 NE MARX ST	10,301	10,301	\$5.28	0.85%	\$54,440.60	\$182,660	3.4	
1N2E22BA 3600	R647319200	R235808	KARPENKO, YEKATERINA & KARPENKO, VYACHESLAV & KUSHNIRYUK, PAVEL	5105 NE 109TH AVE	7,725	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 3700	R647319170	R235807	JAMES, ROGER L & EUGENA F	5021 NE 109TH AVE	14,968	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 3800	R647320110	R235815	OKAZAKI, KENNETH J	10908 NE MARX ST	6,334	6,334	\$5.28	0.52%	\$33,475.07	\$134,160	4.0	
1N2E22BA 3900	R647320090	R235814	URBAN, DAVID G	5114 NE 109TH AVE	7,500	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 4000	R647320130	R235816	PARKER, YVONNE M & MICHAEL A	5100 NE 109TH AVE	7,500	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 4100	R647320150	R235817	FAISON, JAMES & JOHNSON, JAMES A TO MAXWELL- HENDRICKS, SHARON	5016 NE 109TH AVE	8,696	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 4200	R647320080	R235813	LUPEKHA, OLEG & LUPEKHA, JULIA	10930 W/ NE MARX ST	16,650	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 4300	R647320060	R235812	LUPEKHA, OLEG & LUPEKHA, JULIA	10930 W/ NE MARX ST	13,546	13,493	\$5.28	1.11%	\$71,310.26	\$159,370	2.2	M
1N2E22BA 4400	R647320050	R235811	LUPEKHA, OLEG & LUPEKHA, JULIA	10940 NE MARX ST	15,743	15,743	\$5.28	1.30%	\$83,201.46	\$108,000	1.3	M
1N2E22BA 4500	R647320270	R235820	KNOERNSCHILD, JOHN & KIM	11004 NE MARX ST	21,448	14,188	\$5.28	1.17%	\$74,983.32	\$168,950	2.3	M
1N2E22BA 4900	R647320300	R235821	MC LEARN, JEANETTE P	11150 NE MARX ST	11,592	11,592	\$5.28	0.96%	\$61,263.51	\$222,440	3.6	
1N2E22BA 5100	R647320410	R235824	ALDAZ, DAVID & MARIA A	5025 NE 112TH AVE	43,310	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 5200	R647320470	R235826	ALDAZ, DAVID & MARIA A	5005 NE 112TH AVE	4,970	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BA 800	R647321860	R235857	MAYS, LATRICIA F	5123 NE 112TH AVE	3,916	3,916	\$5.28	0.32%	\$20,695.99	\$157,470	7.6	
1N2E22BA 900	R647321870	R235858	JOHNSON, BRUCE S & COLLEEN MAE TO PATEL, BABUBHAI N ET UX	5115 NE 112TH AVE	1,896	1,896	\$5.18	0.15%	\$9,813.63	\$86,510	8.8	
1N2E22BB 1600	R647318910	R235800	SCHROTH, PAUL A & ANNETTE K	5132 NE 105TH AVE	11,989	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BB 1700	R647318920	R235801	SCHROTH, PAUL & ANNETTE	5200 NE 105TH AVE	14,000	0	n.m.	0.00%	\$0.00	\$0	n.m.	E
1N2E22BB 1800	R647318930	R235802	RIGUTTO, NICHOLAS R & RIGUTTO, LINDA L	5226 NE 105TH AVE	7,007	7,007	\$5.28	0.58%	\$37,031.87	\$244,150	6.6	
1N2E22BB 2000	R647319020	R235804	HALF TILI LLC TO MC INNIS INVESTMENT CO	10620 NE MARX ST	42,896	29,251	\$5.28	2.41%	\$154,591.00	\$526,530	3.4	M
1N2E22BB 2100	R647318970	R235803	SM REALTY LLC	10630 NE MARX ST	42,892	29,251	\$5.28	2.41%	\$154,591.00	\$270,510	1.7	M
<b>TOTAL:</b>					<b>1,824,055</b>	<b>1,214,225</b>	<b>\$5.28</b>	<b>100.00%</b>	<b>\$6,412,763.36</b>	<b>\$19,667,070</b>	<b>3.1</b>	
<b>Number of Properties</b>	<b>Percent of Area Total Assessable</b>	<b>Percent of Est. Cost</b>										
17	27.3%	36.9%	36.9%	Nonwaivered Properties for Which Petition Support Received								
15	31.7%	35.6%	35.7%	Waivered Properties for Which No Petition Support Received								
32	59.0%	72.6%	72.6%	<b>Subtotal of Owners of Properties in Support</b>								
35	41.0%	27.4%	27.4%	Nonwaivered Properties for Which No Petition Support Received								
35	41.0%	27.4%	27.4%	<b>Subtotal of Owners of Properties Not in Support</b>								
67	100.0%	100.0%	100.0%	<b>Total</b>								
					<b>1,824,055</b>	<b>1,214,225</b>	<b>\$5.28</b>	<b>100.00%</b>	<b>\$6,412,763.36</b>	<b>\$19,667,070</b>	<b>3.1</b>	
<b>Notes:</b> A - Average depth of 140 feet applied versus actual depth of 408 feet; back portion of lot abuts NE 109th Avenue right-of-way. C - Corner lot 25% discount for previously-improved frontage. E - Exempt property M - Maximum depth of 219 feet applied versus actual depth of 330 feet; back portion of lot abuts NE Killingsworth Street right-of-way. N - Discount for area assessed for NE 109th Avenue LID P - Environmental protection "P" zone exemption applied for this property. R - Ravine top of bank exemption applied for this property. W - Current or previously owner of property has previously waived right to remonstrate against formation of a local improvement district.												

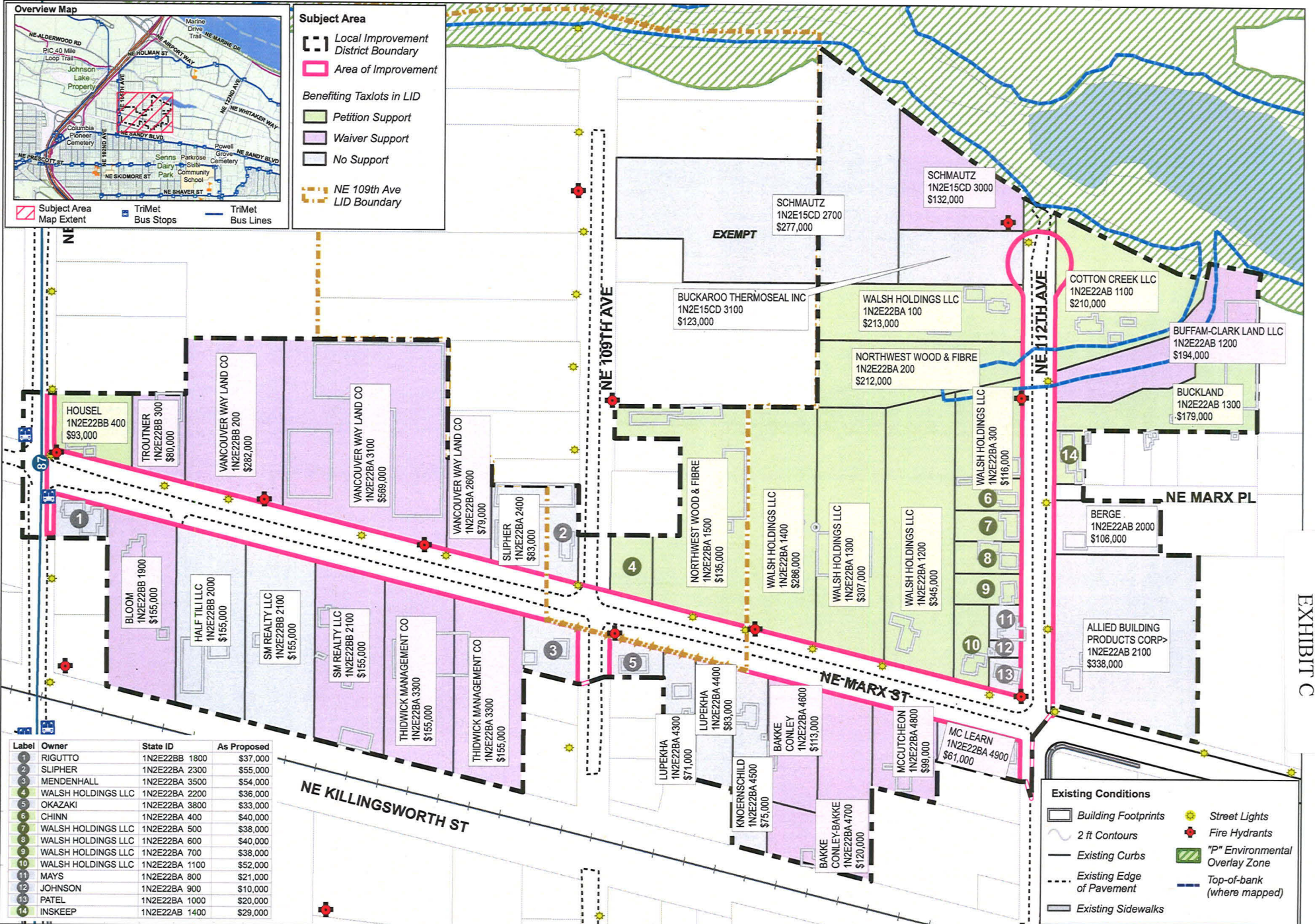




# NE 112th Avenue & Marx Street Local Improvement District As Petitioned - \$6,414,000



0 100 Feet



## **RESOLUTION No.**

Declare intent to initiate local improvement district formation proceedings to construct street and stormwater improvements in the NE 112th Ave and Marx St Local Improvement District (Resolution; C-10043)

WHEREAS, valid petitions from owners of properties within the proposed NE 112th Avenue & Marx Street Local Improvement District were filed with the Local Improvement District Administrator as contained in Exhibit A (attached to the original only); and

WHEREAS, the Local Improvement District Administrator has reviewed the petitions attached in Exhibit A and determined all of them to be valid; and

WHEREAS, as set forth in Section 17.08.010 of City Code the Bureau of Transportation is the Responsible Bureau for the proposed improvement, and the Bureau recommends initiation of local improvement district formation proceedings with NE 105th Avenue as the eastern project limit of improvements on NE Marx Street; and

WHEREAS, the petitions contain signatures of owners of property representing a majority of the properties which will be specially benefited by the proposed improvement as evaluated in Exhibit B; and

WHEREAS, the project is located in the Parkrose neighborhood, whose neighborhood association was notified of this project on December 19, 2011; and

WHEREAS, the NE 112th Avenue & Marx Street LID project will eliminate the need for a separate Wellhead Sump Retrofit capital improvement project by the Bureau of Environmental Services (Project Number E07623) involving two nonconforming sumps on the north side of NE Marx Street from NE 109th Avenue to approximately 350 feet east; and

WHEREAS, a code compliance case per case/file number 2010-183065-000-00-CC involving the property located at 5339 NE 112th Avenue is pending, but would be rendered moot by construction of the proposed improvements; and

WHEREAS, formation of the NE 112th Avenue & Marx Street is anticipated to occur on March 7, 2012 and would provide assurance of performance not only for street and stormwater improvements under Section 17.24.055.B.5 of City Code, but would also for the code compliance case per case/file number 2010-183065-000-00-CC and would likely resolve the appeal by Northwest Wood & Fibre Recovery to the Oregon Land Use Board of Appeals appeal related to case/file number LU 11-103374 EN;

NOW, THEREFORE, BE IT RESOLVED, that the local improvement district shall be known as the NE 112th Avenue & Marx Street Local Improvement District and for purposes of the Local Improvement District Formation Hearing as set forth in Section 17.08.070 of City Code, the boundary shall be as shown in the map in Exhibit C; and



BE IT FURTHER RESOLVED, that the general character and scope of the improvement is to remove the existing dirt, gravel and/or hard surface; grade streets to their proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities primarily consisting of stormwater planters or swales and storm sewer to an outfall at the Whitaker Slough; construct sidewalks on both sides of the street; and plant street trees in most locations; and

BE IT FURTHER RESOLVED, the preliminary estimate of the cost of the improvements is \$6,907,474.78 and the Local Improvement District Administrator's level of confidence in the cost estimate for this project as of the filing date of this resolution is "Low" per Exhibit A of Resolution No. 36430 adopted by Council on July 26, 2006, given that project specifications are preliminary; and

BE IT FURTHER RESOLVED, that the assessment methodology of the NE 112th Avenue & Marx Street shall be on an abutting square footage basis, unless this assessment methodology is modified by Council at the Local Improvement District Formation Hearing; and

BE IT FURTHER RESOLVED, that property owners will provide funding estimated at \$6,412,763.36 plus the costs of extra work, if any; and the Bureau of Environmental Services will provide funding estimated at \$100,000.00; and the Bureau of Transportation will provide funding estimated at \$394,711.42 for overhead costs; and

BE IT FURTHER RESOLVED, that the Council intends to construct the project with survey, design and project management by the Bureau of Transportation, and construction of the improvement by the contractor submitting the lowest responsive bid for the improvement; and

BE IT FURTHER RESOLVED, that the Council directs the Local Improvement District Administrator to initiate local improvement district formation proceedings as set forth in Section 17.08.070 of City Code and to schedule a Local Improvement District Formation Hearing on February 29, 2012 at 9:30 AM or on the earliest practicable date thereafter.

Adopted by the Council,

Mayor Sam Adams

Prepared by: Andrew Aebi:slg

Date Prepared: January 5, 2012

**LaVonne Griffin-Valade**

AUDITOR OF THE CITY OF PORTLAND

By

Deputy

Agenda No.  
**RESOLUTION NO.**

Title

Declare intent to initiate local improvement district formation proceedings to construct street and stormwater improvements in the NE 112th Ave and Marx St Local Improvement District (Resolution; C-10043)

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>MAYOR SAM ADAMS</b> <i>on behalf of Mayor Adams</i></p> <p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Adams</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Leonard</p> <p><b>BUREAU APPROVAL</b></p> <p>Bureau: Bureau of Transportation Group Manager: Greg Jones Development &amp; Capital Program Other</p> <p>Prepared by: Andrew Aebi:slg Date Prepared: January 5, 2012</p> <p>Financial Impact &amp; Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Council Meeting Date <b>JANUARY 25, 2012</b></p> <p><b>City Attorney Approval</b></p>	<p>CLERK USE: DATE FILED <u>JAN 20 2012</u></p> <p>LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p><b>ACTION TAKEN:</b></p>
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<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input checked="" type="checkbox"/> <b>Start time: 9:30 AM</b></p> <p><b>Total amount of time needed: 30 MIN</b> (for presentation, testimony and discussion)</p> <p><b>CONSENT</b> <input type="checkbox"/></p> <p><b>REGULAR</b> <input type="checkbox"/> <b>Total amount of time needed: _____</b> (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz		
2. Fish	2. Fish		
3. Saltzman	3. Saltzman		
4. Leonard	4. Leonard		
Adams	Adams		