

Broadway Corridor

Local Improvement District
Amendment and Financing

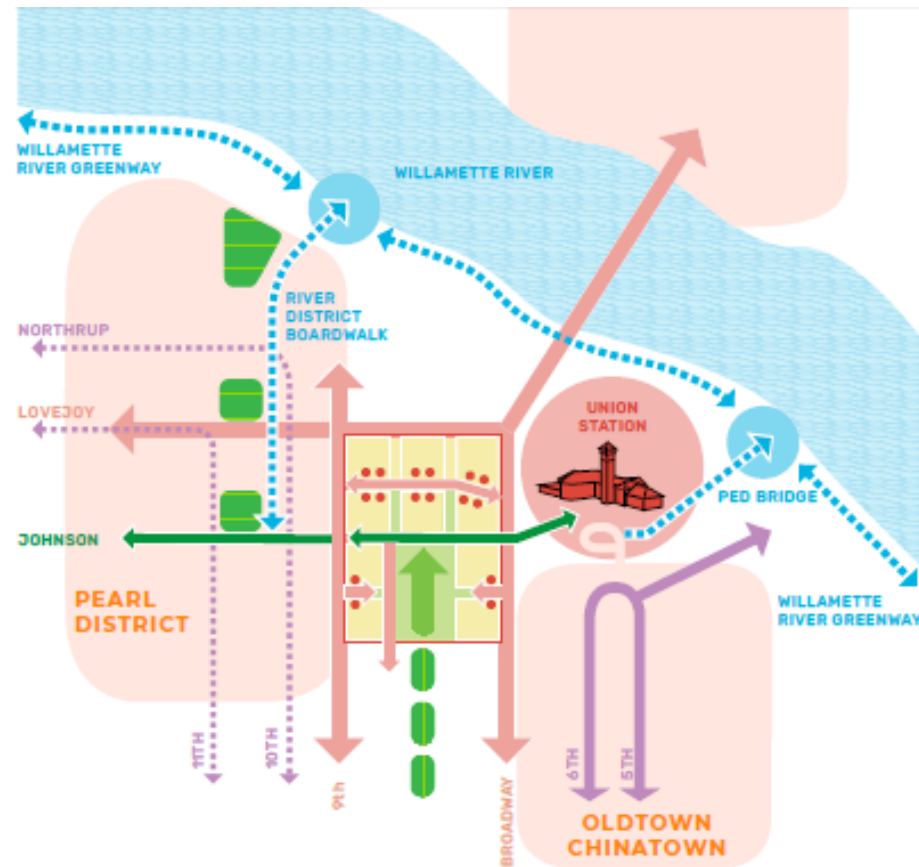
October 2, 2024 – Agenda Items #834, #836 and #837



Actions

Authorize Local Improvement District actions necessary to further the redevelopment of the Broadway Corridor:

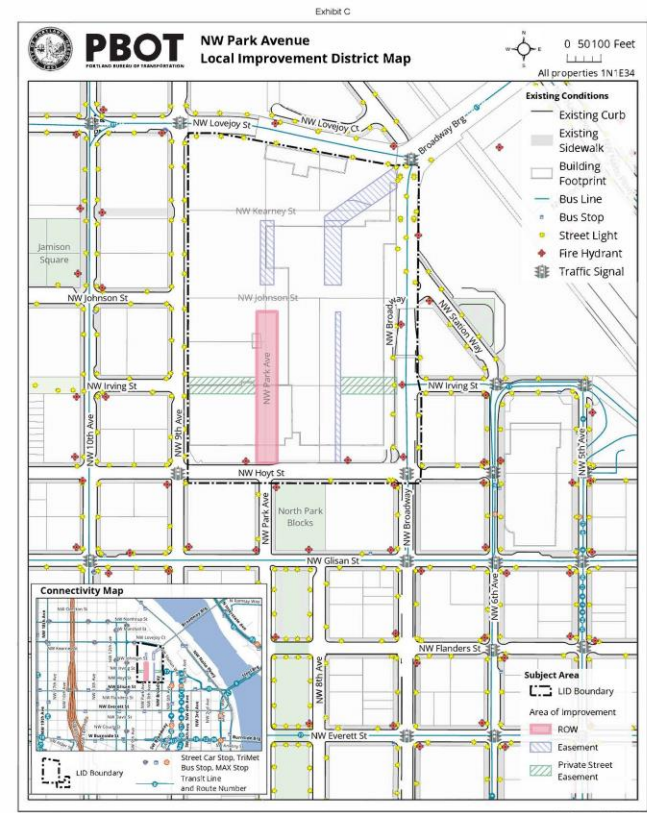
1. Amend and Bifurcate NW Park Ave and Johnson-Kearney Streets LID with separate NW Park Ave LID
2. Begin formation proceedings for separate NW Park Ave LID
3. \$14M Interim Financing for construction of the NW Johnson-Kearney Streets LID



Action Item 2: NW Park Avenue LID (Council Item 836)

Create new NW Park Avenue LID:

1. Create new NW Park Avenue LID overlapping most of amended NW Johnson-Kearney Streets LID
2. Reduce existing LID by \$8.7M and allocate to new NW Park Avenue LID
3. No change to overall combine \$23.0M LID amount
4. Segregate assessments to reflect replatting; create new pending liens
5. Second phase of construction



Action Item 3: \$14.450M Interim Financing for NW Johnson-Kearney Streets LID (Council Item 834)

- Local Improvement District (LID) financing is key part of street and infrastructure development capital stack with TSDCs, HUD Section 108 Program Income, and HB 1530 Grant award
- Interim Financing provides initial funding for construction costs
- Budget & Finance to solicit proposals for a bank line of credit
 - Periodic renewal of line of credit will meet January 2033 Final Assessment timeline in Prosper/PBOT's Funding and Finance Plan
 - Interest will be paid by (1) Prosper Portland from all available funds and (2) up to \$1.7M of PBOT TSDC Funds previously allocated to project
 - Long-term bonds will refinance the bank loan after Final Assessment
 - Assessment Payments will pass through to pay bond debt service
 - Prosper Portland payments expected to be funded from property sale proceeds and other available funds
 - Pledging of all City funds for Interim Financing and future long-term bonds provides backstop to lender/investors

Broadway Corridor



Critical Path to Development

Site Prep (2021-2024)

- Demolition
- Soils Remediation

Ph. 1 Development (2025+)

- Affordable Housing Ph. 1
- Private Development
- Relocation of USPS Retail

Ph 2. Development (2032+)

- Affordable Housing Ph. 2
- Remainder of Private Development



Secure
partner(s)



Site Acquisition & Master Planning (2015-2020)

- Broadway Corridor Framework Plan
- USPS PSA & facility relocation
- DEQ PPA
- Community process
- Master Plan approval
- Funding & Finance Plan incl. LID

Infrastructure (2024-2026)

- NW Johnson & NW Kearney
- Off-Site Utilities

Garage Demolition & Infrastructure (~2030-2032)

- Garage Demolition
- NW Park Avenue
- Park
- Green Loop

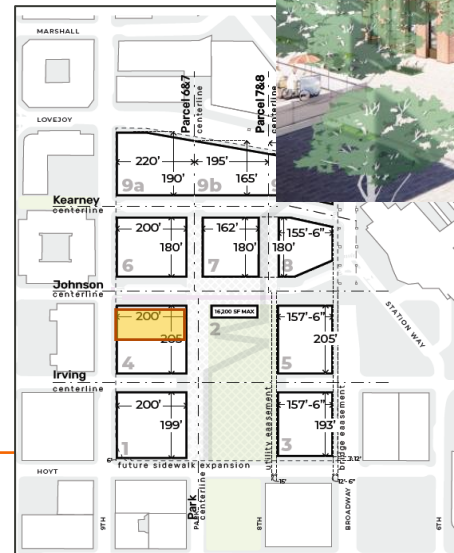
Next Steps: Affordable Housing

Parcel 4A – Home Forward

- 230-unit affordable housing project
- \$60M allocated Metro Bond, TIF and operating support
- Construction 2026 - 2028

Community benefit components

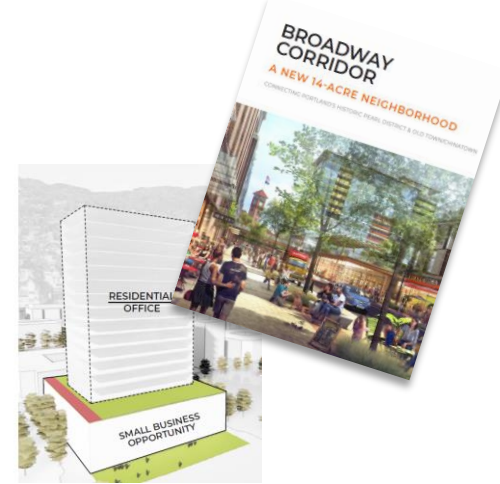
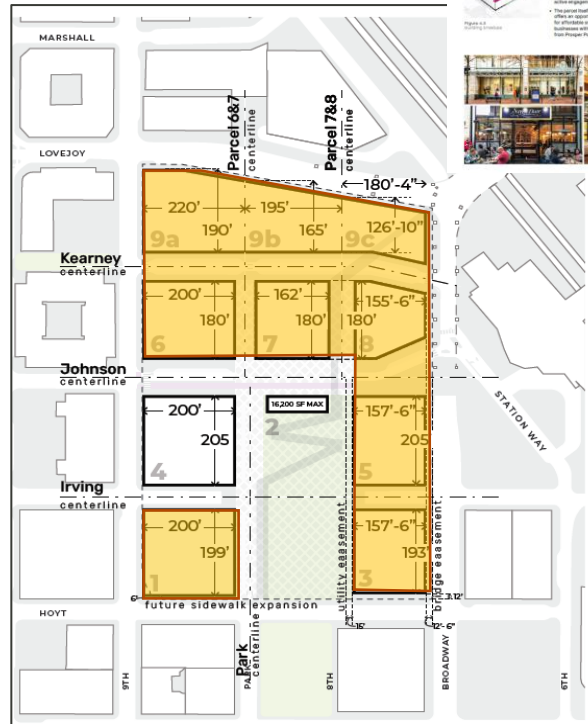
- Intentional tenanting & outreach
- ADA accessibility
- Construction equity
- Accountability & reporting



Next Steps: Related / Melvin Mark

Exclusive Negotiation Agreement

- Analyzing feasibility for a Phase 1 development proposal
- Pursuing funding opportunities (City, State, Federal)
- Assessment of CBA terms
- Participation in Open Space & Green Loop design and operations planning



PARCEL 9
Development Opportunity

To prevent an overbuilt building here along Lovejoy and constrain the east-west dimensions of buildings on development parcels to be treated as follows:

- Less than 85' in height. For the portion of a building less than 85' in height, there is to be no on-street small businesses, and no regulated space between building or portions of building.
- Height greater than 85' and less than 100'. For the portion of a building greater than 85' and less than 100' in height, there is to be no on-street small businesses, and no regulated space between building or portions of building.
- If a single block of parcel 9 is to be developed, Design Commission will make a report of the surrounding area and plan for a study during the development of this parcel.

Prior Related Approvals

- **Master Plan** – Design Commission approved August 2020
Established required infrastructure, open space, min/max development density
- **Funding & Finance Plan** – City Council approved September 2020
Established public funding and finance for extraordinary site conditions and community benefits
Directed LID and various infrastructure IGAs in alignment with Funding & Finance Plan
- **Creation of LID** – City Council approved October 2020
Established public financing for ROW & Signal Improvements