# Broadway Corridor

## Local Improvement District Amendment and Financing

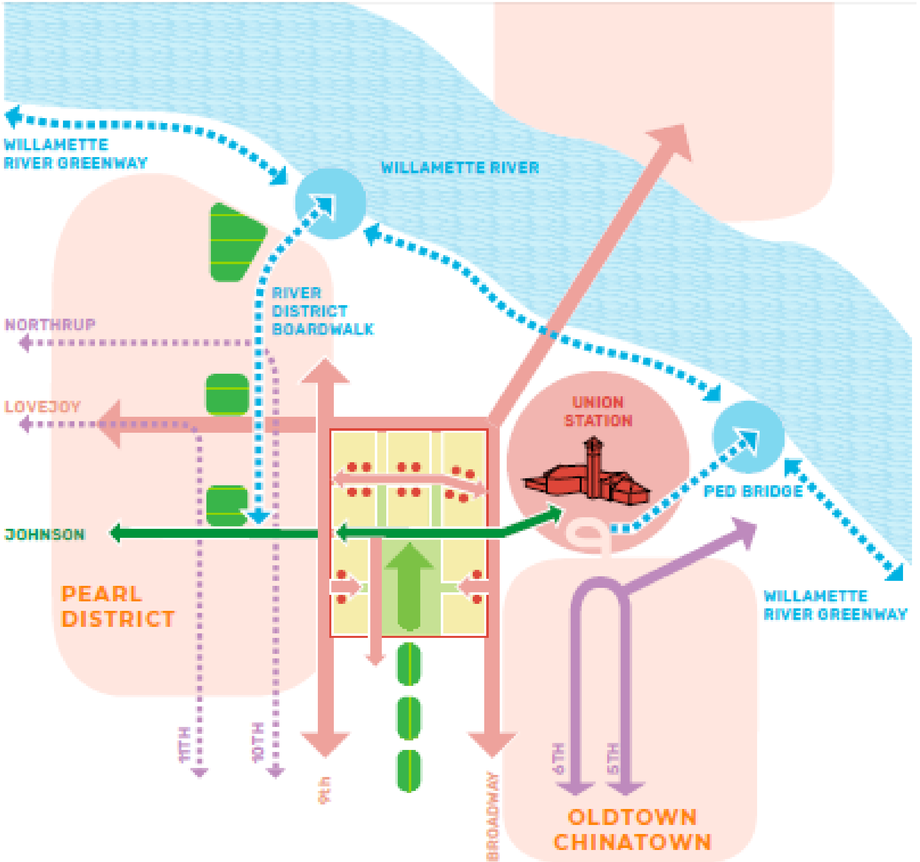
October 2, 2024 – Agenda Items #834, #836 and #837

PROSPER PORTLAND

# 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 1: NW Johnson-Kearney LID (Council Item 837)

## Remove NW Park Avenue from existing LID formed in 2020:

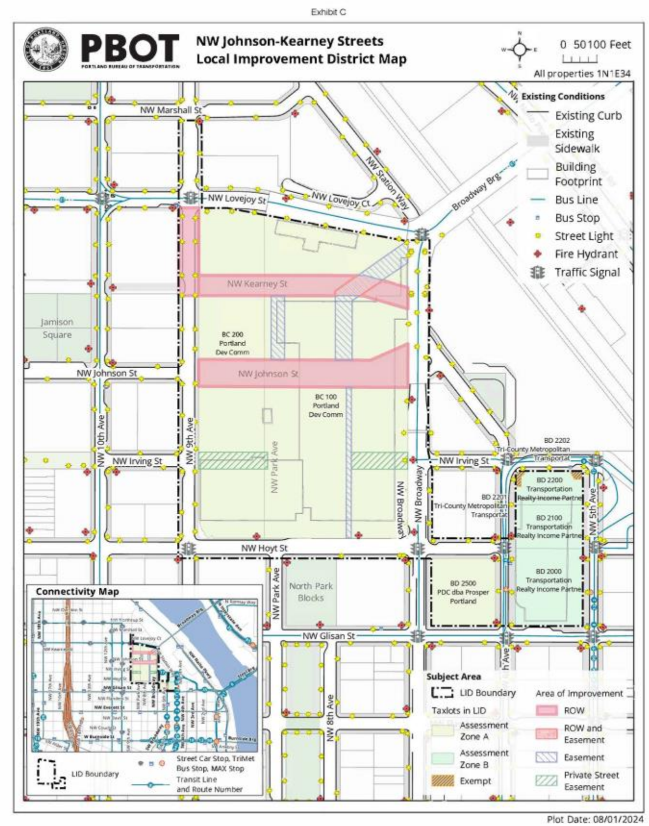
1. Rename NW Park Avenue and Johnson-Kearney Streets LID to NW Johnson-Kearney Streets LID

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. First phase of construction



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

## Create new NW Park Avenue LID:

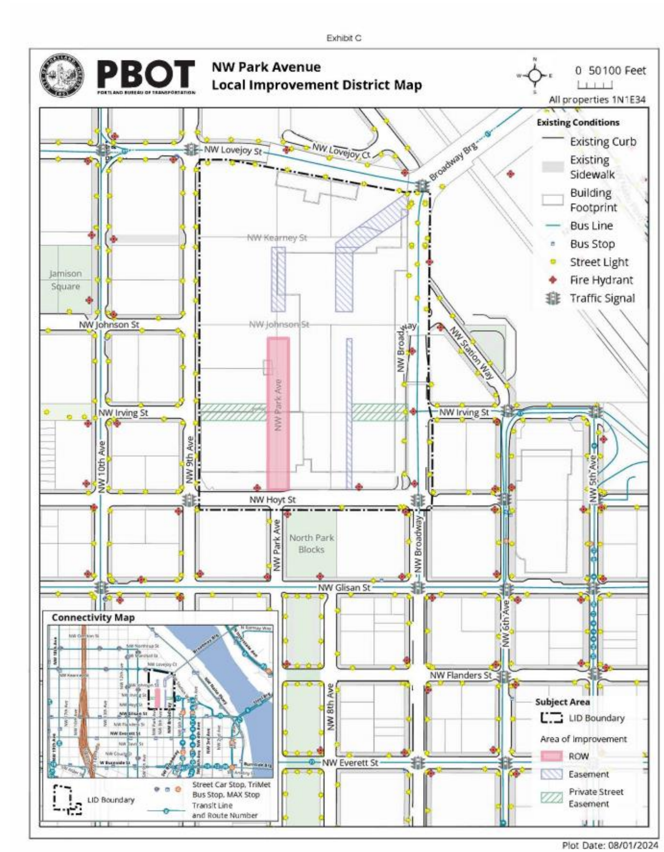
1. Create new NW Park Avenue LID overlapping most of amended NW Johnson-Kearney Streets LID

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 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

**Site Prep**

**(2021-2024)**

- Demolition
- Soils Remediation

**Infrastructure**

**(2024-2026)**

- NW Johnson & NW Kearney
- Off-Site Utilities

**Ph. 1 Development**

**(2025+)**

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

**Garage Demolition & Infrastructure (~2030-2032)**

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

**Ph 2. Development (2032+)**

- Affordable Housing Ph. 2
- Remainder of Private Development

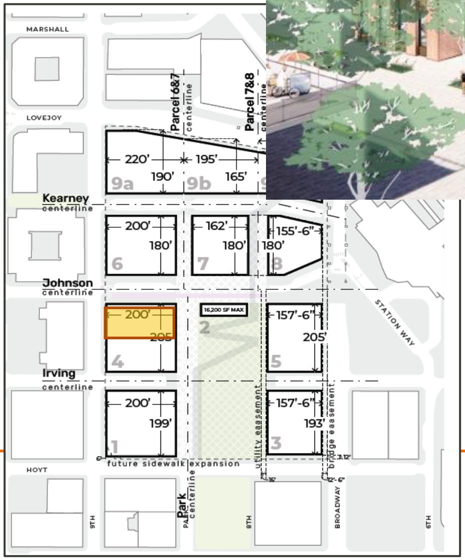
# Next Steps: Affordable Housing

**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


**Broadway Corridor**

# 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*