



# PORTLAND MALL REVITALIZATION

## Local Improvement District

The City of Portland, TriMet, Metro and other jurisdictions are collaborating in a regional effort to extend light rail service between the Central City and Clackamas County. As part of this effort, light rail will be added to Fifth and Sixth avenues from Union Station to Portland State University. The proposed Portland Mall Revitalization Project will provide for additional transportation access to support the downtown economy, upgrade the aging Mall facilities, and help revitalize the downtown commercial and retail climate. With limited highway access, downtown's long-term economic growth is dependent on providing additional light rail service.

## Project funding

The \$494 million regional project requires a local match of \$198 million. A Downtown Local Improvement District (LID) has been proposed to provide \$17 million for the project, with tiered rates based on a property's proximity to the Mall. Payments could be stretched over 20 years. Portland State University would be assessed a total lump sum of \$7 million, for a total LID of \$24 million.

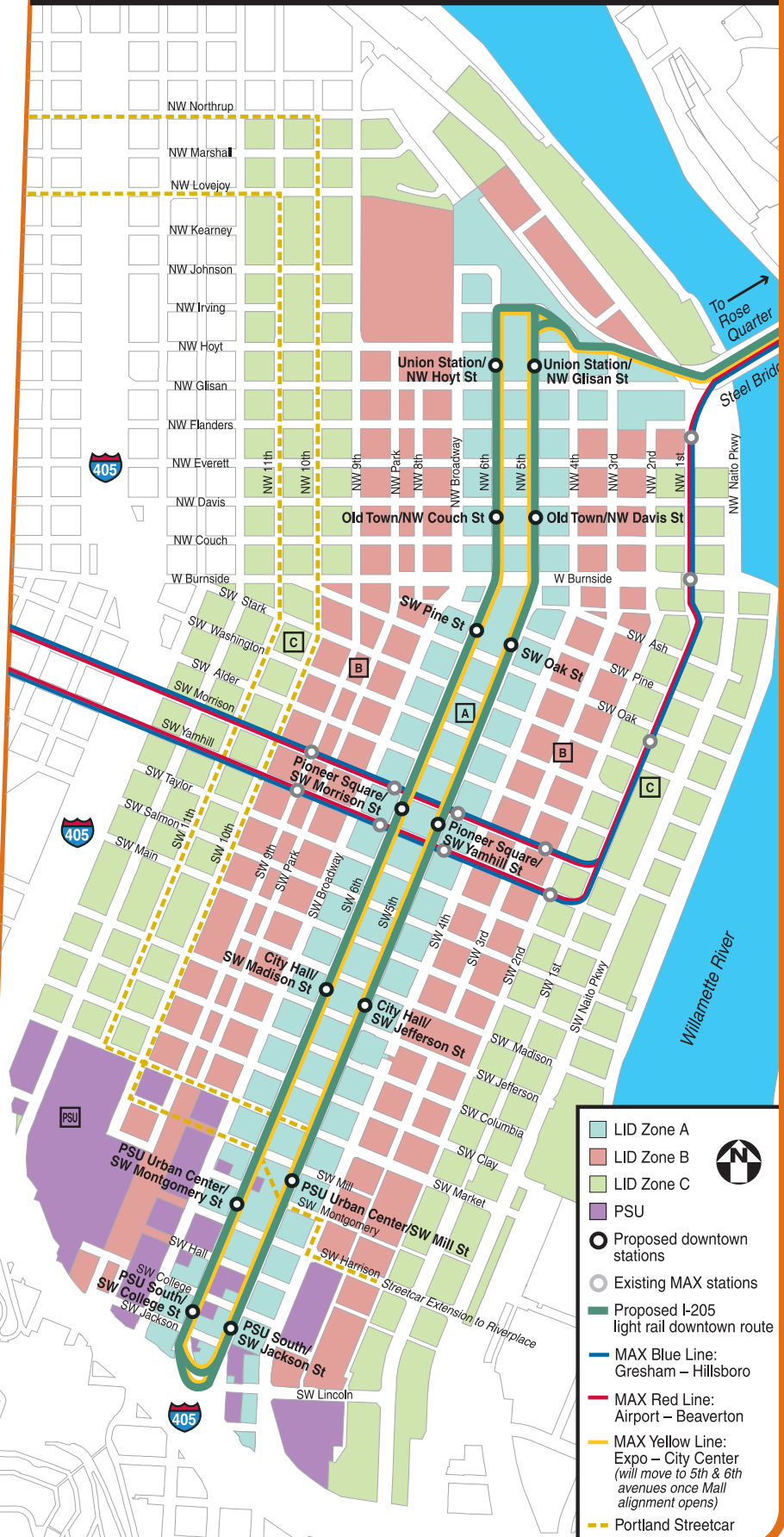
Used on the Eastside MAX, Vintage Trolley and Portland Streetcar projects, a LID is a proven method for closing the funding gap and would cover about 10 percent of the Mall project costs.

## LID assessment

The proposed LID would cover commercial, institutional and residential properties generally within the boundaries, east to west, of the Willamette River to SW 13th Avenue south of Burnside and NW 12th Avenue north of Burnside, and, north to south, from NW Northrup to I-405. The LID would have three (3) assessment zones, each with rates based on how close they are to the Mall. (See map.)

Properties would be assessed an amount equal to their land and improvement value multiplied by a value assessment rate and a "Distance Factor". Properties farthest from the Mall will pay the lowest rate.

# Portland Mall Revitalization Local Improvement District



### Value Assessment Rates

The Value Assessment Rate would be no more than \$5.25 per thousand dollars of value for commercial properties and \$3.50 per thousand dollars of value for Local Institutional and non single-family Residential properties.

Local Institutional properties would include churches, theaters, museums, libraries, parks and other publicly owned or non-profit places of public assembly. Residential properties would be those primarily used for residential rentals. All other properties would be classified as Commercial properties. Single-family residences and federally owned properties would be exempt.

### Distance Factors

The three assessment zones allow the LID to factor a property's proximity to the Mall into its assessment. These Distance Factors are: Zone A = 1.00, Zone B = 0.667 and Zone C = 0.333.

### How to figure your LID assessment

Use the map to locate your property and its assessment zone (A, B or C). Referencing your most recent Multnomah County Property Tax Statement, multiply: (Total RMV Value) x (Value Assessment Rate) x (Distance Factor). The assessment may be paid in a lump sum or financed by the City over 20 years.

### For example

The calculation for a commercial property with a value of \$5 million within Zone A would look like this: \$5,000,000 (Market Value) x 0.00525 (\$5.25 per \$1,000 value assessment rate) x 1.00 (Distance Factor for Zone A) = \$26,500. If financed over 20 years by the City of Portland, annual payments would equal approximately \$2,453 per year at 6.75% interest.

### City financing

The LID would be assessed and property owners would be billed after the project is substantially completed, presently scheduled for 2009. Assessments would be determined using the Real Market Values contained in the Multnomah County Assessor property tax records at the time the LID is assessed. The total Portland Mall Revitalization Project LID assessment amount will not exceed \$24.0 million.

The City of Portland will make long-term financing of the LID assessment available to property owners to be taken out over 5, 10 or 20 years. The actual interest rate charged to property owners would be the interest rate at which municipal bonds for the LID are sold, plus the percentage markup specified in the Portland City Code.

### LID process

Portland City Council will hear a Resolution of Intent for the Portland Mall LID on August 4, 2004 at 2:00 p.m. In mid-August, the City Auditor will mail an official notice of the LID assessment to downtown property owners. A remonstrance period will begin when the City Auditor's official notice is mailed in mid-August. The latest date for written remonstrance is tentatively September 22, 2004 or a week prior to the Local Improvement District Formation Hearing, tentatively scheduled for September 29, 2004.

### Questions regarding your LID assessment?

**Attend the Portland Mall LID Open House**

Thursday, July 29, 5-7 p.m.

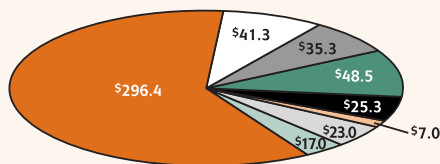
Portland Building • 1120 SW 5th Street • Room C

*If you can't make it:*

Call 503-962-2133 or email [revitalize@portlandmall.org](mailto:revitalize@portlandmall.org).

### I-205/Portland Mall Project Funding Sources

(in millions)



Federal (60%)	\$296.4 million
City of Portland	\$41.3 million
(PDC, PDOT, parking meters, other)	\$35.3 million
Clackamas County	\$35.3 million
Metro	\$48.5 million
TriMet	\$25.3 million
Portland State University LID	\$7.0 million
Oregon Department of Transportation	\$23.0 million
Local Improvement District	\$17.0 million
<b>Total (rounded)</b>	<b>\$494 million</b>

### Timeline

Local Improvement District Open House	7/29/04
Resolution of Intent Hearing	8/4/04
Property Owners receive official notice	8/16/04
Remonstrance period begins	8/17/04
Final day for receipt of remonstrances	9/22/04
Local Improvement District Formation First Hearing	9/29/04

For more information

Email [revitalize@portlandmall.org](mailto:revitalize@portlandmall.org)

Call the Project hotline at 503-962-2133

Visit [www.portlandmall.org](http://www.portlandmall.org)