

35589

Water Avenue LID Project - Full Cost Calculation
Preliminary Project Cost Estimates with PGE Contributions

Property	Parcel	Project Cost Estimates Collector	Local	ROW Adj	Net Street Assessments	Recording Fees	Estimated Assessments	City Investment	PGE Contribution	Final Net Estimate
Summary by Property Owner										
PGE - Station L/Contribution		132,004	363,266	673,813	1,169,083	56	1,169,139	(317,900)	398,761	1,250,000
PGE - Sub Station		37,813	128,597	0	166,410	28	166,438	(45,200)	(26,438)	94,800
KPTV		51,070	161,509	0	212,579	56	212,635	(57,800)	(33,815)	121,020
OMSI		331,755	1,117,084	(673,813)	775,026	28	775,054	(210,800)	(123,177)	441,077
PCC		85,248	173,622	0	258,870	28	258,898	(70,400)	(41,152)	147,346
Lonestar		86,145	62,440	0	148,585	140	148,725	(40,400)	(23,647)	84,678
Portland Traction		72,106	254,098	0	326,204	84	326,288	(88,700)	(51,879)	185,709
Simpson		68,649	0	0	68,649	140	68,789	(18,600)	(10,927)	39,262
Summit Properties		31,962	55,148	0	87,110	28	87,138	(23,700)	(13,837)	49,601
State of Oregon - DSL		0	0	0	0	0	0	0	0	0
State of Oregon - CLAY		50,699	0	0	50,699	28	50,727	(13,800)	(8,055)	28,872
State of Oregon - ODOT		16,215	15,637	0	31,852	84	31,936	(8,700)	(5,104)	18,132
Newton		7,549	0	0	7,549	28	7,577	(2,100)	(1,196)	4,281
Risberg et al		39,472	23,969	0	63,441	280	63,721	(17,300)	(10,127)	36,294
T&W Equipment		18,489	62,754	0	81,243	56	81,299	(22,100)	(12,920)	46,279
R W Crab		26,968	68,459	0	95,427	28	95,455	(26,000)	(15,153)	54,302
Falkenhagen		26,560	19,016	0	45,576	56	45,632	(12,400)	(7,258)	25,974
Balzer Pacific Equipment		0	0	0	0	0	0	0	0	0
City of Portland - Properties		20,159	68,557	0	88,716	56	88,772	(24,100)	(14,076)	50,596
City of Portland - Investment		0	0	0	0	0	0	1,000,000	0	1,000,000
Total Project Estimates		1,102,863	2,574,156	0	3,677,019	1,204	3,678,223	0	0	3,678,223

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Preliminary Project Cost Estimates with PGE Contributions

Property	Parcel	Owner	Legal	Estimated Assessments	City Investment	PGE Contribution	Final Net Estimate
R448700060	1	Simpson, Lynn TR ET AL	KERNS ADD, Blocks A B&G, Tax Lot 4	19,159	(5,200)	(3,031)	10,928
R448700110	1	Simpson, Lynn TR ET AL	KERNS ADD, Blocks A B&G, Tax Lot 5	18,114	(4,900)	(2,871)	10,343
R448700230	1a	Newton	KERNS ADD, Block C, W 70' of Lot 1 Lots 2&3	7,577	(2,100)	(1,196)	4,281
R448700260*	1b	Balzer Pacific Equipment	KERNS ADD, Block C, Lots 4	2,824	(800)	(439)	1,585
R448700270	1b	Balzer Pacific Equipment	KERNS ADD, Block C, Lots 5	1,985	(500)	(319)	1,166
R448700280	1b	Lone Star Northwest, Inc	KERNS ADD, Block C, Lots 6	1,985	(500)	(319)	1,166
R448700290*	1c	Risberg	KERNS ADD, Block C, Lot 7 and E30 of Lot 1	1,985	(500)	(319)	1,166
R448700300	1c	Risberg	KERNS ADD, Block C Lot 8 and E30 of Lot 1	2,824	(800)	(439)	1,585
R448700310	1d	Weaver/Risberg	KERNS ADD, Block D, E70 of 1&2 N38 of 6, 7&8	11,659	(3,200)	(1,834)	6,625
R448700350*	1e	Risberg/Skovborg	KERNS ADD, Block D, Lots 3-4 (whole and part)	3,942	(1,100)	(638)	2,204
R448700370	1e	Risberg/Skovborg	KERNS ADD, Block D, Parts of Lots 5-6	1,183	(300)	(199)	684
R448700380	1e	Risberg/Skovborg	KERNS ADD, Block D, Parts of Lots 5-6	1,183	(300)	(199)	684
R448700390	1e	Risberg/Skovborg	KERNS ADD, Block D, Parts of Lots 5-6	1,183	(300)	(199)	684
R649752120	4	Portland Community College	Partition 1995-58, Lot 1 (Inc Vacated ROW)	258,898	(70,400)	(41,152)	147,346
R649752130	4	Portland Traction	Partition 1995-58, Lot 2	127,604	(34,700)	(20,297)	72,607
R668200050	3a	KPTV	New Plat Lot 1	98,291	(26,700)	(15,631)	55,960
R668200100	3a	KPTV	New Plat Lot 2	114,344	(31,100)	(18,184)	65,060
R668200150	3	Portland General Electric	New Plat Lot 3	653,231	(177,600)	227,323	702,954
R794000300	2	ODOT	New Plat Lot 4	515,908	(140,300)	171,438	547,046
R794001620	5	Simpson, Lynn D TR et al	STEPHENS ADD, Block 2, Lots 1-4 and 5-8 ex st	50,727	(13,800)	(8,055)	28,872
R794001660	6	Lone Star Northwest Inc	STEPHENS ADD, Block 31, Tax Lot 8	6,682	(1,800)	(1,077)	3,805
R794001680	6	T & W Equipment Co	STEPHENS ADD, Blocks 30&31, Tax Lot 1	110,921	(30,200)	(17,625)	63,096
R794001690*	7	Lone Star Northwest Inc	STEPHENS ADD, Blocks 30&31, Tax Lot 7	65	0	0	65
R794003070	8	Simpson, Lynn D TR et al	STEPHENS ADD, Block 31, Tax Lot 10	31,010	(8,400)	(4,945)	17,665
R794003090	15	T & W Equipment Co	STEPHENS ADD, Block 31, Tax Lot 8	91	0	0	91
R794003100*	16	City of Portland	STEPHENS ADD, Block 31, Tax Lot 5	24,743	(6,700)	(3,948)	14,095
R794003160	21	ODOT	STEPHENS ADD, Block 31, Tax Lot 10	81,234	(22,100)	(12,920)	46,214
R794003170*	9	Risberg, Clement M TR	STEPHENS ADD, Block 51, Tax Lot 4	95,455	(26,000)	(15,153)	54,302
R794003180	9	Risberg, Clement M TR	STEPHENS ADD, Block 52, Tax Lot 3	7,959	(2,200)	(1,276)	4,483
R794003190	9	Risberg, Clement M TR	STEPHENS ADD, Block 52, Tax Lot 1	30,186	(8,200)	(4,785)	17,201
R794003230	19	ODOT	STEPHENS ADD, Block 52, Tax Lot 2	15,727	(4,300)	(2,512)	8,915
R794004460	20	Falkenhagen Properties	STEPHENS ADD, Block 53, Tax Lot 1	10,755	(2,900)	(1,715)	6,140
R794004520	17	Falkenhagen Properties	STEPHENS ADD, Block 53, Tax Lot 2	25,680	(7,000)	(4,067)	14,613
R794004560*	18	Summit Properties Inc	STEPHENS ADD, Block 53, Tax Lot 1	3,327	(900)	(518)	1,909
R991030060*	10	Portland Traction Co	STEPHENS ADD, Block 58, Tax Lot 1 of Lots 2-6	8,250	(2,200)	(1,316)	4,734
R991030100	10	Portland Traction Co	STEPHENS ADD, Block 69, Tax Lot 2	6,738	(1,800)	(1,077)	3,861
R991030210	11	Portland General Electric	SECTION 03 1 S 1 E Tax Lot 6 (1.73 ac)	38,894	(10,600)	(6,181)	22,113
R991030500	12	City of Portland	SECTION 03 1 S 1 E Tax Lot 10 (0.07 ac)	87,138	(23,700)	(13,837)	49,601
R991030690	13	OMSI	SECTION 03 1 S 1 E Tax Lot 21 (1.61 ac)	191,153	(52,000)	(30,386)	108,767
R991030700	14	Oregon State Div of Lands	SECTION 03 1 S 1 E Tax Lot 50 (0.60 ac)	7,531	(2,000)	(1,196)	4,335
City Investment			SECTION 03 1 S 1 E Tax Lot 69 (13.97 ac)	166,438	(45,200)	(26,438)	94,800
			SECTION 03 1 S 1 E Tax Lot 70 (3.72 ac)	58,586	(15,900)	(9,291)	33,395
				775,054	(210,800)	(123,177)	441,077
				0	0	0	0
				1,000,000	0	0	1,000,000
Totals				3,678,223	0	0	3,678,223

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Property	Parcel	Owner	Legal	Project Cost Estimates Collector	Local	ROW Adj	Net Street Assessments	Recording Fees	Estimated Assessments
R448700060	1	Simpson Lynn TR ET AL	KERNS ADD Blocks A B&G Tax Lot 4	19 131	0	0	19 131	28	19 159
R448700110	1	Simpson Lynn TR ET AL	KERNS ADD Blocks A B&G Tax Lot 5	18 086	0	0	18 086	28	18 114
R448700230	1a	Newton	KERNS ADD Block C W 70 of Lot 1 Lots 2&3	7 549	0	0	7 549	28	7 577
R448700260*	1b	Balzer Pacific Equipment	KERNS ADD Block C Lots 4	2 796	0	0	2 796	28	2 824
R448700270	1b	Balzer Pacific Equipment	KERNS ADD Block C Lots 5	1 957	0	0	1 957	28	1 985
R448700280	1b	Lone Star Northwest Inc	KERNS ADD Block C Lots 6	1 957	0	0	1 957	28	1 985
R448700290*	1c	Risberg	KERNS ADD Block C Lot 7 and E30 of Lot 1	1 957	0	0	1 957	28	1 985
R448700300	1c	Risberg	KERNS ADD Block C Lot 8 and E30 of Lot 1	2 796	0	0	2 796	28	2 824
R448700310	1d	Weaver/Risberg	KERNS ADD Block D E70 of 1&2 N38 of 6 7&8	11 631	0	0	11 631	28	11 659
R448700350*	1e	Risberg/Skovborg	KERNS ADD Block D Lots 3-4 (whole and part)	3 914	0	0	3 914	28	3 942
R448700370	1e	Risberg/Skovborg	KERNS ADD Block D Parts of Lots 5-6	1 155	0	0	1 155	28	1 183
R448700380	1e	Risberg/Skovborg	KERNS ADD Block D Parts of Lots 5-6	1 155	0	0	1 155	28	1 183
R448700390	1e	Risberg/Skovborg	KERNS ADD Block D Parts of Lots 5-6	1 155	0	0	1 155	28	1 183
R649752120	4	Portland Community College	Partition 1995-58 Lot 1 (inc Vacated ROW)	85 248	173 622	0	258 870	28	258 898
R649752130	4	Portland Traction	Partition 1995-58 Lot 2	28 989	98 587	0	127 576	28	127 604
R668200050	3a	KPTV	New Plat Lot 1	22 328	75 935	0	98 263	28	98 291
R668200100	3a	KPTV	New Plat Lot 2	28 742	85 574	0	114 316	28	114 344
R668200150	3	Portland General Electric	New Plat Lot 3	75 252	193 829	384 122	653 203	28	653 231
R668200200	3	Portland General Electric	New Plat Lot 4	56 752	169 437	289 691	515 880	28	515 908
R794000300	2	ODO*	STEPHENS ADD Block 2 Lots 1-4 and 5-8 ex st	50 699	0	0	50 699	28	50 727
R794000160*	5	Simpson Lynn D TR et al	STEPHENS ADD Block 31 Tax Lot 8	6 654	0	0	6 654	28	6 682
R7940001650	6	Lone Star Northwest Inc	STEPHENS ADD Blocks 30&31 Tax Lot 1	67 469	43 424	0	110 893	28	110 921
R7940001660	7	T & W Equipment Co	STEPHENS ADD Blocks 31&50 Tax Lot 7	37	0	0	37	28	65
R7940001670	6	Lone Star Northwest Inc	STEPHENS ADD Blocks 30&31 Tax Lot 5	11 966	19 016	0	30 982	28	31 010
R7940001680	5	Simpson Lynn D TR et al	STEPHENS ADD Block 31 Tax Lot 10	63	0	0	63	28	91
R7940001690*	7	Simpson Lynn D TR et al	STEPHENS ADD Block 31 Tax Lot 8	24 715	0	0	24 715	28	24 743
R7940003070	8	R W Crab Co	STEPHENS ADD Blocks 31&50 Tax Lot 7	18 452	62 754	0	81 206	28	81 234
R7940003090	15	ODO*	STEPHENS ADD Block 51 exc st	26 968	68 459	0	95 427	28	95 455
R7940003100*	16	City of Portland	STEPHENS ADD Block 51 Tax Lot 4	1 802	6 129	0	7 931	28	7 959
R7940003160	21	ODO*	STEPHENS ADD Block 51&70 Tax Lot 6	5 853	23 305	0	30 158	28	30 186
R7940003170*	9	Risberg Clement M TR	STEPHENS ADD Block 52 Tax Lot 3	6 191	9 508	0	15 699	28	15 727
R7940003180	9	Risberg Clement M TR	STEPHENS ADD Block 52 Tax Lot 1	6 581	4 146	0	10 727	28	10 755
R7940003190	9	Risberg Clement M TR	STEPHENS ADD Block 52 Tax Lot 2	5 829	19 823	0	25 652	28	25 680
R7940003230	19	ODO*	STEPHENS ADD Block 53 Tax Lot 1	3 299	0	0	3 299	28	3 327
R7940004460	20	Falkenhagen Properties	STEPHENS ADD Block 53 Tax Lot 2	8 222	0	0	8 222	28	8 250
R7940004520	17	Falkenhagen Properties	STEPHENS ADD Block 68 Tax Lot 1 of Lots 2-6	6 710	0	0	6 710	28	6 738
R7940004530	18	Summit Properties Inc	STEPHENS ADD Block 69 Tax Lot 2	19 850	19 016	0	38 866	28	38 894
R991030060*	10	Portland Traction Co	SECTION 03 1 S 1 E Tax Lot 6 (173 ac)	31 962	55 148	0	87 110	28	87 138
R991030100	10	Portland Traction Co	SECTION 03 1 S 1 E Tax Lot 10 (0 07 ac)	41 412	149 713	0	191 125	28	191 153
R991030210	11	Portland General Electric	SECTION 03 1 S 1 E Tax Lot 21 (1 61 ac)	1 705	5 798	0	7 503	28	7 531
R991030250	12	City of Portland	SECTION 03 1 S 1 E Tax Lot 50 (0 60 ac)	37 813	128 597	0	166 410	28	166 438
R991030350	13	OMSI	SECTION 03 1 S 1 E Tax Lot 69 (13 97 ac)	13 305	45 252	0	58 558	28	58 586
R991030700	14	Oregon State Div of Lands	SECTION 03 1 S 1 E Tax Lot 70 (3 72 ac)	331 755	1 117 084	(673 813)	775 026	28	775 054
City Investment				0	0	0	0	0	0
Totals				1 102 863	2 574 156	0	3 677 019	1 204	3 678 223

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Preliminary Project Cost Estimates with PGE Contributions

Property	Parcel	Owner	Legal	Gross Area	ROW	Total Area	Assessable Areas - Collector	Local	Other
R448700060	1	Simpson Lynn T R E T A L	KERNS ADD Blocks A B&G Tax Lot 4	34 213	0	34 213	34 213	0	0
R448700110	1a	Simpson Lynn T R E T A L	KERNS ADD Blocks A B&G Tax Lot 5	32 344	0	32 344	32 344	0	0
R448700230	1a	Newton	KERNS ADD Block C W 70 of Lot 1 Lots 2&3	13 500	0	13 500	13 500	0	0
R448700260*	1b	Balzer Pacific Equipment	KERNS ADD Block C Lots 4	5 000	0	5 000	5 000	0	0
R448700270	1b	Balzer Pacific Equipment	KERNS ADD Block C Lots 5	3 500	0	3 500	3 500	0	0
R448700280	1b	Lone Star Northwest Inc	KERNS ADD Block C Lots 6	3 500	0	3 500	3 500	0	0
R448700290*	1c	Risberg	KERNS ADD Block C Lot 7 and E30 of Lot 1	3 500	0	3 500	3 500	0	0
R448700300	1c	Risberg	KERNS ADD Block C Lot 8 and E30 of Lot 1	5 000	0	5 000	5 000	0	0
R448700310	1d	Weaver/Risberg	KERNS ADD Block D E70 of 1&2 N38 of 6 7&8	20 800	0	20 800	20 800	0	0
R448700350*	1e	Risberg/Skovborg	KERNS ADD Block D Lots 3-4 (whole and part)	7 000	0	7 000	7 000	0	0
R448700370	1e	Risberg/Skovborg	KERNS ADD Block D Parts of Lots 5-6	2 066	0	2 066	2 066	0	0
R448700380	1e	Risberg/Skovborg	KERNS ADD Block D Parts of Lots 5-6	2 066	0	2 066	2 066	0	0
R448700390	1e	Risberg/Skovborg	KERNS ADD Block D Parts of Lots 5-6	2 066	0	2 066	2 066	0	0
R649752120	4	Portland Community College	Partition 1995-58 Lot 1 (inc Vacated ROW)	152 457	0	152 457	152 457	91 301	0
R649752130	4	Portland Traction	Partition 1995-58 Lot 2	54 450	2 607	51 843	51 843	51 843	0
R668200050	3a	KPTV	New Plat Lot 1	39 931	0	39 931	39 931	39 931	0
R668200100	3a	KPTV	New Plat Lot 2	51 401	0	51 401	51 401	51 401	0
R668200150	3	Portland General Electric	New Plat Lot 3	134 580	0	134 580	134 580	134 580	0
R794000300	2	Portland General Electric	New Plat Lot 4	101 495	0	101 495	101 495	101 495	0
R794001640*	5	Simpson Lynn D T R et al	STEPHENS ADD Block 2 Lots 1 4 and 5-8 ex st	90 670	0	90 670	90 670	90 670	0
R794001650	7	Lone Star Northwest Inc	STEPHENS ADD Block 31 Tax Lot 8	11 900	0	11 900	11 900	11 900	0
R794001660	6	T & W Equipment Co	STEPHENS ADD Blocks 30&31 Tax Lot 1	120 660	0	120 660	120 660	120 660	0
R794001670	5	Lone Star Northwest Inc	STEPHENS ADD Blocks 31&50 Tax Lot 7	66	0	66	66	66	0
R794001680	5	Simpson Lynn D T R et al	STEPHENS ADD Blocks 30&31 Tax Lot 5	21 400	0	21 400	21 400	21 400	0
R794001690*	7	T & W Equipment Co	STEPHENS ADD Block 31 Tax Lot 10	113	0	113	113	113	0
R794003070	8	R W Crab Co	STEPHENS ADD Block 51 exc st	44 200	0	44 200	44 200	44 200	0
R794003090	15	ODOI	STEPHENS ADD Block 51 Tax Lot 4	33 000	0	33 000	33 000	33 000	0
R794003100*	16	City of Portland	STEPHENS ADD Block 51&70 Tax Lot 6	48 230	0	48 230	48 230	48 230	0
R794003170*	21	ODOI	STEPHENS ADD Block 52 Tax Lot 3	3 223	0	3 223	3 223	3 223	0
R794003180	9	Risberg Clement M TR	STEPHENS ADD Block 52 Tax Lot 1	12 255	0	12 255	12 255	12 255	0
R794003190	9	Risberg Clement M TR	STEPHENS ADD Block 52 Tax Lot 2	11 072	0	11 072	11 072	11 072	0
R794003230	19	ODOI	STEPHENS ADD Block 53 Tax Lot 1	10 424	0	10 424	10 424	10 424	0
R794004460	20	Falkenhagen Properties	STEPHENS ADD Block 53 Tax Lot 2	5 900	0	5 900	5 900	5 900	0
R794004520	17	Falkenhagen Properties	STEPHENS ADD Block 68 Tax Lot 1 of Lots 2-6	14 705	0	14 705	14 705	14 705	0
R794004650	18	Summit Properties Inc	STEPHENS ADD Block 69 Tax Lot 2	12 000	0	12 000	12 000	12 000	0
R991030050*	10	Portland Traction Co	SECTION 03 1 S 1 E Tax Lot 6 (1 73 ac)	35 500	0	35 500	35 500	35 500	0
R991030100	10	Portland Traction Co	SECTION 03 1 S 1 E Tax Lot 10 (0 07 ac)	57 160	4 668	57 160	57 160	57 160	0
R991030210	11	Portland General Electric	SECTION 03 1 S 1 E Tax Lot 21 (1 61 ac)	78 728	0	78 728	78 728	78 728	0
R991030500	12	City of Portland	SECTION 03 1 S 1 E Tax Lot 50 (0 60 ac)	3 049	0	3 049	3 049	3 049	0
R991030690	13	OWSI	SECTION 03 1 S 1 E Tax Lot 69 (13 97 ac)	70 768	3 144	67 624	67 624	67 624	0
R991030700	14	Oregon State Div of Lands	SECTION 03 1 S 1 E Tax Lot 70 (3 72 ac)	26 136	2 340	23 796	23 796	23 796	0
City investment				680 917	87 609	593 308	593 308	587 430	0
Totals				171 695	0	171 695	1 972 347	1 353 646	0

RESOLUTION NO **35589**

Correct the listing of estimated assessments for the SE Water Avenue and Caruthers Street Local Improvement District (Resolution, amend Resolution No. 35558, C-9925)

WHEREAS, on October 23, 1996, the Council adopted Resolution No 35558 and declared the City's purpose and intent to form the SE Water Avenue and Caruthers Street Local Improvement District, and

WHEREAS, the Resolution No 35558 contained Attachment A, a listing of estimated assessments for properties located within the proposed local improvement district, and

WHEREAS, the City Auditor has determined that the Attachment A did not provide a complete and accurate estimate of assessments for benefitted property, and

WHEREAS, the City Auditor has prepared a corrected Attachment A listing for the proposed local improvement district, recognizing that the estimates are based on "pre-design" planning information that is subject to substantial change when the proposed improvements are designed and constructed,

NOW, THEREFORE, BE IT RESOLVED THAT

- 1 The City Council approves and adopts the corrected listing of the estimated assessments for benefitted properties located within the SE Water Avenue and Caruthers Street Local Improvement District as contained in Attachment A of this resolution
- 2 The City Council directs the City Auditor to publish Resolution No 35558 and this resolution as provided in Charter and City Code The City Auditor is further directed to notify property owners of the estimated costs of the local improvements as set forth in Attachment A of this resolution, and of the hearing to consider formation of the Local Improvement District as provided in City Code

Adopted by the Council

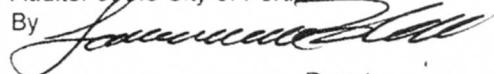
FEB 26 1997

Commissioner Charlie Hales
DGV/C9925R12 LID
January 16, 1997

BARBARA CLARK

Auditor of the City of Portland

By



Deputy

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Agenda No

RESOLUTION NO

35589

Title

Correct the listing of estimated assessments for the SE Water Avenue and Caruthers Street Local Improvement District (Resolution, amend Resolution No. 35558, C-9925)

INTRODUCED BY <u>CH</u> Commissioner Charlie Hales	Filed FEB 20 1997 Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	By <u>Ray Kirschner</u> Deputy For Meeting of Action Taken
Affairs	
Finance and Administration	
Safety	
Utilities	
Works	
BUREAU APPROVAL	
Bureau City Auditor's Office	
Prepared by Date	
D G Vizzini 1/16/97	
Budget Impact Review	
___ Completed ☒ Not Required	
Bureau Head Barbara Clark	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS		
				YEAS	NAYS
Consent ☒	Regular	Francesconi	Francesconi		
NOTED BY		Hales	Hales		
City Attorney		Kafoury	Kafoury		
City Auditor		Sten	Sten		
City Engineer		Katz	Katz		