



36783

Sam
Adams
Mayor

Susan D.
Keil
Director

April 27, 2010

TO: City Council Members

FROM: Andrew Aebi, Local Improvement District Administrator *AA*

SUBJECT: Agenda Item #565 – April 28, 2010 – 10:00 AM Time Certain Agenda:
Amend Resolution Title

Ordinance Title:

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk and stormwater improvements from NE Glisan St to 74 feet north of NE Davis St

Purpose of Amendment:

This amendment appends the name of local improvement district to the title of the resolution.

Therefore:

Resolution

1. Amend title:

From:

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk and stormwater improvements from NE Glisan St to 74 feet north of NE Davis St

To:

Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk and stormwater improvements from NE Glisan St to 74 feet north of NE Davis St in the NE 97th Avenue Green Street Local Improvement District

Exhibit A – Originals of Petitions

No change.

Exhibit B – Petition Evaluation

No change.

Exhibit C – Map

No change.

Financial Impact Statement

No change.

Petition for NE 97th Avenue Green Street Local Improvement District

RECEIVED
MAR 29 2010
TRANSPORTATION

NOTICE TO PETITION SIGNERS:

If owner of a property is a corporation, the petition must be signed in the name of the Corporation by its president, secretary or manager. If the name of the owner is signed by an agent or person holding power of attorney, the agent or Attorney-In-Fact must have authority to sign.

TO THE CITY COUNCIL:

1. This petition is to create the NE 97th Avenue Green Street Local Improvement District.
2. This local improvement district will make street, stormwater and sidewalk improvements to NE 97th Avenue from the south line of Glisan Street to 679 feet south at the south property line of 228 NE 97th Avenue; plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer.
3. The general character and scope of the improvement is to remove the existing asphaltic concrete, dirt, and gravel; grade streets to their proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities primarily consisting of stormwater curb extensions; construct sidewalks on both sides of the street to provide a complete pedestrian connection to current City standards; and plant street trees in most locations.
4. Total estimated project costs are \$1,157,750.41. 100% of costs at or below \$417,000.00 will be paid by the Portland Development Commission to be reimbursed by the Bureau of Environmental Services. 59.218289% of project costs between \$417,000.00 and \$1,157,750.41 will be paid the LID for an estimated amount of \$438,659.72. 40.781711% of project costs between \$417,000.00 and \$1,157,750.41 will be paid by the Portland Development Commission for an estimated amount of \$302,090.69 over and above the \$417,000.00 in fixed funding for a total contribution of \$719,090.69. All project costs above \$1,157,750.41 will be paid by the Portland Development Commission. Properties will be assessed on an abutting linear footage basis.

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 97th Avenue 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 -

[Handwritten Signature]
3-24-2010

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser: State I.D. #: Tax Acct. #: Site Address/Property Location: Estimate:

CHIAPUZIO, KURT & KUKULA, TED J

Total S.F.:	100	Assessable S.F.:	24	1N2E33DB 300	R733800480	207-215 NE 97TH AVE	\$13,110.63
Total S.F.:	100	Assessable S.F.:	24	Total Estimate:			\$13,110.63

EXHIBIT A

Petition for NE 97th Avenue Green Street Local Improvement District

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

Please sign here... -> *[Signature]*
...and date - Mar. 23, 2010
Please sign here... -> _____
...and date - _____

Deed Holder or Contract Purchaser:

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

JONES, GORDON C

Total S.F.:	Assessable S.F.:	State I.D. #:	Tax Acct. #:	Site Address/Property Location:	Estimate:
0	0	1N2E33DA 6800	R493600130	333 NE 99TH AVE	\$0.00
0	0	1N2E33DA 6900	R493600150	315 NE 99TH AVE	\$0.00
0	0	1N2E33DA 7000	R493600170	305 NE 99TH AVE	\$0.00
61	61	1N2E33DA 9000	R493600670	306 NE 97TH AVE	\$33,322.84
61	61	1N2E33DA 9100	R493600690	318 NE 97TH AVE	\$33,322.84

Petition for NE 97th Avenue Green Street Local Improvement District

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

Please sign here... ->

...and date -

Mar 23, 2010

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location:

Estimate:

JONES, GORDON C

Total S.F.:	145	Assessable S.F.:	145	1N2E33DA 9200	R493600750	400 NE 97TH AVE	\$79,210.04
Total S.F.:	267	Assessable S.F.:	267	Total Estimate:			\$145,855.72

Kukula

Petition for NE 97th Avenue Green Street Local Improvement District

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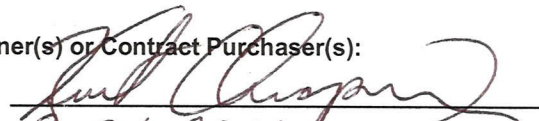
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Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -


3-24-2010

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location:

Estimate:

KUKULA, TED J & CHIAPUZIO, KURT

Total S.F.:	56	Assessable S.F.:	56	1N2E33DA 8800	R493600610	228 NE 97TH AVE	\$30,591.46
Total S.F.:	56	Assessable S.F.:	56	Total Estimate:			\$30,591.46

Petition for NE 97th Avenue Green Street Local Improvement District

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

Please sign here... ->

...and date -

Please sign here... ->

...and date -

*By Charles S. Furman, Manager
 March 22, 2010*

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location:

Estimate:

PACIFIC HEALTH FACILITIES % CARE MGMT & INVSTMT CORP

*Signed By Charles S. Furman, Area Starland-
 Managing Partner Pacific Health Facilities*

Total S.F.: 65 Assessable S.F.: 65
 Total S.F.: 65 Assessable S.F.: 65

1N2E33DA 9300

R493600730

9750 NE GLISAN ST

\$35,507.95

Total Estimate: \$35,507.95

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

Please sign here... ->

...and date -

Please sign here... ->

...and date -

[Handwritten Signature]
Mar. 23, 2010

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location:

Estimate:

THE ANNEX IN GATEWAY LLC

Total S.F.:	122	Assessable S.F.:	122	1N2E33DA 8900	R493600630	232 NE 97TH AVE	\$66,645.69
Total S.F.:	122	Assessable S.F.:	122	Total Estimate:			\$66,645.69

NE 97TH AVENUE GREEN STREET LOCAL IMPROVEMENT DISTRICT
Petition Evaluation
 Prepared by the Local Improvement District Administrator on 4/08/10

36783

STATE_ID	RNO	PROPERTYID	OWNER	SITEADDR	Total L.F.	Assessable L.F.	Percent Total	Estimate	Delinquent Liens	RMV	Ratio	Pending Lien #	Notes
Properties for Which Petition Received (East Side of NE 97th Avenue from North to South)													
1N2E33DA	9300	R493600730	R206580	PACIFIC HEALTH FACILITIES % CARE MGMT &	9750 NE GLISAN ST	65	65	8.1%	\$35,507.95	\$0.00	\$5,362,550	151.0	
1N2E33DA	9200	R493600750	R206581	JONES,GORDON C	400 NE 97TH AVE	145	145	18.1%	\$79,210.04	\$0.00	\$402,620	5.1	
1N2E33DA	9100	R493600690	R206578	JONES,GORDON C	318 NE 97TH AVE	61	61	7.6%	\$33,322.84	\$0.00	\$235,650	7.1	
1N2E33DA	9000	R493600670	R206577	JONES,GORDON C	306 NE 97TH AVE	61	61	7.6%	\$33,322.84	\$0.00	\$130,150	3.9	
1N2E33DA	8900	R493600630	R206576	THE ANNEX IN GATEWAY LLC	232 NE 97TH AVE	122	122	15.2%	\$66,645.69	\$0.00	\$325,000	4.9	
1N2E33DA	8800	R493600610	R206575	KUKULA, TED J & CHIAPUZIO, KURT	228 NE 97TH AVE	56	56	7.0%	\$30,591.46	\$551.33	\$151,230	4.9	
Properties for Which Petition Received (West Side of NE 97th Avenue from North to South)													
1N2E33DB	300	R733800480	R263234	CHIAPUZIO, KURT & KUKULA, TED J	207-215 NE 97TH AVE	100	24	3.0%	\$13,110.63	\$0.00	\$214,050	16.3	
Properties for Which Petition Received (West Side of NE 99th Avenue from North to South)													
1N2E33DA	6800	R493600130	R206557	JONES,GORDON C	333 NE 99TH AVE	0	0	0.0%	\$0.00	\$0.00	\$214,050	n.m.	Z
1N2E33DA	6900	R493600150	R206558	JONES,GORDON C	315 NE 99TH AVE	0	0	0.0%	\$0.00	\$0.00	\$277,560	n.m.	Z
1N2E33DA	7000	R493600170	R206559	JONES,GORDON C	305 NE 99TH AVE	0	0	0.0%	\$0.00	\$0.00	\$220,000	n.m.	Z
Nonwaivered Properties for Which No Petition Received - East Side of NE 97th Avenue (from North to South)													
1N2E33DA	9400	R493600710	R206579	HUYNH, THUHONG THI & PHAN, VAN CONG	9700 NE GLISAN ST	169	169	21.0%	\$92,320.66	\$0.00	\$432,000	4.7	
1N2E33DA	8700	R493600590	R206574	SAMUS, ELAINE P	224 NE 97TH AVE	66	0	0.0%	\$0.00	\$0.00	\$142,650	n.m.	
Nonwaivered Properties for Which No Petition Received - West Side of NE 97th Avenue (from North to South)													
1N2E33DB	200	R733800670	R263235	HAND, MICHAEL R & HAND, KAY TO	9650 NE EVERETT ST	100	100	12.5%	\$54,627.61	\$1,537.38	\$229,040	4.2	
Nonwaivered Properties for Which No Petition Received - West Side of NE 99th Avenue (from North to South)													
None.													
TOTAL:						945	803	100.0%	\$438,659.72	\$2,088.71	\$8,336,550	19.0	
Properties L.F.													
6	63.5%	Properties for Which Petition Received (East Side of NE 97th Avenue from North to South)				510	510	63.5%	\$278,600.82	\$551.33	\$6,607,200	23.7	
1	3.0%	Properties for Which Petition Received (West Side of NE 97th Avenue from North to South)				100	24	3.0%	\$13,110.63	\$0.00	\$214,050	16.3	
3	0.0%	Properties for Which Petition Received (West Side of NE 99th Avenue from North to South)				0	0	0.0%	\$0.00	\$0.00	\$711,610	n.m.	
10	66.5%	Subtotal of Owners of Properties in Support				610	534	66.5%	\$291,711.45	\$551.33	\$7,532,860	25.8	
2	21.0%	Nonwaivered Properties for Which No Petition Received - East Side of NE 97th Avenue (from North to South)				235	169	21.0%	\$92,320.66	\$0.00	\$574,650	6.2	
1	12.5%	Nonwaivered Properties for Which No Petition Received - West Side of NE 97th Avenue (from North to South)				100	100	12.5%	\$54,627.61	\$1,537.38	\$229,040	4.2	
0	0.0%	Nonwaivered Properties for Which No Petition Received - West Side of NE 99th Avenue (from North to South)				0	0	0.0%	\$0.00	\$0.00	\$711,610	n.m.	
3	33.5%	Subtotal of Owners of Properties Not in Support or Exempt				335	269	33.5%	\$146,948.27	\$1,537.38	\$1,515,300	10.3	
13	100.0%	Total				945	803	100.0%	\$438,659.72	\$2,088.71	\$9,048,160	20.6	
Notes: Z - Property abuts NE 99th Avenue, but not NE 97th Avenue.													

EXHIBIT B



NE 97th Avenue Green Street LID Map



EXHIBIT C

NE GLISAN ST

MAX

19

19

27

NE 99TH AVE

NE 97TH AVE

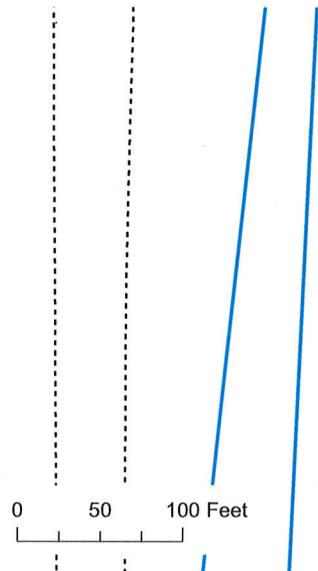
NE DAVIS ST

Subject Area

- Local Improvement District boundary
- Area of improvement
- Taxlots in LID
- Petition support received
- No petition support received
- Portion of tax lot exempted from assessment

Existing Conditions

- Building footprints
- Existing curbs
- Existing edge of pavement
- Existing sidewalks
- Street lights
- TriMet bus lines
- Existing off-street path



HUYNH PHAN 1N2E33DA 9400	PACIFIC HEALTH FACILITIES 1N2E33DA 9300	
JONES 1N2E33DA 9200	JONES 1N2E33DA 6800	JONES 1N2E33DA 6900
JONES 1N2E33DA 9100	JONES 1N2E33DA 6900	JONES 1N2E33DA 7000
JONES 1N2E33DA 9000	JONES 1N2E33DA 7000	JONES 1N2E33DA 7000
THE ANNEX IN GATEWAY LLC 1N2E33DA 8900		
KUKULA CHIAPUZIO 1N2E33DA 8800		
SAMUS 1N2E33DA 8700		
HAND 1N2E33DB 200		
CHIAPUZIO KUKULA 1N2E33DB 300		

