

Ordinances 187071-187075

For related testimony and presentations, see Ordinance 187070 "testimony" and "presentation" files.

From April 1, 2015 Council Agenda:

Portland Development Commission	
334	Approve the Eleventh Amendment to the Central Eastside Urban Renewal Plan to add plan area and projects, extend the duration of the Plan and increase the maximum indebtedness (Second Reading Agenda 298) (Y-4; N-1 Fritz)
	187070 AS AMENDED
335	Approve the termination of the Education Urban Renewal Area Plan (Second Reading Agenda 299) (Y-4; Saltzman recused)
	187071
336	Adopt the Fourth Amendment to the North Macadam Urban Renewal Plan to add to the plan area, add projects and extend the time frame of the Plan (Second Reading Agenda 300) (Y-4; Saltzman recused)
	187072 AS AMENDED
337	Approve the Eleventh Amendment to the Airport Way Urban Renewal Plan to reduce plan area by approximately 970.5 acres (Second Reading Agenda 301) (Y-5)
	187073
338	Approve the Second Amendment to the Willamette Industrial Urban Renewal Plan to cease collections of tax increment (Second Reading Agenda 302) (Y-5)
	187074
339	Approve the Fourth Amendment to the Amended and Restated River District Urban Renewal Plan to reduce plan area by approximately 36.4 acres (Second Reading Agenda 303) (Y-5)
	187075

AMENDED 3/12/2015

<p>270 Adopt the Fourth Amendment to the North Macadam Urban Renewal Plan to add to the plan area, add projects and extend the time frame of the Plan (Previous Agenda 227; Ordinance introduced by Mayor Hales)</p> <p>Motion to amend Table 10a – Estimated Project Expenditures: remove Commercial Redevelopment Loans & Grants from Redevelopment Through New Construction/Conservation. Remove Infrastructure/Open Space, and Target Industry, and add Infrastructure/Open Space/Redevelopment to Public Improvements: Moved by Novick and seconded by Hales (Y-4; Saltzman recused)</p>	<p>PASSED TO SECOND READING AS AMENDED MARCH 25, 2015 AT 11:00 AM TIME CERTAIN</p>
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Novick
amendment
270

Revised 3-12-2015

Table 10a - Estimated Project Expenditures

Requirements		Tax Increment Proceeds
Redevelopment Through New Construction/Conservation		\$23,500,000
Commercial Redevelopment		
PSU School of Business	\$2,000,000	
University Place Redevelopment	\$13,000,000	
Budget Rent A Car Redevelopment	\$2,000,000	
PSU 4 th Avenue Building	\$2,000,000	
Housing Redevelopment - Affordable		\$47,000,000
Public Improvements		\$15,200,000
Transportation		
SW Bond Design and Engineering	\$500,000	
SW Bond Construction	\$7,700,000	
Infrastructure/Open Space/Redevelopment		\$13,500,000
Property Management		\$363,320
Project Staffing/Indirect		\$15,200,000
Contingency*		\$19,084,109
Total		\$122,347,429

187072

Source: Portland Development Commission

** This analysis is based on known projects at the time of preparation of the Amendment and does not include projects that may be authorized by the Plan, but are unknown at this time. As additional projects are identified and contingency resources are realized, funding commitments will be made to projects authorized under the Plan and other City Council policy, such as the 2002 South Waterfront Plan, 2004 South Waterfront Greenway Development Plan, and the 2009 North Macadam Transportation Development Strategy.*

IMPACT STATEMENT

Legislation title: Adopt the Fourth Amendment to the North Macadam Urban Renewal Plan to add to the plan area, add projects and extend the time frame of the Plan.

Contact name: Justin Douglas

Contact phone: 503-823-4579

Presenter name: Kimberly Branam

Purpose of proposed legislation and background information:

The Fourth Amendment to the Original Plan implements changes made to the North Macadam Urban Renewal Area Plan, expanding the original boundary of the North Macadam Urban Renewal Area (Original Area) by including an additional 45.12 acres (35 from the existing Education District URA) and impacts both the financing and the expected physical, social, economic, and fiscal impacts of the Original Plan. These changes to the Original Plan will enable tax increment revenues generated within the Area to continue to finance projects and activities that support the goals and objectives of the Plan. The amendment would extend the last date to issue debt from FY 2019-20 to FY 2024-25, and not affect maximum indebtedness.

Financial and budgetary impacts:

It is estimated that the amendment will result in \$81 million in additional revenue to PDC over 10 years; the majority of these resources are programmed to support the projects and commitments identified in two development agreements, Zidell Realty Company and Portland State University. The amendments would also yield approximately \$38 million in additional resources to the Portland Housing Bureau (PHB) for the provision of affordable housing.

Community impacts and community involvement:

If adopted this amendment will provide increased revenue to the City and PDC to invest in infrastructure improvements, job creating redevelopment, affordable housing, parks and open space, and connectivity.

There was community involvement related to this amendment through the work of the Urban Renewal Amendment Advisory Committee (Committee). The approximately 20 member Committee was chaired by the Jillian Detweiler from the Mayor's Office and represented a broad group of stakeholders, including taxing jurisdictions, neighborhood and business associations, and institutions. The Committee reviewed proposed URA boundaries, planned projects, and financial implications and submitted a memo with their recommendations to City Council. The Committee presented their recommendations in person at a December 3, 2014 City Council meeting.

Staff met with the following neighborhood and business associations, informing them of the proposed amendments and soliciting feedback:

- Brooklyn Action Corps Neighborhood Association
- Buckman Community Association
- Hosford Abernathy Neighborhood District Association

- Kerns Neighborhood Association
- East Portland Action Plan Economic Development Sub-Committee
- Old Town/Chinatown Community Association
- Portland Downtown Neighborhood Association
- South Portland Neighborhood Association
- SE Uplift
- SW Neighborhood, Inc.
- Portland Business Alliance
- Central Eastside Industrial Council

In addition to staffing the Committee meetings and meeting with community groups, PDC hosted a public open house on September 11, 2014, providing an opportunity for the general public to learn about and comment on the proposed amendments. To advertise for the event, staff published an ad in the Oregonian, invited attendees through social media channels such as Facebook and Twitter, and sent an email announcement to approximately 3,000 individuals. Approximately 20 individuals attended the open house.

Budgetary Impact Worksheet

Does this action change appropriations?

- ☐ YES: Please complete the information below.
- ☒ NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount