

## ORDINANCE No. 187073

Approve the Eleventh Amendment to the Airport Way Urban Renewal Plan to reduce plan area by approximately 970.5 acres (Ordinance).

The City of Portland ordains:

### Section 1. The Council Finds:

1. Ordinance No. 158500, passed by the Council on May 15, 1982, authorized the creation of the Airport Way Urban Renewal Plan ("Original Plan") to provide tax increment funding and urban renewal authority to eliminate blight and foster development and redevelopment within the Airport Way Urban Renewal Area ("URA") in order to protect the public health, safety, and welfare.
2. The Original Plan was subsequently amended through the Tenth Amendment to the Airport Way Urban Renewal Plan (as amended, the "Plan").
3. The Council adopted Resolution No. 37072 on May 7, 2014 directing the Portland Development Commission, the duly organized and acting urban renewal agency of the City of Portland, ("PDC") and the Office of Management and Finance ("OMF") to prepare proposed amendments to the URA as part of a package of amendments to six urban renewal areas.
4. The Council also directed PDC and OMF to work with the Bureau of Planning and Sustainability and the Portland Housing Bureau to coordinate with partner taxing jurisdictions, and engage community stakeholders to consider, discuss and finalize the proposed amendments.
5. PDC and OMF have completed this coordination process including the appointment of an advisory committee that has reviewed the proposed amendment ("Eleventh Amendment").
6. The Plan's maximum indebtedness cap was reached in 2009 and more debt may not be issued.
7. Airport Way is an Option 3 urban renewal area and it also receives a portion of the Special Levy, which means that the URA receives a set amount of tax increment on an annual basis.
8. The time frame for paying off the maximum indebtedness is not increased by this reduction in acreage.
9. The Eleventh Amendment removes approximately 970.5 acres from the URA.
10. The URA has grown in assessed value from a frozen base of \$124,710,301 to \$1,211,634,515 in real, personal and manufactured FY 2014-15 value, an estimated \$504,754,177 of which is being released to the other taxing districts in FY 2015-16 through the removal of acreage.
11. ORS 457.420 (2)(a)(B) requires that the acreage within all urban renewal areas in a municipality with a population in excess of 50,000 shall not exceed 15% of the total

acreage of that municipality. In addition to releasing assessed value to other taxing districts, reducing the acreage of this urban renewal area will enable the City to remain in compliance with this statutory requirement.

12. The City's Debt Manager has reasonably projected that the estimated reduction in the URA's assessed valuation does not exceed limitations contained in applicable bond insurance agreement provisions relating to the URA's outstanding bonds. The City's Debt Manager has further reasonably projected that the URA's Maximum Tax Increment Revenues, after the proposed URA reduction, will exceed Maximum Annual Debt Service by more than the minimum debt service coverage requirements in the bond declarations and insurance agreement for the URA's outstanding bonds.
13. On December 11, 2014 the PDC Board of Commissioners held a public hearing and, after considering testimony and other information presented to it, recommended approval of the Eleventh Amendment (PDC Resolution Number 7085).

NOW, THEREFORE, the Council directs:

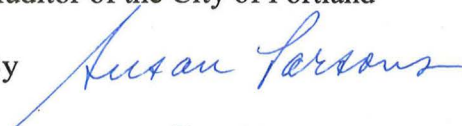
- a. The Eleventh Amendment to the Airport Way Urban Renewal Plan, attached hereto as Exhibit A, and incorporated herein by reference, having been duly reviewed and considered by Council is hereby approved, effective July 1, 2015.
- b. The Report on the Eleventh Amendment to the Airport Way Urban Renewal Plan, attached hereto as Exhibit B, and incorporated herein by reference, is hereby approved.
- c. The City Auditor shall forward to the PDC certified copies of this Ordinance upon adoption by the Council.
- d. The PDC shall record in the Deed Records of Multnomah County, Oregon, a copy of this Ordinance and the Eleventh Amendment to the Airport Way Urban Renewal Plan upon adoption by the Council.
- e. The PDC shall send a copy of this Ordinance and the Eleventh Amendment to the Airport Way Urban Renewal Plan to the Multnomah County Assessor.

Passed by the Council: APR 01 2015

Mayor Hales

Mary Hull Caballero  
Auditor of the City of Portland

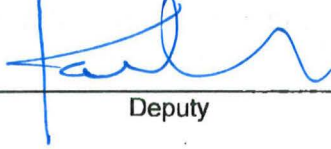
By



Deputy

228 271 301 337 -  
 Agenda No. **187073**  
**ORDINANCE NO.**  
 Title

Approve the Eleventh Amendment to the Airport Way Urban Renewal Plan to reduce plan area by approximately 970.5 acres.

|  |   |
|--|---|
| <p><b>INTRODUCED BY</b><br/>Commissioner/Auditor:</p> <p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p> <p><b>BUREAU APPROVAL</b></p> <p>Bureau: PDC<br/>Bureau Head: Patrick Quinton</p> <p>Prepared by: Justin Douglas<br/>Date Prepared: 2/13/15</p> <p>Financial Impact &amp; Public Involvement Statement<br/>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document<br/>If "Yes" requires City Policy paragraph stated in document.<br/>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p><b>City Auditor Office Approval:</b><br/>required for Code Ordinances</p> <p><b>City Attorney Approval:</b><br/>required for contract, code, easement, franchise, comp plan, charter</p> <p>Council Meeting Date <b>2/26/15</b></p> | <p>CLERK USE: DATE FILED <b>FEB 20 2015</b></p> <p style="text-align: center;">Mary Hull Caballero<br/>Auditor of the City of Portland</p> <p>By:  Deputy</p> <p><b>ACTION TAKEN:</b></p> <p><b>FEB 26 2015 CONTINUED TO MAR 12 2015 2 P.M. TIME CERTAIN</b></p> <p><b>MAR 12 2015 PASSED TO SECOND READING MAR 25 2015 11 A.M. TIME CERTAIN</b></p> <p><b>MAR 25 2015 PASSED TO SECOND READING APR 01 2015 9:30 A.M.</b></p> |
|--|---|

|  |
|--|
| <b>AGENDA</b>  |
| <p><b>TIME CERTAIN</b> <input checked="" type="checkbox"/></p> <p>Start time: <b>2:00 PM</b></p> <p>Total amount of time needed: <b>90</b><br/>(for presentation, testimony and discussion) <span style="float: right;">4 of 6</span></p> <p><b>CONSENT</b> <input type="checkbox"/></p> <p><b>REGULAR</b> <input type="checkbox"/></p> <p>Total amount of time needed: _____<br/>(for presentation, testimony and discussion)</p> |

| FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: |      |      |
|--------------------|---------------------------------|------|------|
|                    |                                 | YEAS | NAYS |
| 1. Fritz           | 1. Fritz                        | ✓    |      |
| 2. Fish            | 2. Fish                         | ✓    |      |
| 3. Saltzman        | 3. Saltzman                     | ✓    |      |
| 4. Novick          | 4. Novick                       | ✓    |      |
| Hales              | Hales                           | ✓    |      |