

## IMPACT STATEMENT

**Legislation title:** Assess benefited properties for street, sidewalk, stormwater and sanitary sewer improvements in the SE 80th Ave and Mill St Local Improvement District (Hearing; Ordinance; C-10060)

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### **Purpose of proposed legislation and background information:**

- Imposes final assessment and closes out the SE 80th Avenue & Mill Street LID.

### **Financial and budgetary impacts:**

- The final assessment is in the amount of \$1,385,379 with all but one property's assessment amounts unchanged since LID formation.
- The assessment for 1838 SE 80th Avenue, a single-family residential property, is proposed to increase by \$2,333 or 11.6% due to a smaller area of right-of-way dedication than previously anticipated. This left the property with a larger area remaining at final assessment. Although payment for property rights is an arm's length transaction from Council's finding of special benefit, the \$2,233 increase in the LID assessment for this property is more than offset by a \$3,033 payment for property rights during the design phase of this project.
- 21 of the 25 assessments are for single family residential properties, with assessments ranging from \$11,978 to \$23,960 and most assessments at \$11,980. \$11,980 financed over 20 years at an interim interest rate of 5.20% would be \$84 per month.
- The remaining four assessments are for two (2) multifamily properties (\$59,288 each); a school with 330 feet of frontage improvements (\$456,747) and a church with 343 feet of frontage improvements (\$506,065).
- PBOT SDC funding is \$882,520 which is less than the current authorized amount of \$1,035,674 for this project.
- PBOT GTR funding for overhead costs is \$414,424 which is less than the \$523,344 budgeted at LID formation.
- BES direct funding for this project is \$705,410 which is less than the \$829,859 amount budgeted in a PBOT-BES MOU.

- BES is also contributing in-kind costs of \$311,795 which were not captured within PBOT.
- Total project costs were \$3,811,886 which included \$2,714,586 in PBOT costs incurred to date; \$72,762 for pending costs of project closeout and Revenue Bureau costs; and \$1,024,538 in BES costs.

### **Community impacts and community involvement:**

- The LID Administrator received requests for street, sidewalk and stormwater improvements since 2003.
- This project was unsuccessfully petitioned in 2006 due to the lack of any funding to defray direct costs of the project.
- This project was able to move forward by adding significant funding contributions from BES and PBOT SDC and the economies of scale resulted in significant reductions in properties' assessments.
- BES originally budgeted to replace sanitary sewer within the LID area without adding stormwater management facilities made possible by the LID, which resulted in a more effective use of BES ratepayer dollars.
- PWB used the LID as an opportunity to replace an undersized galvanized water main with a properly sized ductile iron water main to avoid utility restoration costs that otherwise would have occurred after LID construction was completed.
- PBOT SDC funding enabled the closing of an unpaved street gap at the intersection of two (2) neighborhood greenways; the east-west Harrison/Lincoln Greenway and the north-south 70s Greenway.
- The LID project was scoped to fit within the existing right-of-way and to minimize property and tree impacts. An example of an innovative design was to preserve trees in the middle of SE 80th Avenue between SE Mill and Stephens Street, which was made possible by a strong collaboration between PBOT and Urban Forestry.
- This LID brought 1,740 centerline feet of street from poor and very poor condition to a perfect pavement condition index (PCI) score of 100.
- Completion of this project provides a key walking and biking connection to Bridger School and East Portland neighborhoods east of SE 82nd Avenue.
- Many properties received betterments, such as completing missing gaps in driveways and lawn walks adjacent to newly-installed sidewalks.

### 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

mjc 1-13-2022