

Broadway Corridor

**Local Improvement District
Amendment and Financing**

October 2, 2024 – Agenda Items #834, #836 and #837

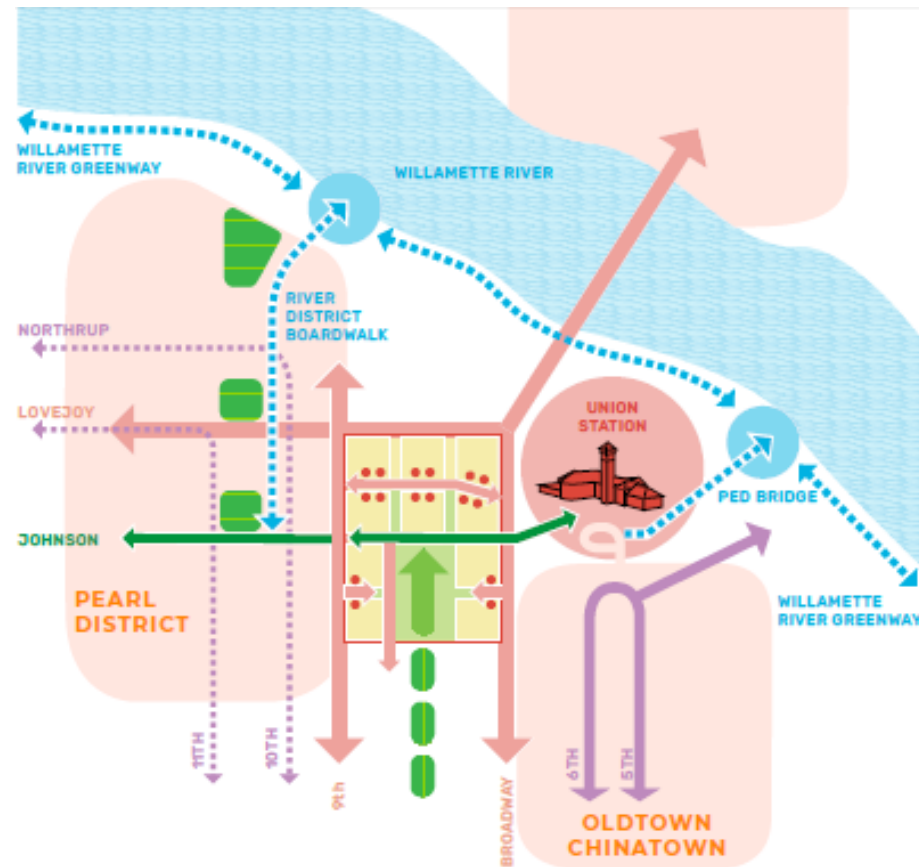


**PROSPER
PORTLAND**

Actions

Authorize Local Improvement District actions necessary to further the redevelopment of the Broadway Corridor:

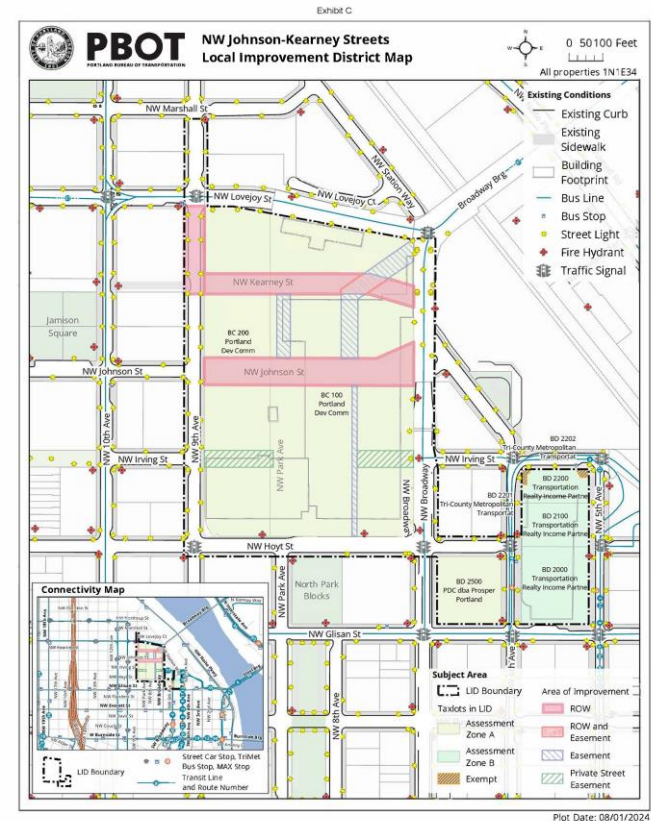
1. Amend and Bifurcate NW Park Ave and Johnson-Kearney Streets LID with separate NW Park Ave LID
2. Begin formation proceedings for separate NW Park Ave LID
3. \$14M Interim Financing for construction of the NW Johnson-Kearney Streets LID



Action Item 1: NW Johnson-Kearney LID (Council Item 837)

Remove NW Park Avenue from existing LID formed in 2020:

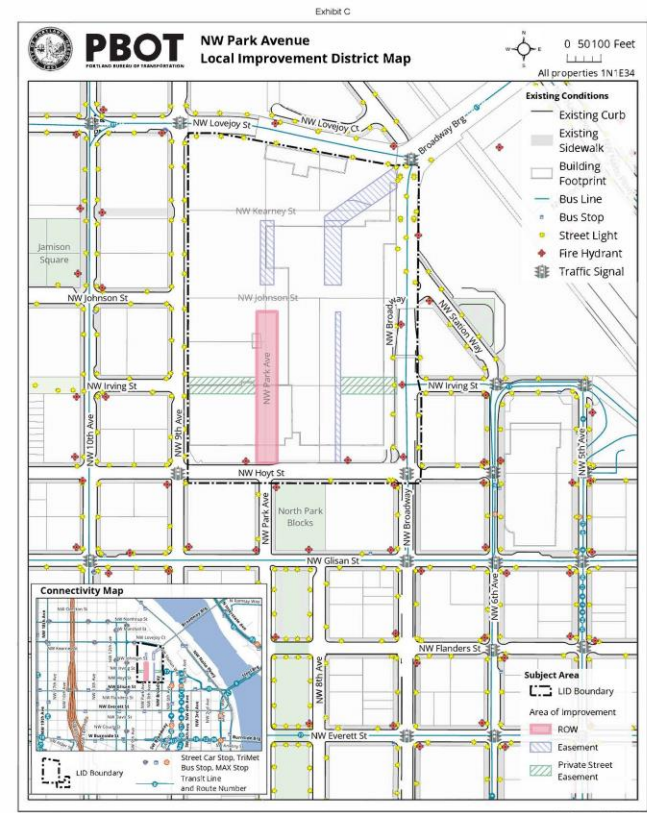
1. Rename NW Park Avenue and Johnson-Kearney Streets LID to NW Johnson-Kearney Streets LID
2. Reduce existing LID by \$8.7M and allocate to new NW Park Avenue LID
3. No change to overall combine \$23.0M LID amount
4. Segregate assessments to reflect replatting; create new pending liens
5. First phase of construction



Action Item 2: NW Park Avenue LID (Council Item 836)

Create new NW Park Avenue LID:

1. Create new NW Park Avenue LID overlapping most of amended NW Johnson-Kearney Streets LID
2. Reduce existing LID by \$8.7M and allocate to new NW Park Avenue LID
3. No change to overall combine \$23.0M LID amount
4. Segregate assessments to reflect replatting; create new pending liens
5. Second phase of construction



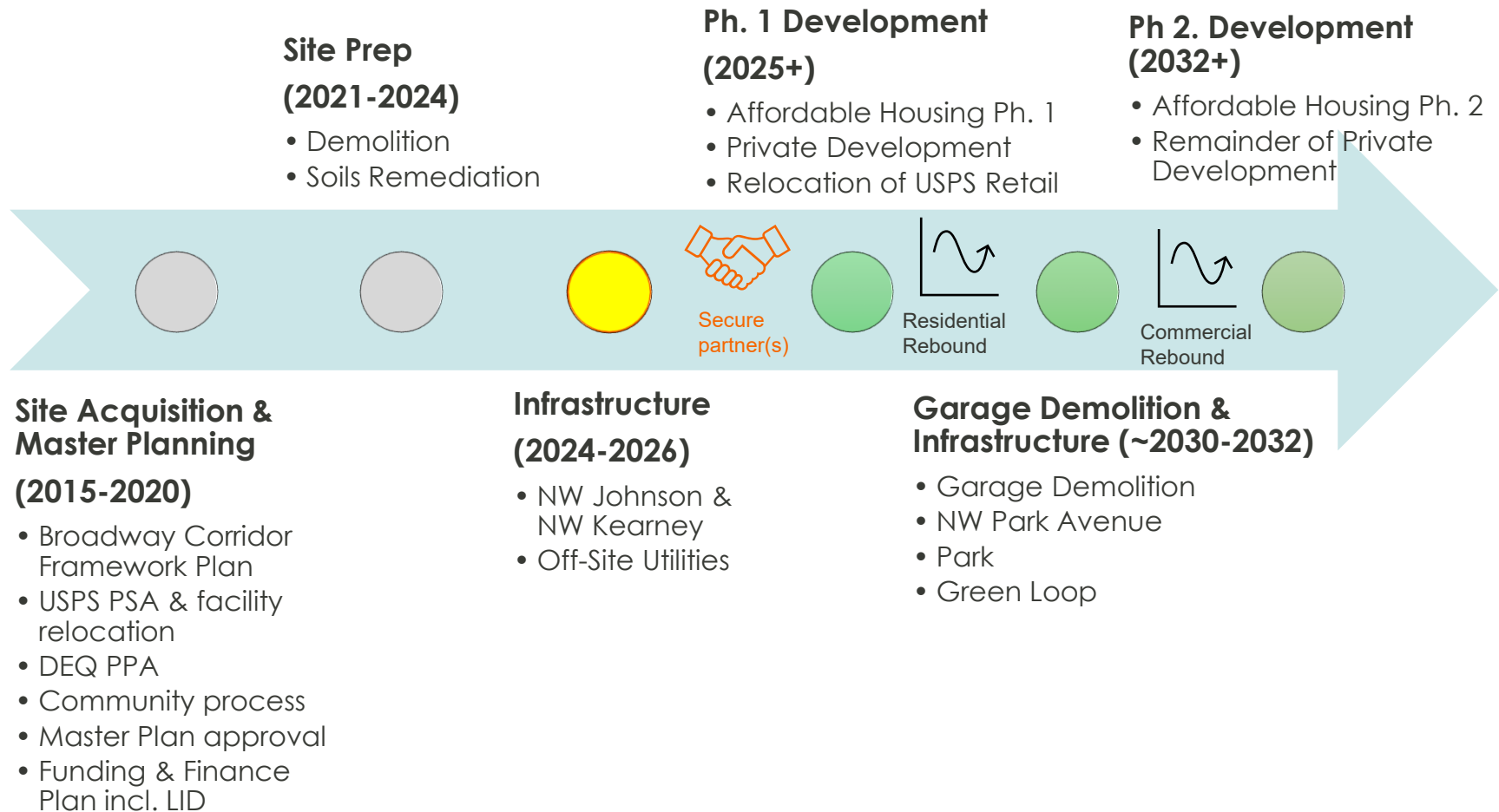
Action Item 3: \$14.450M Interim Financing for NW Johnson-Kearney Streets LID (Council Item 834)

- Local Improvement District (LID) financing is key part of street and infrastructure development capital stack with TSDCs, HUD Section 108 Program Income, and HB 1530 Grant award
- Interim Financing provides initial funding for construction costs
- Budget & Finance to solicit proposals for a bank line of credit
 - Periodic renewal of line of credit will meet January 2033 Final Assessment timeline in Prosper/PBOT's Funding and Finance Plan
 - Interest will be paid by (1) Prosper Portland from all available funds and (2) up to \$1.7M of PBOT TSDC Funds previously allocated to project
 - Long-term bonds will refinance the bank loan after Final Assessment
 - Assessment Payments will pass through to pay bond debt service
 - Prosper Portland payments expected to be funded from property sale proceeds and other available funds
 - Pledging of all City funds for Interim Financing and future long-term bonds provides backstop to lender/investors

Broadway Corridor



Critical Path to Development



Next Steps: Affordable Housing

Parcel 4A – Home Forward

- 230-unit affordable housing project
- \$60M allocated Metro Bond, TIF and operating support
- Construction 2026 - 2028

Community benefit components

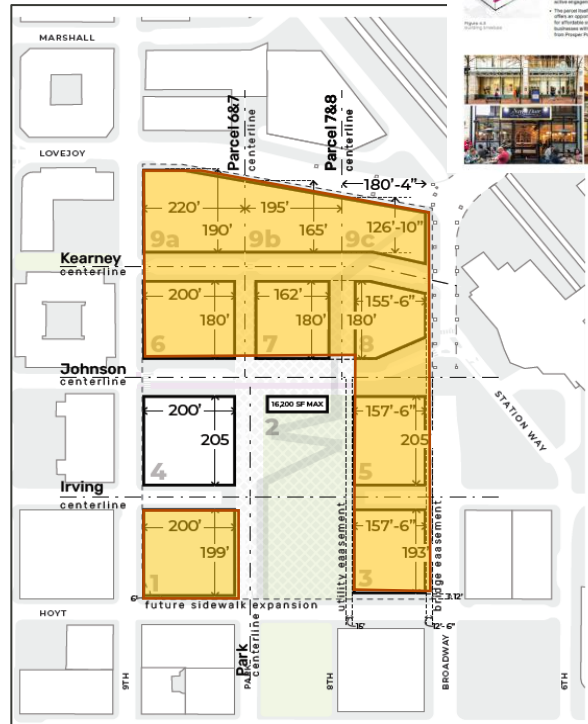
- Intentional tenanting & outreach
- ADA accessibility
- Construction equity
- Accountability & reporting



Next Steps: Related / Melvin Mark

Exclusive Negotiation Agreement

- Analyzing feasibility for a Phase 1 development proposal
- Pursuing funding opportunities (City, State, Federal)
- Assessment of CBA terms
- Participation in Open Space & Green Loop design and operations planning



PARCEL 9
Development Opportunity

To prevent an oversized building here along Broadway and between the east-west directions of buildings on development parcels to be defined as follows:

- a. Less than 80' in height. For the portion of a building less than 80' in height, there is to be no less than 10 feet of setbacks, and no required space between building or portions of buildings.
- b. Multiple stories are permitted on blocks with traditional building forms up to 200' in height and a minimum 40' wide street in portions of the building above 80'.
- c. If a single block of parcel 9 is to be developed alone, Design Commission will make a review of the surrounding area and context as a criteria during the development's Type II LUR.

Prior Related Approvals

- **Master Plan** – Design Commission approved August 2020
Established required infrastructure, open space, min/max development density
- **Funding & Finance Plan** – City Council approved September 2020
Established public funding and finance for extraordinary site conditions and community benefits
Directed LID and various infrastructure IGAs in alignment with Funding & Finance Plan
- **Creation of LID** – City Council approved October 2020
Established public financing for ROW & Signal Improvements