

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: October 26 2011

TO: Board of Commissioners

FROM: Patrick Quinton, Executive Director

SUBJECT: Report Number 11-67
Authorize a Disposition and Development Agreement with Beam Development, LLC and a \$2,300,000 Commercial Property Redevelopment Loan for Land Acquisition

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6905

ACTION SUMMARY

This action will authorize the Portland Development Commission (PDC) Executive Director to enter into a Disposition and Development Agreement (DDA) with Beam Development, LLC (Beam). The DDA defines the terms and conditions and land acquisition loan for the sale of PDC-owned property located at 123 NE Third Avenue, more commonly known as Blocks 68 and 69 of the Burnside Bridgehead property (See the Project Map under the Attachment B: Project Summary). The authorization of this DDA will initiate the first phase of the Burnside Bridgehead Framework Plan (Framework Plan), adopted by the Board in May 2010, through the renovation and adaptive re-use of the existing 96,000 SF Convention Plaza building on Block 68.

Additionally, this action will authorize PDC's financial investment in the project of \$2,300,000 in the form of a Commercial Property Redevelopment Loan to Beam for land acquisition. The DDA is structured such that the developer can earn-down the value of the property through performance measures that incorporate additional elements into the project. This structure allows for the conveyance of the property at the fair market appraised value of \$2,300,000 with the opportunity for Beam to earn-down this value over the first five years of the project, with a Commercial Property Redevelopment Loan available for any remaining property value.

The adaptive re-use of the Convention Plaza building will result in approximately 64,754 SF of leasable space, including the potential addition of a 4,000 SF penthouse on top of the existing five-floor building. Tenants in the building will be focused on high growth tenants and/or those within the target industry clusters to advance the Economic Development Strategy and the Central Eastside (CES) Entrepreneurial Jobs Strategy. Third Avenue will also be activated with retail/restaurant tenants, providing vibrancy and the extended after business hours activity atmosphere intended for the Burnside Bridgehead (BBH) site.

Improvements to the property include seismic upgrades and integration of sustainable building systems into the existing building, improvements to the existing parking lot on Block 68, and construction of the Couch Street Plaza from 3rd Avenue to 2nd Avenue, a multi-purpose open space that provides a public pedestrian and bicycle connection between the two streets and auto-access to Blocks 68 and Block 67 from 2nd Avenue.

PUBLIC BENEFIT

The Burnside Bridgehead Framework Plan outlines a vision for the BBH – to create a strategic design approach for redevelopment of the Burnside Bridgehead that will catalyze and identify the CES as an attainable, productive, and sustainable district – and provides a guide for redevelopment of the site. The Framework Plan identified the renovation of the Convention Plaza building on Block 68 as a key component of initiating development at the BBH.

This DDA with Beam allows the adaptive re-use of the Convention Plaza building to proceed. Included in the DDA is the requirement that Beam complete the Couch Street Plaza, a component of the overall BBH project that would otherwise be required to be completed by PDC. As such, PDC is leveraging the Convention Plaza building redevelopment to also complete other infrastructure that PDC does not have the funds to complete at this time; otherwise, PDC would need to identify an additional \$750,000 for the construction of the Couch Street Plaza. In addition, Beam will be required to pay any Streetcar Local Improvement District (LID) payments associated with Blocks 68 and 69 and agree to not remonstrate against any future LID's for other improvements.

The DDA includes requirements to comply with PDC policies including the Green Building Policy, Prevailing Wage, Business Equity, and Work Force Training.

This action will support the following PDC goals:

- Strong Economic Growth and Competitiveness
- Sustainability and Social Equity
- Healthy Neighborhoods
- A Vibrant Central City
- Effective Stewardship over our Resources and Operations, and Employee Investment

PUBLIC PARTICIPATION AND FEEDBACK

The BBH Citizen Advisory Committee (CAC) played a key role in the development of the Framework Plan which directs the development approach for the BBH and identifies the adaptive reuse of the Convention Plaza building as the first component of Phase I of the redevelopment. The BBH CAC also supported the exclusive negotiations with Beam Development on Block 68. The BBH CAC, and the CES Urban Renewal Advisory (URA) Committee, have participated and provided feedback on the adaptive re-use of this building and the partnership with Beam.

The December 2010 PDC Board presentation on the Block 68 predevelopment loan included a briefing on the status of the negotiations, including initial information on the appraised value of the property and the proposal for performance measures that could earn down the value of the land.

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

Implementation of Key Component of Economic Development Strategy: The City of Portland's Economic Development Strategy, a five-year plan for Promoting Job Creation and Economic Growth (the Strategy) establishes a set of priorities to guide the city's job creation work. One component of the Strategy focuses on maintaining a leadership position in sustainability by driving urban innovation in investments in physical place-making. The Strategy identifies the Burnside Bridgehead site as a key catalytic site within the Central City and calls for the creation of a significant mixed-use gateway development at this location.

PDC's Strategic Plan: The Burnside Bridgehead project is also identified in PDC's Strategic Plan as a project that can deliver key catalytic development projects to meet employment, livability, and investment goals of the Central City and an opportunity to develop new models of urban real estate development to address affordability, sustainability, and market demands.

Central Eastside Urban Renewal Plan: The CES Urban Renewal Plan includes a goal to enhance the CES as a near-in job center featuring a diverse industrial base with compatible, supportive, and appropriately located commercial and residential activities. The adaptive re-use of the Convention Plaza building, with a focus on employment space, addresses this goal and encourages the vitality of existing firms, provides attractive space for complimentary ventures, and offers a positive environment for the surrounding businesses and adjacent neighborhoods.

The Central Eastside Industrial District (CEID) supports close to 16,000 diverse jobs as well as key workforce and cultural institutions. The recently launched CES Entrepreneurial District, an economic development strategy focused on job creation, catalytic redevelopment, entrepreneurship and branding, includes the redevelopment of the Burnside Bridgehead property, with the Convention Plaza building identified to provide new and expansion space for existing and new businesses in the CES.

Burnside Bridgehead Framework Plan: The Framework Plan was adopted by the PDC Board in May 2010 (Resolution No. 6800). The adaptive re-use of the Convention Plaza building is identified in the Framework Plan as an integral step in initiating the first phase of development for the Burnside Bridgehead project. The vision for the Framework Plan is to create a strategic design approach for the development of the Burnside Bridgehead that will catalyze and identify the CES as an attainable, productive, and sustainable district.

The adaptive reuse of the Convention Plaza building dovetails with the greater vision articulated in the Framework Plan as follows: the building will be 1) attainable by providing cost effective workspace, 2) productive in that it will be flexible and 'wired' for technology; 3) sustainable by achieving LEED Silver at a minimum in the context of saving an existing building; 4) catalytic because it is a feasible project based on current market conditions that will spur additional redevelopment on the site; and 5) vibrant because it will provide for various uses including workspace and retail space.

FINANCIAL IMPACT

Impact to CES URA Budget

The transaction in this resolution will have a net zero impact on the CES URA budget in FY 2011-12. The CES URA will realize \$2.3 million in revenue from the sale of the property to offset a \$2.3 million in loan to the Developer. These amounts are included in the current FY 2011-12 Adopted Budget.

Acquired Price and Current Appraised Value

PDC obtained a two-year option on the acquisition of Blocks 67, 68, and 69 in 2004, based on a 2003 appraised value of \$8,000,000. The option was exercised in January 2008 for several reasons, including the 2008 Opus negotiations, the pending expiration of the option, and the 10% increase required to extend the option. That transaction included all of the property included in Blocks 68 and 69 and three-quarters of the adjacent Block 67, for a total of 97,008 SF of land and a fully tenanted 96,000 SF building, for a purchase price of \$8,700,000.

The current transaction does not include all the property that was purchased in 2008. This transaction includes Block 68, the PDC owned portion of Block 69, and only 6,000 SF of Block 67. The property involved in this transaction was appraised in September 2010 at \$2,300,000 and again in October 2011 at \$2,300,000.

The following chart summarizes the key points relevant to the appraised value:

	2006 Purchase	2011 Disposition Agreement
BBH Property	Block 68, portion of Block 69, three-quarters of Block 67	Block 68, portion of Block 69, small swath of Block 67 (for Couch St Plaza)
Square Feet of Land	Block 68: 51,406 SF Block 69: 12,650 SF Block 67: 32,952 SF TOTAL: 97,008 SF	Block 68: 51,406 SF Block 69: 12,650 SF Block 67: 6,000 SF TOTAL: 70,056 SF Couch St Plaza: 12,000 SF Block 69 zoned IG2: 12,650 SF Future NE Davis St: 7,650 SF Developable SF: 37,756 SF
Highest and Best Use	Intended for four full-block commercial redevelopment; Full site to be rezoned from industrial to commercial	Renovation of existing building for commercial ; Block 69 not rezoned from industrial to commercial
Improvements Required	Incorporate into four full-block development	Couch Street Plaza Structural upgrades to existing building
Building	96,000 SF Convention Plaza Fully occupied commercial office Demolition assumed	96,000 SF Convention Plaza Vacant Building being retained - structural upgrades required to renovate

	2006 Purchase	2011 Disposition Agreement
Access	Fully accessible from MLK, Davis, Couch, and 2 nd Avenue	Limited access due to Burnside-Couch couplet
Additional PDC requirements	None identified - purchase	Structural upgrades to allow active-use retail/restaurants Construct, maintain and place a public easement over Couch St Plaza Agree to not remonstrate against future LID's Pay Streetcar LID for property PDC Policies apply: Green Building, Prevailing Wage, Business Equity and Workforce Training
Appraised Value (date)	\$8,000,000 (2003)	\$2,300,000 (2011)

Disposition terms

The following general terms are contained in the proposed DDA and were recommended for approval by the PDC Financial Investment Committee on September 16, 2011:

Item	Terms
1. Land Price	\$2,300,000 (based on fair market value appraisal October 2011)
2. Closing	On or before March 11, 2013. No earnest money deposit proposed due to level of predevelopment investment from Beam to date (\$444,000). If Closing Date is extended, Land Price will be updated either by a new appraisal at buyer's expense or through a Consumer Price Index update. In no case will the Land Price be lower than \$2,300,000.
3. Completion	On or before January 2014
4. Financial Structure	Developer must secure all equity and debt financing sources before closing. Owner Equity: \$2,500,000 PDC Land: \$2,300,000 Financing: <u>\$10,000,000</u> Total: \$14,800,000 Financing could include EB-5 Investor, BETC, NMTC, HTC, and/or a private Commercial Construction Loan.
5. PDC Investment	The property will be conveyed at the fair market value of \$2,300,000; due five years after closing on the property. A \$2.3M lien, to secure the loan, will be placed on the property. The developer has the potential to earn down the value of the land within the first five years after closing by including additional elements into the project. (See next Section).
6. Environmental	Environmental remediation complete
7. Seismic	Development will perform needed seismic upgrades
8. Prevailing Wage	Required
9. LEED Certification	Silver required
10. Business Equity	PDC policies required
11. Work Force Training	PDC policies required

Land as Financing Tool with Performance Measures: CPRL Structure

PDC has extremely limited funds available in the CES URA budget to invest in the redevelopment of the Burnside Bridgehead. As a way to incent and promote the renovation of the Convention Plaza building with no additional PDC funding, staff is proposing to structure the DDA such that the developer can earn-down the value of the property through performance measures that incorporate additional elements into the project. This structure allows for the conveyance of the property at the appraised fair market value of \$2,300,000 with the opportunity for Beam to earn-down this value over the first five years of the project. On an annual basis, PDC and the developer will reconcile progress made towards earning down the value of the property. At the five-year post-closing point, any remaining balance will be paid back as a loan.

The performance measures include priorities identified through the Framework Plan public process, incentives aligned with the City’s Economic Development Strategy, and input from the Mayor’s Office. As such, some of the performance measures are physical improvements that advance the overall Burnside Bridgehead development concept; others are incentives to provide specific types of commercial space for specific tenants.

The following outlines these measures and each measure’s potential earn-down:

Objective	Goal	Value	Calc.	Maximum Loan Earn Down	Notes
1.Couch Street Plaza	Design and construction of Couch St Plaza	100%	Actual cost	\$750,000	Couch Street Plaza is an important element of the Project as identified in the Framework Plan. It provides connectivity between parcels and also serves as an open space. This improvement must be completed prior to receiving any credit for the objectives set forth below.
2.Tenants	Tenant with employers representing PDC’s target industries and/or entrepreneurial focus	125 – 175%	RSF X effective lease rate X (1.25 to 1.75)	\$2,150,000	Approximate Maximum Rentable Square Feet (RSF): 74,602 with penthouse. Formula: lease rate X RSF X (1.25 to 1.75) Effective Lease Rate to Value connection: \$18.00 and above/RSF = 1.25 earn down value at maximum RSF of \$18.35 \$17.99 - \$17.00/RSF = 1.35 earn down value \$16.99 - \$16.00/RSF = 1.5 earn down value \$15.99 and below/RSF = 1.75 earn down value.

					<p>Earn Down value only valid for first tenant within the tenant space within the first five years.</p> <p>Effective Lease Rates are based on a NNN lease structure. If the lease rate is not NNN, (ie modified gross lease structure (net of tenant utilities only)), the Effective Lease Rate will be reduced by \$4.50/RSF (the projected NNN expenses) and adjusted to reflect the actual NNN expenses once the building is placed into service.</p>
3.Digital Hub/Research and Institution Space	Provide 2 years free lease space to the Digital Hub	225%	SF X 2.25 X standard lease rate for space	\$420,000	Assumes 10,000 SF (Digital Hub / Open Source Lab @ 2,000 SF / Research Space @ 8,000 SF)
4.Penthouse Leasable Space / Rooftop Outdoor Space	Construct 4,000 SF leasable penthouse and outdoor rooftop event space	75%	Actual construction cost	\$500,000	Increase leasable area by adding penthouse space Provide rentable outdoor program space
5.Street Ornamental lighting	Install single or twin ornamental lights on 3 rd Ave	100%	Actual cost, up to \$20k per light	\$60,000	Three required
6.Electric Vehicle Charging Stations	Provide charging stations w/in 2 nd Ave parking lot	100%	Actual cost up to \$20k per station, 2 stations	\$40,000	Charging stations and premier parking
Total Reductions				\$3,880,000	
Maximum Possible				\$2,300,000	

The following outlines how a Commercial Property Redevelopment Loan (CPRL) PDC loan for any remaining land value after five years, could meet the guidelines of this program.

Potential exceptions include:

- Loan Amount: up to \$2,300,000. It is likely the loan amount will be a maximum of \$1,550,000 given the expected costs of the Couch Street Plaza and the requirement to complete that improvement prior to issuing a certificate of completion; and
- Payments: with the proposed earn-down matrix for the first five years, no payments would be made until year five when the remaining loan amount, if any, is determined.

Loan	Commercial Property Redevelopment Loan – Permanent Loan	
URA	Central Eastside	
Purpose	Acquisition of PDC owned property	
Appraised Value	\$2,300,0000 Integra, October 2011	
Eligible Purpose	Costs associated with the redevelopment of real property	
Eligible Borrower	Beam Development (Borrower) is in negotiation for acquisition of this PDC owned property	
	Guideline	Proposed
Loan Amount	Up to \$2,000,000	Up to \$2,300,000.
Interest Rate	Fixed Rate: Prime + 3% - with potential to reduce by one percentage point (up to a maximum of three percentage points) for meeting specific requirements as identified in the program guidelines.	Fixed Rate: Prime + 3%. Potential to meet specific requirements for point reduction: 1) Preservation of an older building 2) Supportive of permanent job growth or job retention in target clusters
Fee	1% of loan amount borrowed, paid at closing	1% of loan amount, paid at time of closing with construction loan proceeds
Term	Up to 10 years, with up to 25 years amortization	10 years, with 20 year amortization
Payments	Principal and interest	No payments and no interest for the initial five years; principal and capitalized interest on the remaining balance
Borrower's equity contribution	At least 10% of the project cost	At least 10% of the project cost
Collateral	Interest in the subject property or other real estate	Required
Guarantee	Personal and/or corporate guarantees of all principals and entities with a least a 20% ownership interest in the business	Provided per the guideline
Credit	Good credit required	Required
Combined Loan to Value	Up to 100%	Up to 100%
Leverage of PDC dollars	Generally a goal of 1:5, but a minimum of 1:1	Minimum of 1:1; goal of 1:5
Debt Service Coverage Ratio	Minimum of 1.15	Minimum of 1.15

RISK ASSESSMENT

The DDA includes up to an 18-month timeline between approval of the DDA terms and closing on the property to allow the developer to secure all equity and debt financing sources prior to closing. Anticipating the approval of the DDA on October 26, 2011, closing on the property could occur anytime between then and March 12, 2013. The appraised value is based on an October 2011 appraisal. PDC will not convey the property unless financing and initial tenants have been secured. Note: If Closing Date is extended, the DDA proposes the Land Price will be updated either by a new appraisal at buyer's expense or through a Consumer Price Index update. In no case will the Land Price be lower than \$2,300,000.

Current financing structure includes \$2,500,000 of owner equity, \$10,000,000 financing, and the \$2,300,000 value of the land. Financing options are currently being finalized and could include EB-5 Immigration Investment Program funding, and/or a Commercial Construction Loan from a private financial investor. If financing is not secure within 18 months, options include extending the DDA timeline and/or pursuing alternate development plans.

The property will be conveyed at the fair market value of \$2,300,000, due five years from time of closing. The developer has the potential to earn-down the value of the land by including project elements as discussed above and included in the DDA. However, if the developer does not provide these project elements, the developer will be required to pay PDC the remaining value of the property. Any loan for the remaining value would be structured under the guidelines of the Commercial Property Redevelopment Loan program.

Risks, and potential solutions, include:

- Developer does not include project elements identified.
 - Earn-down matrix for land value provides incentives to include PDC priority elements.
 - PDC Certificate of Completion required
- Developer requires PDC loan for remaining land value.
 - Potential for Commercial Property Redevelopment Loan for remaining value
- Developer does not pay PDC for remaining land value.
 - Require CPRL for remaining value
- Developer does not secure financing and/or tenants and the project does not move forward. The PDC predevelopment loan (\$456,000) to be repaid with proceeds from the Project construction financing would not be paid back in this scenario.
 - Conditions precedent to closing include securing financing and tenants
- Adaptive re-use of Convention Plaza building does not spur new development on the remaining Burnside Bridgehead blocks and in the surrounding area.
 - Memorandums of Understanding with other development entities are in place for other portions of the BBH project (Blocks 75 and 67)

WORK LOAD IMPACT

This Project is incorporated into the work plans of existing PDC staff. Post closing efforts will include UDD staff and loan servicing staff in monitoring of the earn-down performance measures over the next five years. This can be incorporated into the standard loan servicing

format. The DDA also contemplates the review of a Phase 2 feasibility study in year five, which will require input and review for PDC staff.

ALTERNATIVE ACTIONS

The PDC Board could choose not to approve the DDA. If that occurs, it could direct staff to re-negotiate all or specific terms, or it could propose to cancel the project and retain the Convention Plaza building and the remainder of Blocks 68 and 69 in PDC ownership. If the project were cancelled, an alternative disposition plan would need to be established. If this action were taken Beam would not be required to pay back the \$456,000 pre-development loan previously granted.

The Board could also choose to not approve the loan, including the proposed performance measures for which Beam could potentially earn-down the value of the property. This would require the Developer to find additional funding, which could delay or ultimately terminate the project.

CONCURRENCE

The PDC Financial Investment Committee (FIC) recommended approval of the Disposition and Development Agreement on September 16, 2011, along with proposed loan terms for the future Commercial Property Redevelopment Loan for any remaining land value in year five. FIC approval of the underwriting of this loan will be required prior to Closing; this is anticipated sometime prior to March 2013.

BACKGROUND

The site is located at the base of the east end of the Burnside Bridge. The BBH site is 176,215 SF in size and is situated on four-plus city blocks in the CES URA. The study area is generally bound by NE Martin Luther King Jr. Boulevard to the east, the Burnside Bridge to the south, NE 2nd Avenue to the west, and NE Davis Street and the I-5/I-84 interchange to the north. The site is zoned Central Employment (EXd) and has an allowable height of 200 feet and a maximum Floor Area Ratio (FAR) of 9:1, with an additional 3:1 achievable by meeting bonus requirements. Blocks 68 and 69 are identified in the Project Summary.

Block 68 Exclusive Negotiations

The Framework Plan was adopted by the PDC Board in May 2010 (Resolution No. 6800). Per PDC's Memorandum of Understanding with Beam, in exchange for being PDC's Strategic Advisor for the Framework Plan without compensation by PDC, it was anticipated that Beam would have the right to exclusive negotiations with PDC to develop a portion of the site that, at a minimum, is equal to up to twenty percent of the site.

In July 2010, Beam declared their interest in the Convention Plaza building and the remainder of Block 68 and Block 69. Because of the MOU referenced above, PDC staff was directed by the Executive Director to negotiate with Beam a DDA for the redevelopment of this portion of the Burnside Bridgehead property.

Project Property

Over the course of the negotiations, it became evident that two additional pieces of the BBH property should also be included in this disposition:

- Block 69: PDC owns a 12,650 SF piece of Block 69. This parcel is zoned IG1 and is encumbered with a 50 feet no-build easement over a third of the property. Given its size, encumbrance, and limited development opportunities based on zoning, conveying this parcel to Beam, for parking in conjunction with Block 68 is appropriate.
- Couch Street Plaza: The Framework Plan identified the reinstallation of the city grid and providing open space as essential components of enhancing the redevelopment potential for the BBH site. This includes extending, in some form, Couch Street from Third Avenue to Second Avenue in the vacated Right-of-Way (ROW). Without this extension, both Block 68 and Block 67 have limited access and an undeveloped 60 ft swath of land between each development that PDC would need to improve.

The Convention Plaza building includes an access point off of Couch Street and the adaptive re-use of the building incorporates the Couch Street extension – as an enhanced pedestrian outdoor plaza – into the redevelopment. Beam will construct this infrastructure improvement as part of the adaptive re-use of Block 68. The Couch extension and plaza area will remain private, for insurance and maintenance needs, but will have a public access easement. Because the vacated ROW includes portions of Block 68 and Block 67, a lot line adjustment will be necessary prior to closing to enable the conveyance of this property.

Both of these parcels, and Block 68, are identified in Attachment B: Project Summary.

Development Concept and Feasibility

Beam and PDC have spent the last year advancing the adaptive reuse concept and identifying elements of the project that enhance the Block 68 project and further the Burnside Bridgehead development as a whole. The adaptive re-use of the Convention Plaza building proposed by Beam will result in approximately 64,754 SF of leasable space, including the potential addition of a 4,000 SF penthouse on top of the existing five-floor building. Tenants in the building will be focused on employment and in particular, on high-growth tenants and/or those within the target industry clusters to advance the Economic Development Strategy and the CES Entrepreneurial Jobs Strategy. Third Avenue will also be activated with retail/restaurant tenants along its frontage, providing vibrancy and the extended 18/7 atmosphere intended for the BBH site.

Improvements to the property include the seismic upgrades and the integration of sustainable building systems into the existing building, improvements to the existing parking lot on Block 68, and the construction of the Couch Street Plaza from Third Avenue to Second Avenue, a multi-purpose open space that provides a public pedestrian and bicycle connection between the two streets and auto-access to Blocks 68 and Block 67 from Second Avenue.

Permit Ready

An additional item that should be highlighted is the level of advancement on project information completed for this project. With the \$456,000 predevelopment loan PDC provided Beam on December 8, 2010, for this project, PDC and Beam have advanced project design to the level where the project has already received Design Commission approval, permit drawings have been submitted to the City of Portland, and Beam received bids, and selected a contractor, for the project. This effort leveraged PDC funds to obtain project information on various infrastructure elements, including the Couch extension and plaza and NE Davis St extension

and is currently providing Beam with detailed information necessary to secure tenants and obtain financing. The DDA includes an 18-month timeline to complete conditions prior to closing and for Beam to obtain financing, permits, and sufficient tenancy to proceed.

ATTACHMENTS:

- A. URA Financial Summary
- B. Project Summary

URA FINANCIAL SUMMARY

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Central Eastside URA						
Resources						
Beginning Fund Balance	1,170,683	968,677	41,752	594,593	57,514	1,525,499
Interest on Investments	25,000	25,000	25,000	25,000	25,000	25,000
Loan Collections	66,207	127,931	115,529	108,331	100,634	93,194
Property Income	20,000	3,020,000	2,020,000	20,000	20,000	20,000
Reimbursements	0	2,191	2,191	2,191	2,191	0
TIF Proceeds	9,780,444	5,821,877	2,626,121	2,659,399	2,930,560	3,141,132
Total Fund Resources	11,062,334	9,965,676	4,830,593	3,409,514	3,135,899	4,804,825
Requirements						
Program Expenditures						
Administration						
Finance Admin						
H98001 Debt Management	18,000	18,000	18,000	18,000	18,000	18,000
Strategic Planning/Policy & Prgm Dvlpmt						
H60041 Eastside Central City Plan	65,957	0	0	0	0	0
Administration Total	83,957	18,000	18,000	18,000	18,000	18,000
Business Development						
Business Lending						
H79020 Business Finance	1,000,000	600,000	600,000	600,000	600,000	500,000
Cluster Industry Development						
H28069 Lean Manufacturing	0	50,000	0	0	0	0
H72026 Cluster Development	0	50,000	0	0	0	0
H79100 Site Recruitment	0	38,000	38,000	38,000	0	0
Small Business & Entrepreneurship						
H58967 CES Entrepreneurial District	50,000	250,000	50,000	50,000	50,000	0
Business Development Total	1,050,000	988,000	688,000	688,000	650,000	500,000
Housing						
PHB Housing						
H80046 CES Clifford Apartments Rehab	796,275	0	0	0	0	0
H89030 Affordable Rental Housing	0	0	0	0	0	2,797,809
Housing Total	796,275	0	0	0	0	2,797,809
Infrastructure						
Parks						
H10048 Eastbank/Asset Transfer	20,000	55,000	95,000	20,000	20,000	20,000
Public Facilities						
H10052 CES Community Center	0	0	0	985,000	0	0
Transportation						
H10041 Eastside Streetcar Construction	3,184,000	3,000,000	0	0	0	0
H10044 Eastside Burnside-Couch Couplet	1,000,000	0	0	0	0	0
H13166 Streetcar LID	122,759	0	0	0	0	0
Infrastructure Total	4,326,759	3,055,000	95,000	1,005,000	20,000	20,000
Property Redevelopment						
Commercial Real Estate Lending						
H28030 Redevelopment Loan Projects	400,000	325,000	325,000	325,000	325,000	325,000
Community Redevelopment Grants						
H27001 Storefront Grants	350,000	200,000	200,000	200,000	200,000	200,000
H27050 DOS Grants	100,000	100,000	100,000	100,000	100,000	100,000
Property Redevelopment						
H10072 Burnside Bridgehead Redevelop	600,000	3,000,000	2,000,000	0	0	0
H10073 Burnside Bridgehead Mgmt	75,000	75,000	75,000	75,000	0	0
H10074 Burnside Bridgehead Planning	85,000	0	0	0	0	0
H11601 Community Outreach	11,000	11,000	11,000	11,000	11,000	11,000
H11602 Property Management	18,000	18,000	18,000	18,000	18,000	18,000

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
H61007 New Strategy	50,000	0	0	0	0	0
Property Redevelopment Total	1,689,000	3,729,000	2,729,000	729,000	654,000	654,000
Total Program Expenditures	7,945,991	7,790,000	3,530,000	2,440,000	1,342,000	3,989,809
Personal Services	390,658	516,686	127,080	237,840	48,312	143,633
Transfers - Indirect	1,652,593	1,520,689	487,140	610,720	185,196	550,594
PHB Staff/Admin	104,415	96,549	91,780	63,440	34,892	103,735
Total Fund Expenditures	10,093,657	9,923,924	4,236,000	3,352,000	1,610,400	4,787,771
Contingency	968,677	41,752	594,593	57,514	1,525,499	17,054
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	11,062,334	9,965,676	4,830,593	3,409,514	3,135,899	4,804,825

PROJECT SUMMARY

Project Name: Burnside Bridgehead – Phase I – Convention Plaza
Description: Adaptive re-use of the Convention Plaza focused on employment
Location: 123 NE 3rd Avenue
URA: Central Eastside
Current Phase: Disposition
Next Milestone: Closing
Completion Target: Closing – by March 2013; Construction by March 2014
Outcome: Catalytic Mixed-Use Development
Site/Project Map:

