

**DATE:** June 24, 2015  
**TO:** Board of Commissioners  
**FROM:** Patrick Quinton, Executive Director  
**SUBJECT:** Report Number 15-41

Adopting the Eighth Amendment to the Amended and Restated Interstate Corridor Urban Renewal Area Plan to Add Assistance to a Public Building; Authorizing an Intergovernmental Agreement with Portland Parks and Recreation in an Amount Not to Exceed \$603,000 for Purposes of Replacing the Roof of the Charles Jordan Community Center

**BOARD ACTION REQUESTED**

Adopt Resolution Nos. 7127 and 7128

**ACTION DESCRIPTION**

If approved, these two proposed actions by the Portland Development Commission (PDC) Board of Commissioners would assist the Portland Parks and Recreation (PP&R) in replacing the roof of the Charles Jordan Community Center (CJCC) located at 9009 N. Foss Avenue (see a map in Attachment A) within the Interstate Corridor Urban Renewal Area (URA), at a cost not to exceed \$603,000.

Oregon Revised Statutes 457 require that when urban renewal funds are used on a public building, the building must be identified in the urban renewal plan and the plan must show how the building serves and benefits the URA. The amendment section of the Interstate Corridor Urban Renewal Plan requires that the use of funds for public building be approved by resolution by the PDC Board and by resolution by the Portland City Council.

The two actions are:

- 1) Adopting the Eighth Amendment to the Amended and Restated Interstate Corridor Urban Renewal Area Plan to add assistance to a public building; and
- 2) Authorizing the PDC Executive Director to enter into an Intergovernmental Agreement with PP&R in an amount not to exceed \$603,000 for purposes of replacing the roof of the CJCC.

**BACKGROUND AND CONTEXT**

The CJCC, located in North Portland, was acquired by PP&R in 1953. It went through a major renovation in 1994 and expanded in 2007 to include a larger gym, fitness room, youth game room, dance studio, and computer lab. The facility was renamed in 2012 in honor of Portland's first African-American City of Portland (City) commissioner and former PP&R director. The CJCC is an important neighborhood resource that serves the community.

The roof over the gym at CJCC has been leaking rainwater for many years. CJCC staff reports that they often use five-gallon buckets and trash containers to collect the water leaking from the roof. The

existing roofing system materials were inadequate for the low slope roof and the statute of limitations has expired for the original project architects.

The CJCC project was originally budgeted in the general fund resources under the Mayor's Proposed Budget. PDC identified this project, along with the Lan Su Chinese Garden lake reconstruction and river access in Central Eastside, as both benefiting their respective URAs and as being eligible for tax increment financing (TIF) funds. Since then, \$1,390,000 has been added back to PDC's Adopted Budget, of which \$500,000 is allocated to the Inclusive Startup Fund, and \$891,000 is allocated to the Community Development Fund.

Since the reconstruction of the CJCC roof is already underway, PDC's Equity Policy stipulates that the level of compliance may be negotiated. Further, PP&R followed all of the City's bid requirements.

### **COMMUNITY AND PUBLIC BENEFIT**

The CJCC is a cherished community facility that benefits and serves the neighborhood and the Interstate Corridor URA by providing the following resources: a basketball court, indoor community center, computer lab, fitness room, gymnasium, meeting room, playground, preschool program, rock climbing wall, stage, public art, weight room, and wireless Internet access.

### **PUBLIC PARTICIPATION AND FEEDBACK**

PDC staff has informed stakeholders, including St. Johns Main Street and local neighborhood associations, of the intention to amend the URA plan and provide funding for the CJCC.

### **BUDGET AND FINANCIAL INFORMATION**

There are sufficient resources in the fiscal year (FY) 2015-16 budget for the intergovernmental agreement (IGA) (see Attachment B). The PP&R budget for the roof installment was initially \$603,000, which PDC incorporated in its FY 2015-16 Adopted Budget. PP&R spent \$64,000 in FY 2014-15 on the design and investigation portion of this project, therefore anticipated FY 2015-16 costs are \$539,000 for the CJCC. Per the IGA, the remaining \$64,000 and any additional unspent contingency can be reassigned to TIF-eligible, small park improvements in the Interstate Corridor URA. Payment procedures are provided in the IGA between PDC and PP&R.

### **RISK ASSESSMENT**

There is a possibility that PP&R will need to rebid this project and select a bid that may be higher than the original amount estimated. PP&R may then request additional funds from PDC and PDC may choose to provide these funds to PP&R.

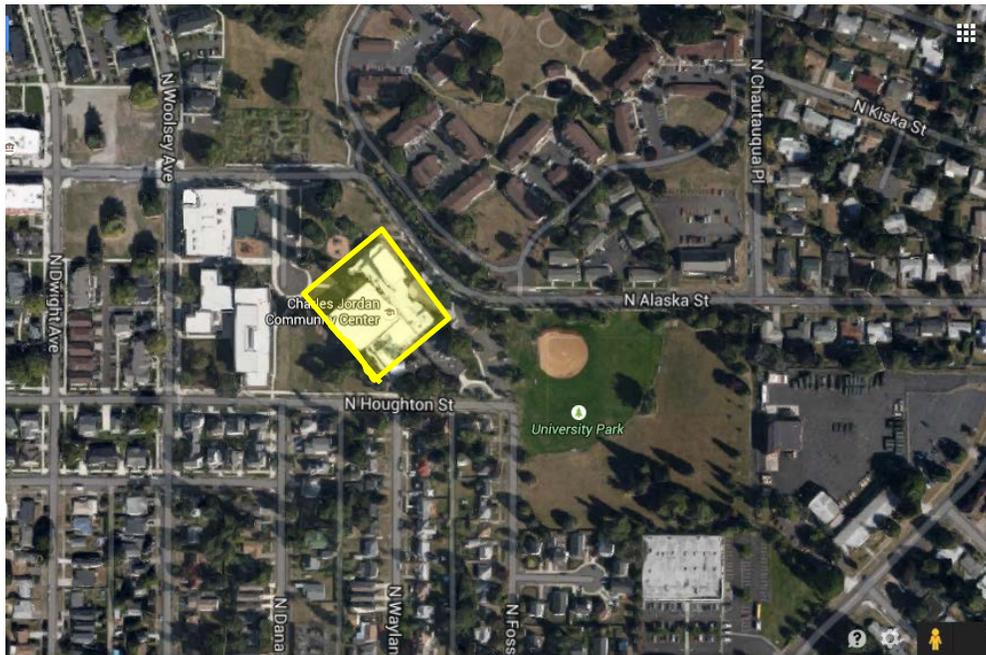
### **ALTERNATIVE ACTIONS**

The PDC Board could choose to neither amend the Interstate Corridor URA Plan nor approve funding for the IGA. This would have two implications: i.) PP&R would have the responsibility to fund CJCC improvements, and ii.) PDC would likely not receive general fund allocations for the Community Development Fund or the Inclusive Start-Up Fund.

### **ATTACHMENTS**

- A. Site Map
- B. Interstate Corridor URA Financial Summary

### Site Map



9009 N. Foss Avenue, Portland, OR

**Interstate Corridor URA Financial Summary**

**Five-Year Forecast Program Requirements**

	Revised-3 FY 2014-15	Adopted FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20
<b>Interstate Corridor URA</b>						
<b>Resources</b>						
Beginning Fund Balance	15,550,161	19,815,852	10,854,865	7,763,723	12,101,785	14,537,078
Fees and Charges	5,800	2,200	1,500	1,500	1,500	1,500
Interest on Investments	72,000	59,448	32,565	23,291	36,305	43,611
Loan Collections	446,444	260,999	198,041	338,329	325,246	372,785
Property Income	171,776	1,008,536	303,280	304,209	305,161	306,137
Reimbursements	40,349	63,529	84,029	84,644	85,277	85,930
Short Term Debt	11,488,500	18,881,841	15,798,555	16,871,421	17,922,746	18,981,000
<b>Total Resources</b>	<b>27,775,030</b>	<b>40,092,405</b>	<b>27,272,835</b>	<b>25,387,117</b>	<b>30,778,020</b>	<b>34,328,041</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101370 Debt Management-ISC	39,966	41,466	22,532	22,532	22,532	22,532
<b>Total Administration</b>	<b>39,966</b>	<b>41,466</b>	<b>22,532</b>	<b>22,532</b>	<b>22,532</b>	<b>22,532</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L00200370 BL -Modifications-INT	150	0	0	0	0	0
L00210370 BL -General-INT	650,000	8,651,000	650,500	650,500	650,500	650,500
<b>Small Business &amp; Community Dev</b>						
B55710370 NPI & Main St Network-ISC	50,000	50,000	50,000	50,000	50,000	50,000
B55800370 Business Development-ISC	5,000	5,000	5,000	5,000	5,000	5,000
B55900370 Community Development-ISC	25,000	25,000	25,000	25,000	25,000	25,000
<b>Traded Sector Business Dev</b>						
T01069370 Lean Manufacturing-ISC	50,000	50,000	50,000	50,000	50,000	50,000
<b>Total Business Development</b>	<b>780,150</b>	<b>8,781,000</b>	<b>780,500</b>	<b>780,500</b>	<b>780,500</b>	<b>780,500</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15410370 Home Repair Projects-ISC	527,928	500,000	500,000	500,000	500,000	500,000
H15420370 Home Buyer Assistance-ISC	786,614	1,000,000	500,000	500,000	500,000	500,000
H15430370 Affordable Rental Hsg-ISC	211,628	4,914,986	7,250,000	6,600,000	7,792,304	1,800,000
H15440370 Beech St Apartments-ISC	0	182,893	0	0	0	0
H15900370 PHB Staff & Admin-ISC	422,137	1,330,877	1,325,055	1,064,651	1,157,221	508,688
<b>Total Housing</b>	<b>1,948,307</b>	<b>7,928,756</b>	<b>9,575,055</b>	<b>8,664,651</b>	<b>9,949,525</b>	<b>3,308,688</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N37017415 Dawson Park-ISC-Adm	200,000	0	0	0	0	0
N37017315 Bridgeton-ISC-Adm	0	0	1,500,000	0	0	0
N37017515 Small Scale Improv-ISC-Adm	0	603,000	0	0	0	0
<b>Transportation</b>						
N37037715 Killingsworth Stscape-ISC-Adm	50,000	2,950,000	0	0	0	0
N37037815 Lombard Investment-ISC-Adm	100,000	2,200,000	0	0	0	0
N37037615 Denver Streetscape-ISC-Adm	48,400	0	0	0	0	0
<b>Total Infrastructure</b>	<b>398,400</b>	<b>5,753,000</b>	<b>1,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopm</b>						
P37060515 Reiss House-ISC-Adm	9,211	8,611	0	0	0	0
P37090015 Project Development-ISC-Adm	20,000	20,000	20,000	20,000	20,000	20,000
P37060415 C&M Motors Lot-ISC-Adm	147,443	4,724	0	0	0	0