

DATE: April 20, 2016
TO: Board of Commissioners
FROM: Patrick Quinton, Executive Director
SUBJECT: Report Number 16-15

Approving the Acceptance of a Vacated Right-of-Way Adjacent to the Real Property Located at SE 72nd Avenue and SE Foster Road within the Lents Town Center Urban Renewal Area

BOARD ACTION REQUESTED

Adopt Resolution No. 7174

ACTION DESCRIPTION

This action by the Portland Development Commission (PDC) Board of Commissioners (Board) will authorize the acceptance of a vacated right-of-way from the City of Portland (City) Bureau of Transportation (PBOT) to PDC for real property located within the Lents Town Center Urban Renewal Area (URA) and generally described as the easterly 45 feet of SE Raymond Court (Property) (see an aerial in Attachment A). As part of the transfer process, an easement will be retained by the City Bureau of Environmental Services (BES) for access to sewer utilities that are located within the area.

With this action, PDC would consent to accepting the Property which would increase the developable area of PDC's adjacent property by approximately 2,300 square feet and improve the site's irregular shape.

BACKGROUND AND CONTEXT

The subject Property is located adjacent to existing PDC land at the intersection of SE Foster Road and SE 72nd Avenue (Metro Auto West), which was purchased in 2011 for the purpose of furthering redevelopment within the Lents Town Center URA.

Part of completing the vacation process involves two conditions, one required by the Portland Water Bureau and another by BES. The Portland Water Bureau will require cutting off the water line at the curb and has estimated the cost for that work to be \$4,483. For BES, there are two manholes and related pipes in the right-of-way. The cost to relocate these utilities is estimated at \$45,000. As the future redevelopment design of the Metro Auto West property is yet undefined, it is recommended that a utility access easement be provided to BES for the interim, and the future relocation costs would be borne by a future developer, as required by future development designs.

Depending on future redevelopment plans, the existing pipes and facilities might be usable in their current locations. If and when the easement is no longer needed, BES and PBOT would arrange to release (quitclaim) the easement (which would include a processing fee). Finally, PBOT's work to

complete the vacation process and prepare the BES easement is estimated at \$2,200 and would be paid by PDC.

COMMUNITY AND PUBLIC BENEFIT

The community and public will not be adversely affected by the use, management, and maintenance of the Property.

PUBLIC PARTICIPATION AND FEEDBACK

There was no public participation conducted regarding this proposed action.

BUDGET AND FINANCIAL INFORMATION

As noted, the cost of cutting off the water line at the curb will be approximately \$4,483 and PBOT's work to complete the vacation process and prepare the BES easement will cost approximately \$2,200, for a total of \$6,683. There are adequate funds in the fiscal year 2015-16 Lents Town Center URA Revised Budget (see Attachment B).

RISK ASSESSMENT

There are few, if any, risks to this proposed action. PDC will own the Property along with all the obligations for management and maintenance.

ALTERNATIVE ACTIONS

The PDC Board could elect to not accept the Property.

ATTACHMENTS

- A. Project Summary and Aerial
- B. Fiscal Year 2015-16 Lents Town Center URA Revised Budget

PROJECT SUMMARY AND AERIAL

Project Name: SE Raymond Court, Street Vacation
Description & Location: 2,300 square foot section of unimproved public right-of-way located on the west side of parcel R163381
URA: Lents Town Center
Current Phase: Drafting Street Vacation
Next Milestone: Execution and recording of vacation instrument
Completion Target: June 2016
Outcome: Revert vacated Right-of-Way from PBOT to PDC

AERIAL PHOTO



FISCAL YEAR 2015-16 Lents Town Center URA Revised Budget

Five-Year Forecast Program Requirements

	Revised- 3 FY 2014-15	Revised FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20
Lents Town Center URA						
Resources						
Beginning Fund Balance	15,409,526	18,589,745	12,190,722	72,330	859,889	4,515,145
Fees and Charges	6,624	50,300	534	530	529	529
Interest on Investments	48,000	61,040	36,572	217	2,580	13,545
Loan Collections	440,000	209,149	133,062	133,061	133,062	246,596
Long Term Debt	0	0	3,300,000	15,500,000	0	27,291,301
Property Income	56,941	61,025	1,754,156	240,875	60,875	1,341,888
Reimbursements	4,273	82,500	80,200	80,200	80,200	80,200
Short Term Debt	8,991,000	9,990,000	9,990,000	10,989,000	10,989,000	3,163,169
Total Resources	24,956,364	29,043,759	27,485,246	27,016,213	12,126,135	36,652,373
Requirements						
Program Expenditures						
Administration						
Financial Administration						
A45101360 Debt Management-LTC	32,413	19,327	20,000	20,000	20,000	20,000
Total Administration	32,413	19,327	20,000	20,000	20,000	20,000
Business Development						
Business Lending						
L00210360 BL -General-LTC	250,000	700,100	700,100	700,100	700,100	700,100
L00200360 BL -Modifications-LTC	500	0	0	0	0	0
Small Business & Community Dev						
B55800360 Business Development-LTC	10,000	20,000	20,000	20,000	20,000	20,000
B55900360 Community Development-LTC	50,000	50,000	50,000	50,000	50,000	50,000
Traded Sector Business Dev						
B15100360 Cluster Development-LTC	10,000	0	0	0	0	0
T01069360 Lean Manufacturing-LTC	30,000	30,000	30,000	30,000	30,000	30,000
Total Business Development	350,500	800,100	800,100	800,100	800,100	800,100
Housing						
PHB Housing						
H15410360 Home Repair Projects-LTC	226,003	500,000	500,000	500,000	500,000	500,000
H15420360 Home Buyer Assistance-LTC	591,241	500,000	500,000	500,000	500,000	500,000
H15430360 Affordable Housing-LTC	0	202,475	5,700,000	5,400,000	600,000	2,100,000
H15900360 PHB Staff & Admin-LTC	595,004	592,365	679,402	745,255	895,913	900,000
Total Housing	1,412,248	1,794,840	7,379,402	7,145,255	2,495,913	4,000,000
Infrastructure						
Parks						
N36011515 Walker Stadium-LTC	0	200,000	0	0	0	0
N36012515 Leach Botanical Grdns-LTC	270,000	25,000	0	0	0	0
Transportation						
N36031525 Foster-Woodstock-LTC-Adm	51,600	0	0	0	0	0
N36031535 122nd-Holgate/Ramona-LTC-Adm	950,000	0	0	0	0	0
N36031545 Foster-52nd to 82nd-LTC-Adm	100,000	740,000	1,200,000	0	0	0
N36032015 Lents Entryway-LTC-Adm	6,250	12,641	0	0	0	0
N36031415 Street/Sidewalks LID-LTC-Adm	60,000	0	0	0	0	0
Total Infrastructure	1,437,850	977,641	1,200,000	0	0	0
Property Redevelopment						
Commercial Property Redevelopm						
P36060935 Metro Auto Bldg & Lot-LTC-Adm	7,709	351	4,709	4,709	4,709	4,709
P36092015 Real Estate Mgmt-LTC-Adm	23,579	69,883	22,679	22,679	2,000	2,000

Five-Year Forecast Program Requirements

	Revised- 3 FY 2014-15	Revised FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20
P36061015...ArchitectonPrdctBldg-LTC-Adm	13,904	212,100	9,229	9,229	9,229	9,229
P36060925...MetroAuto Whisl WLot-LTC-Adm	6,697	66,620	5,500	0	0	0
P36060615...LTC II Parking Lot-LTC-Adm	7,666	7,840	7,840	7,840	7,840	7,840
P36060335...Bakery Block-LTC-Adm	1,018,964	290,787	94,544	94,544	94,544	94,544
P36060325...Lents Little Lge Flid-LTC-Adm	4,375	7,375	4,375	4,375	4,375	4,375
P36055015...Foster Road Redev-LTC-Adm	20,000	0	0	0	0	0
P36050915...LTC Town Ctr Redev-LTC-Adm	100,000	100,000	100,000	50,000	50,000	50,000
P36050815...SE 92nd Redev-LTC-Adm	25,000	0	0	0	0	0
P36090015...Project Development-LTC-Adm	49,500	100,000	100,000	100,000	100,000	100,000
Commercial Real Estate Lending						
R01100360...CPRL-General-LTC	2,500,000	8,502,000	15,002,000	12,002,000	1,002,000	1,002,000
Community Redevelopment Grants						
G01100360...CLG-General-LTC	800,000	450,000	250,000	250,000	250,000	250,000
G02100360...DQS-General-LTC	75,000	75,000	75,000	75,000	75,000	75,000
G03100360...SIP-General-LTC	560,000	300,000	300,000	300,000	300,000	300,000
G04100360...GFGP-General-LTC	50,000	125,000	125,000	125,000	125,000	125,000
Total Property Redevelopment	5,262,394	10,306,956	16,100,876	13,045,376	2,024,697	2,024,697
Total Program Expenditures	8,495,405	13,898,864	25,500,378	21,010,731	5,340,710	6,844,797
Personal Services	407,292	561,370	385,556	404,834	425,075	446,329
Transfers - Indirect	1,364,652	1,500,374	1,526,982	1,740,759	1,845,205	1,789,849
Total Fund Expenditures	10,267,349	15,960,608	27,412,916	23,156,324	7,610,990	9,080,975
Contingency	14,689,015	13,083,151	72,330	859,889	4,515,145	29,767,383
Ending Fund Balance	0	0	0	3,000,000	0	-2,195,985
Total Requirements	24,956,364	29,043,759	27,485,246	27,016,213	12,126,135	36,652,373