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

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### Requirements

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### Board Report

Board Report – 8th Amendment to Interstate Corridor URA Plan and IGA with PP&R

June 24, 2015