

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 6977

APPROVING THE THIRD AMENDMENT TO THE AMENDED AND RESTATED RIVER DISTRICT URBAN RENEWAL PLAN MAKING PUBLIC BUILDING FINDINGS FOR PURPOSES OF INVESTING TAX INCREMENT RESOURCES FOR DEVELOPMENT OF A MULTNOMAH COUNTY-OWNED BUILDING

WHEREAS, the River District Urban Renewal Plan was approved by the Portland City Council, by Ordinance No. 172808 on October 21, 1998 (as amended from time to time, the “Plan”);

WHEREAS, the purposes of the Plan are to improve the condition and appearance of the Plan area; to eliminate blight and blighting influences; to achieve the following goals of the River District Steering Committee: to develop a symbolic and functional relationship with the river; to promote the development of a diverse inventory of housing; to become a community of distinct neighborhoods; to enhance the best of what exists; to strengthen connections between the River District and its neighbors; and to enhance the economy and functional efficiency of the City;

WHEREAS, Multnomah County (the “County”) owns the McCoy Building at 426 SW Stark Street which houses the County’s Health Department (“MCHD”) and is located in the River District Urban Renewal Area (the “URA”);

WHEREAS, the County desires to relocate its operations in the McCoy Building to a new building that the County intends to construct, own and operate as its new headquarters (the “MCHD Building”) in the URA;

WHEREAS, the MCHD Building will include MCHD’s headquarters, administrative offices, specialty clinics, a laboratory, and a pharmacy facility, among other potential uses that will benefit the community, including those residing in and using the services of the adjacent Bud Clark Commons within the URA as more particularly described in the Third Amendment to the Amended and Restated River District Urban Renewal Plan attached hereto as Exhibit A (the “Third Amendment”); and

WHEREAS, the PDC Board of Commissioners (the “Board”) has received staff recommendations to approve the Third Amendment and the Technical Report on the Third Amendment to the Amended and Restated River District Urban Renewal Plan attached hereto as Exhibit B (the “Technical Report”), and concurs with the benefit to the URA of allowing urban renewal funds to be spent on the MCHD Building.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby approves the Third Amendment;

BE IT FURTHER RESOLVED that the Board accepts the Technical Report;

BE IT FURTHER RESOLVED, that the Third Amendment and Technical Report be referred to the Portland City Council with the Board's recommendation for approval by Council Resolution; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by Portland Development Commission on October 24, 2012



Gina Wiedrick, Recording Secretary

EXHIBIT A

Third Amendment to the Amended and Restated River District Urban Renewal Plan

The following bulleted subsection is hereby added to the end of Article XIV – PROJECTS INCLUDING PUBLIC BUILDINGS:

“

- Development of the Easterly Half of Block U

The Commission may participate in funding the improvement of the easterly half of Block U for the Multnomah County Health Department headquarters and clinics building (the “MCHD Building”). The Commission’s participation in this public building project will benefit the Area by developing a vacant half-block adjacent to the newly-opened Bud Clark Commons, owned and operated by Home Forward and located on NW Broadway between NW Hoyt and NW Irving Streets (the “Commons”). The MCHD Building will house MCHD’s headquarters, administrative offices, specialty clinics, a laboratory, and a pharmacy facility, among other potential uses that will benefit the community, including those residing in and using the services of the Commons. The MCHD Building will permit relocation of the MCHD facilities and services from the McCoy Building, which currently houses the County’s Health Department and other essential services but would require substantial seismic upgrades to assure continuation of the County’s public health emergency services following an earthquake. The MCHD Building, when completed, will be an asset to the Broadway Corridor/Union Station and Old Town/Chinatown subdistricts of the Area, will complement the adjacent Commons, and will include a ground-floor design and functions that interact with the Commons, the adjoining sidewalks, the Broadway Corridor/Union Station subdistrict, and the adjoining Old Town/China Town subdistrict.”

END OF THIRD AMENDMENT TO RESTATED PLAN

EXHIBIT B

Technical Report on the Third Amendment

to the

**Amended and Restated River District
Urban Renewal Plan**

City of Portland, Oregon

**Portland Development Commission
October, 2012**

INTRODUCTION

ORS 457.085(2)(j) contemplates that an urban renewal plan may contain a project that includes a public building. The plan needs to include an explanation of how the building serves or benefits the urban renewal area. The intent of the Third Amendment to the Amended and Restated River District Urban Renewal Plan (the “Third Amendment”) is to authorize the Portland Development Commission’s financial participation in connection with a new public building on the easterly half of Block U to relocate Multnomah County’s Health Department headquarters, currently in the McCoy Building also located (the “MCHD Building”) in the River District Urban Renewal Area (the “Area”).

ORS 457.085(3) requires that an urban renewal plan be accompanied by a report that contains information specified in ORS 457.085(3) as follows:

I. A DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE URBAN RENEWAL AREA

The Third Amendment does not change the analysis of the Physical, Social and Economic Conditions in the Area contained in the original, or any subsequently updated Technical Reports to the River District Urban Renewal Plan (collectively, the “Report”) that accompanied the original River District Urban Renewal Plan and any amendments thereto (collectively, the “Plan”).

II. THE EXPECTED IMPACT, INCLUDING THE FISCAL IMPACT, OF THE PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

The Third Amendment will not create a need for added services and will not increase population within the Area. The Third Amendment therefore does not change any elements of the analysis in the Report accompanying the Plan.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The Third Amendment does not change the Area boundaries or add new area to the Area. Therefore, the Third Amendment does not change the reasons for selection of the Area.

IV. THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

ORS 457.085(2)(j) contemplates that an urban renewal plan may contain a project which includes a public building. The intent of the Third Amendment is to include participation in the renovation and improvement of the MCHD Building. Such participation is expected to benefit the Area as described in the Third Amendment.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEY TO PAY SUCH COSTS, AND THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT OR ACTIVITY

The estimated total project cost for the MCHD Building is \$38.6 million.

Sources

River District TIF	\$26,948,460
Multnomah County	\$11,636,254
<u>Total</u>	<u>\$38,584,714</u>

Uses

Land Acquisition Costs	\$0
Construction Costs	\$26,932,719
Development Costs	\$1,286,719
General Fees	\$4,896,812
Reserves/Contingency	\$5,468,463
<u>Total</u>	<u>\$38,584,714</u>

VI. THE ESTIMATED AMOUNT OF MONEY REQUIRED IN EACH URBAN RENEWAL AREA UNDER ORS 457.420 TO 457.460 AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR UNDER ORS 457.420 TO 457.460

The estimated amount of money required in the Area has not changed since the adoption of the Amended and Restated River District Urban Renewal Plan (the “Amended and Restated Plan”). The Third Amendment does not change that estimate.

The Third Amendment will also not change the anticipated year in which the Plan indebtedness will be retired.

VII. A FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

The Third Amendment does not increase maximum indebtedness.

VIII. A FISCAL IMPACT STATEMENT THAT ESTIMATES THE IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAYED, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

The Third Amendment will not alter the impact of the tax increment financing upon taxing districts from those impacts disclosed in the report on the Amended and Restated Plan.

IX. RELOCATION REPORT.

Not applicable to the Third Amendment.

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RESOLUTION TITLE:

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Adopted by the Portland Development Commission on October 24, 2012

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Aneshka Dickson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Steven Straus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Charles Wilhoite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and as duly recorded in the official minutes of the meeting.

	<p>Date:</p> <p>October 31, 2012</p>
<p>Gina Wiedrick, Recording Secretary</p>	