



DATE: August 14, 2019
TO: Board of Commissioners
FROM: Kimberly Branam, Executive Director
SUBJECT: Report Number 19-34

Approving an Intergovernmental Agreement with the Multnomah County Library District for Improvements to the Multnomah County Central Library

BOARD ACTION REQUESTED AND BRIEF DESCRIPTION

Adopt Resolution No. 7326

This action by the Prosper Portland Board of Commissioners (Board) will authorize the Executive Director to execute an Intergovernmental Agreement (IGA) with the Multnomah County Library District (MLCD) that will authorize a \$1,500,000 Prosper Portland investment in the Multnomah County Central Library located in the South Park Blocks Tax Increment Financing (TIF) District (see a map in Attachment A). If approved, this action will provide MLCD with funds to make critical electrical and mechanical function and safety improvements in the Central Library, a treasured community asset and destination for people across the city of Portland and greater region.

STRATEGIC PLAN ALIGNMENT AND OUTCOMES

This action aligns with Prosper Portland's Strategic Plan goal of forming 21st century civic networks, institutions, and partnerships.

BACKGROUND AND CONTEXT

The Central Library has served the community since 1913, providing public space for all to gather, learn, create, and access the community's collective knowledge and resource. The Central Library receives approximately 665,000 visits per year for a variety of purposes including access to books and periodicals, job search assistance, and public gathering space. The building was renovated in 1997 and Multnomah County staff has more recently identified a series of infrastructure improvements necessary to continue to provide quality service and experience for the community. The proposed improvements address two areas of the library to replace a failing electrical transformer and remedy associated heating, ventilation, and air conditioning issues, and increase the safety of the emergency exit path and address longstanding landscaping issues (see current photos in Attachment B). The estimated project cost for these improvements is \$1,500,000 and work is expected to be completed by 2021. Central Library staff is currently refining the scopes and collecting bids for the projects and has committed to meeting the terms of the South Park Block TIF funds, including using the funds in a way that is consistent with statutory requirements and spending timelines.

On May 8, 2019 through Resolution No. 7310, the Prosper Portland Board approved an amendment to the South Park Blocks Urban Renewal Area Plan (SPB Plan) to include the Central Library as a public

building, enabling it to benefit from TIF investment in a manner that is consistent with the SPB Plan goals. Subsequently, on June 19, 2019 through Resolution No. 37436, the Portland City Council approved the SPB Plan amendment as required by Oregon Revised Statutes Chapter 457.085 (2)(j).

EQUITY IMPACT

Prosper Portland's investment in the Central Library provides numerous community and public benefits including:

1. Upgraded building systems to provide safe and consistent services to visitors;
2. Improved emergency exit path safety and the resolution of long-standing landscaping issues by reducing overgrowth and increasing visibility; and
3. Opportunities for minority and women contractors to participate in construction.

Prosper Portland funded improvements to the Central Library will be subject to the agency's Business and Workforce Equity programs.

COMMUNITY PARTICIPATION AND FEEDBACK

Prosper Portland staff attended the Downtown Neighborhood Association's Land Use and Transportation Committee meeting on May 21, 2019 and the Portland Business Alliance's Central City Committee meeting on May 30, 2019. At these meetings, staff discussed the opportunity for Prosper Portland to partner with MCLD to invest into the Central Library; both entities expressed support of the investment.

BUDGET AND FINANCIAL INFORMATION

There are sufficient resources in the South Park Blocks TIF District for the Prosper Portland's investment in improvements to the Central Library; (see Attachment C).

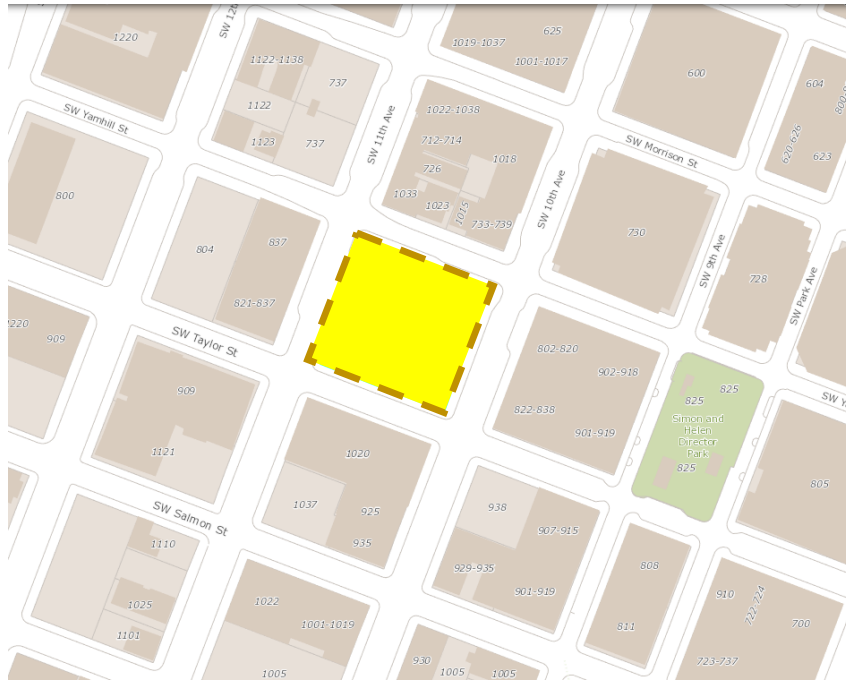
RISK ASSESSMENT

There are very few risks to this proposed action. MLCD has assured Prosper Portland it has the full amount of financial resources required to make the improvements and will submit certified invoices to ensure the funds were spent on TIF-eligible improvements.

ATTACHMENTS

- A. Central Library Location
- B. Central Library Photos
- C. South Park Blocks TIF District Budget

Central Library Location



821 SW 10th Avenue

Central Library Photos



Central Library main entrance



Current emergency exit and landscaping

South Park Blocks TIF District Budget

**Financial Summary
 Five-Year Forecast**

<u>South Park Blocks TIF Fund</u>	<u>Revised 2 FY 2018-19</u>	<u>Adopted FY 2019-20</u>	<u>Forecast FY 2020-21</u>	<u>Forecast FY 2021-22</u>	<u>Forecast FY 2022-23</u>	<u>Forecast FY 2023-24</u>
Resources						
Beginning Fund Balance	7,093,859	5,942,593	5,330,411	1,113,726	1,354,901	1,243,739
Revenue						
Fees and Charges	500	500	500	2,734	-	-
Interest on Investments	89,973	92,969	83,510	40,332	31,867	623
Loan Collections	43,503	43,502	43,502	342,818	5,781	5,200
TIF - Short Term Debt	-	2,000,000	-	-	-	-
Total Revenue	133,976	2,136,971	127,512	385,884	37,648	5,823
Total Resources	7,227,835	8,079,564	5,457,923	1,499,610	1,392,549	1,249,562
Requirements						
Administration						
A00026-Debt Management-SPB	22,821	7,821	7,821	7,821	7,821	-
Administration Total	22,821	7,821	7,821	7,821	7,821	-
Economic Development						
Traded Sector						
A00595-Lean Manufacturing-SPB	10,000	10,000	-	-	-	-
Business Lending						
A00205-BL-General-SPB	200,000	200,000	600,000	-	-	-
Economic Development Total	210,000	210,000	600,000	-	-	-
Housing						
A00167-Affordable Housing-SPB	946,311	-	-	-	-	-
Housing Total	946,311	-	-	-	-	-
Infrastructure						
Public Facilities						
A00598-Multno. Cty. Library-SPB	-	2,000,000	-	-	-	-
Infrastructure Total	-	2,000,000	-	-	-	-
Property Redevelopment						
Redevelopment Strategy						
A00297-Project Development-SPB	-	-	2,500,000	-	-	-
A00594-Joyce Hotel-SPB	-	-	1,000,000	-	-	-
Redevelopment Grants						
A00498-Prosperity Investment Program (PIP) Grant-SPB	50,000	50,000	100,000	-	-	-
Property Redevelopment Total	50,000	50,000	3,600,000	-	-	-
Total Program Expenditures	1,229,132	2,267,821	4,207,821	7,821	7,821	-
Personnel Services	1,321	-	-	-	-	-
Total Fund Expenditures	1,230,453	2,267,821	4,207,821	7,821	7,821	-
Interfund Transfers - Indirect Charges	54,789	481,332	136,376	136,888	140,989	-
Contingency	5,942,593	5,330,411	1,113,726	1,354,901	1,243,739	1,249,562
Total Fund Requirements	7,227,835	8,079,564	5,457,923	1,499,610	1,392,549	1,249,562