

PROSPER PORTLAND

Portland, Oregon

RESOLUTION NO. 7309

**APPROVING THE TWENTY-FIRST AMENDMENT TO THE OREGON
CONVENTION CENTER URBAN RENEWAL PLAN AND FORWARDING TO
CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL**

WHEREAS, the Oregon Convention Center (“OCC”) Urban Renewal Plan, as amended (the “Plan”) was originally adopted by the Prosper Portland Board of Commissioners (“Board”) on April 19, 1989 through Resolution No. 3774 and by Portland City Council on May 18, 1989 through Ordinance No. 161925;

WHEREAS, the purposes of the OCC Plan include “maximizing the regional job potential of the Oregon Convention Center” by “encouraging other support industries and businesses to locate in the area or to upgrade existing facilities;” “foster the opportunity for office development in the area;” “create opportunities within the area for businesses to expand and service the convention trade,” and by “reinforcing the expansion of the Central City and the economic expansion of the eastside;”

WHEREAS, Section 601(k) of the OCC Plan, added on August 9, 2000 through Amendment No. 9 pursuant to Prosper Portland Board Resolution No. 5519, added “public building facilities supportive of the residential and business community development such as meeting, conference, educational, recreational, or cultural spaces” to the anticipated improvements to the OCC Plan area;

WHEREAS, Oregon Revised Statutes (“ORS”) 457.085 (2)(j) requires that an urban renewal plan that contains a project that includes a public building to also contain an explanation of how that public building will serve or benefit the urban renewal area;

WHEREAS, Section 1002 of the OCC Plan, added on May 11, 2011 through Amendment 18 pursuant to Prosper Portland Board Resolution No. 6873, provides that amendments that identify a project that includes a public building are to be considered “Council-Approved Amendments” that require approval by both the Prosper Portland Board by resolution and by the Portland City Council, which may approve it by resolution, but do not require any of the procedural or notice requirements found in ORS Chapter 457, including but not limited to the procedures set forth in ORS 457.085(4) and (5);

WHEREAS, Prosper Portland is participating in the development of the OCC Hotel Garage as authorized by the Prosper Portland Board through Resolution No. 7165 by entering into a Parking Structure Development Agreement with Mortenson Development to design and construct a parking garage on behalf of the agency that supports the development and operation of the adjacent Convention Center Hotel, a 600-room hotel to be owned and operated by Hyatt Corporation; during the design and development process, the site was identified to have additional development capacity beyond the parking garage for which the agency invested \$3,000,000 of additional costs to support a future phase office tower; in furtherance of that investment and a mixed-use project, Prosper Portland

is considering developing the 100 Multnomah Office Building (“100 Multnomah”) of approximately 100,000 square feet of commercial office space, which may include public and/or private tenants and public/governmental meeting spaces;

WHEREAS, the additional development 100 Multnomah to include commercial office space which may include public tenants and public/governmental meetings spaces will benefit the OCC Plan area by leading to increased employment and economic development activity within the city and the OCC Plan area as more particularly described in the Twenty-first Amendment to the Oregon Convention Center Urban Renewal Plan attached hereto as Exhibit A (“Twenty-first Amendment”); and

WHEREAS, the Prosper Portland Board has received staff recommendations to approve the Twenty-first Amendment and the Technical Report on the Twenty-first Amendment to the OCC Plan attached hereto as Exhibit B (“Technical Report”) and concurs with the benefit to the OCC Plan area of allowing urban renewal funds to be spent on this project.

NOW, THEREFORE, BE IT RESOLVED that the Prosper Portland Board hereby approves the Twenty-first Amendment;

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

BE IT FURTHER RESOLVED that the Twenty-first Amendment and Technical Report be referred to the Portland City Council with the Prosper Portland Board’s recommendation for approval by Council Resolution; and

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

Adopted by the Prosper Portland Commission on

May 10, 2019



Pam Feigenbutz, Recording Secretary

Twenty-first Amendment

to the

Oregon Convention Center Urban Renewal Plan

The following subsection III is hereby added to the end of Section 1104 – Public Building Projects – Explanation of Benefits to the Urban Renewal Area:

III) Development of Office Space In and Above OCC HQ Hotel Parking Garage Whose Tenants May Include Public Tenants.

Prosper Portland's participation in this project will benefit the Oregon Convention Center Urban Renewal Area by leveraging the transit-oriented development opportunity along the MAX light rail, constructing a building that contributes to a vibrant Lloyd neighborhood, and providing more space for employment opportunities reinforcing the Lloyd District's reputation as a major employment center in Portland. The tenancing strategy contemplates both public and private tenants for the new building—both of which will complement the existing diversity of employers within the district. The building will be constructed utilizing Prosper Portland's workforce, business equity, and green building policies.

END OF PLAN AMENDMENT

Technical Report on the Twenty-first Amendment

to the

**Oregon Convention Center Urban Renewal Plan
City of Portland, Oregon**

Prosper Portland

May 8, 2019

INTRODUCTION

ORS 457.085(2)(j) contemplates that an urban renewal plan may contain a project that includes a public building. The plan must include an explanation of how the building serves or benefits the urban renewal area. The intent of the Twenty-first Amendment to the Oregon Convention Center Urban Renewal Plan (the "Twenty-first Amendment") is to authorize the inclusion into the Oregon Convention Urban Renewal Area Plan, as amended (the "Plan") of commercial office space that may include public tenants, in the ongoing development of 100 Multnomah above the Oregon Convention Center Hotel Garage.

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 Twenty-first Amendment does not change the analysis of the Physical, Social and Economic Conditions in the urban renewal area contained in the original, or any subsequently updated Technical Reports to the Oregon Convention Center Urban Renewal Plan (collectively, the "Report") that accompanied the original Oregon Convention 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 Twenty-first Amendment will not create a need for added services and will not increase the residential population within the URA. The Twentieth 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 Twenty-first Amendment does not change the URA boundaries or add new area to the URA. Therefore, the Twenty-first Amendment does not change the reasons for selection of the URA.

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 Twenty-first Amendment is to include commercial office space that may include public tenants, in the ongoing development of 100 Multnomah above the Oregon Convention Center Hotel Garage. Such participation is expected to benefit the URA as described in the Twenty-first 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 Twenty-first Amendment does not increase maximum indebtedness. Specific projects and expenditures will be determined in the annual budget process.

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 URA has not changed since the adoption of the Seventh Amendment to the Plan. The Twenty-first Amendment does not change that estimate.

The Twenty-first 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 Twenty-first 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 Twenty-first Amendment will not alter the impact of the tax increment financing upon taxing districts.

IX. RELOCATION REPORT

Not applicable to the Twenty-first Amendment.