



DATE: August 12, 2020
TO: Board of Commissioners
FROM: Kimberly Branam, Executive Director
SUBJECT: Report Number 20-39

Approving an Intergovernmental Agreement with the City of Portland Bureau of Transportation for the Springwater Connector Project in the Lents Town Center Tax Increment Finance District

BOARD ACTION REQUESTED AND BRIEF DESCRIPTION

Adopt Resolution No. 7394

This action by the Prosper Portland Board of Commissioners (Board) will authorize the Executive Director to execute an Intergovernmental Agreement (IGA) with the City of Portland Bureau of Transportation (PBOT) that will contribute \$700,000 Prosper Portland investment in the Springwater Connector Project (Project) located in the Lents Town Center Tax Increment Finance (TIF) District. If approved, this action will provide resources necessary to design and construct the Project, which will connect the north-south 70s and 80s Neighborhood Greenways with the Springwater Corridor Trail (see Project Renderings and Map in Attachment A).

STRATEGIC PLAN ALIGNMENT AND OUTCOMES

This action aligns with Prosper Portland's Strategic Plan by creating healthy connected neighborhoods.

BACKGROUND AND CONTEXT

The Springwater Connector Project is one of several PBOT projects currently underway that are building out Portland's network of "neighborhood greenways" – low-traffic, low-speed walking and biking routes that connect community destinations and are comfortable for all ages and abilities. The citywide network of neighborhood greenways was adopted by Portland City Council in 2010 as part of the Portland Bicycle Plan for 2030 and further refined and codified as part of the Transportation System Plan Update in 2018. The Project completes the southernmost segments of the 70s Neighborhood Greenway and the 80s Neighborhood Greenway.

In addition to furthering PBOT objectives, the Project also helps fulfill goals and objectives stated in the Lents Town Center Urban Renewal Plan. Under the goal of Neighborhood Livability, the plan directs the City to "invest in local streets, parks and other public facilities as appropriate and desired by the residents." Under the Transportation goal, the plan calls on the city to "provide a 'pedestrian-friendly' environment throughout the area by adding and/or improving pedestrian crossings, increasing nighttime lighting, and increasing connectivity between areas where people want to go."

The Project is consistent with these goals and objectives. In particular, the Project will transform an unimproved gravel street in Lents Town Center TIF District – SE 87th Avenue – into a paved street with a sidewalk, street lighting, and stormwater management. It will also connect this street to the popular Springwater Corridor by constructing a paved, accessible, and illuminated pathway. At the western edge of the district, the Project will construct a new pedestrian crossing at SE Flavel Street and 78th Avenue.

The total cost of the Project is \$2,123,369. Prosper Portland’s \$700,000 in funding will contribute to more than \$900,000 in Project costs located within the Lents Town Center TIF District. Prosper Portland funds come from Tax Exempt Bonds raised in the Lents Town Center TIF District, and consequently the use of these funds is restricted to public infrastructure improvements, including the right of way improvements associated with this Project.

Following are the funding sources for this Project:

Source of Funds	
PBOT “Fixing Our Streets” City Gas Tax	\$ 551,000
PBOT Transportation System Development Charges	\$ 871,645
Prosper Portland Lents Town Center TIF Funds	\$ 700,000
TOTAL	\$ 2,123,369

Construction for the Project began on July 13, 2020 and should be completed in late 2021.

EQUITY IMPACT

Both the design consultant and the construction contractor on the Project are certified Disadvantaged/Minority/Women/Emerging Small Business firms. PBOT will determine if the City’s Subcontractor Equity Program or any other business and workforce equity policies apply to the Project, and if so, coordinate with the City’s applicable enforcement agencies to monitor and track compliance.

Prosper Portland’s investment in the Project provides a series of community and public benefits by contributing to a transportation system that:

1. Prioritizes safety first;
2. Promotes equity by providing affordable and convenient travel options for everyone to better serve people of color, people with disabilities, and those who depend on transit; and
3. Improves sustainability by helping residents and businesses reduce carbon emissions.

COMMUNITY PARTICIPATION AND FEEDBACK

There was no specific public participation related to this proposed action. However, PBOT staff conducted extensive outreach for the Portland Bicycle Plan for 2030 over the course of three years before Portland City Council adopted it by unanimous vote on February 11, 2010. Phase 1 included working with a steering committee composed of stakeholders and representatives of entities with interest in bicycling in Portland. Outreach activities included surveys, monthly bike rides, and public meetings. For Phase 2 the Steering Committee expanded to include representatives from additional

stakeholder groups, including Portland’s development and business communities. Representatives were recruited from neighborhood coalitions.

BUDGET AND FINANCIAL INFORMATION

There are no resources in the FY 2020-21 budget to fund this IGA (see Attachment B). Therefore, in a separate item on the August 12, 2020 agenda, staff will request that the Prosper Portland Board adopt a budget amendment to fund this Project.

RISK ASSESSMENT

There are very few risks to this proposed action. Prosper Portland’s contribution ensures PBOT has the full amount of financial resources required to construct the Project, and PBOT will submit certified invoices to ensure the funds were spent on TIF-eligible improvements.

ATTACHMENTS

- A. Project Renderings and Map
- B. Lents Town Center TIF District FY 2020-21 Budget

PROJECT RENDERINGS AND MAP



Springwater Connector Neighborhood Greenway

What is a neighborhood greenway?
 A neighborhood greenway is a residential street with low volume of car traffic and low speeds where people walking and biking are given priority.

- Project highlights**
- Calm traffic with speed bumps
 - Provide wayfinding signage and pavement markings
 - Help people cross busier streets with crosswalks
 - Create better access to Springwater Corridor Trail



Lents Town Center TIF District FY 2020-21 Budget

**Financial Summary
 Five-Year Forecast**

<u>Lents Town Center TIF Fund</u>	<u>Revised 5 FY 2019-20</u>	<u>Adopted FY 2020-21</u>	<u>Forecast FY 2021-22</u>	<u>Forecast FY 2022-23</u>	<u>Forecast FY 2023-24</u>	<u>Forecast FY 2024-25</u>
Resources						
Beginning Fund Balance	7,290,065	360,588	3,872,846	6,204,591	5,016,410	9,222,853
Revenue						
Fees and Charges	3,120	1,399	1,338	-	-	-
Interest on Investments	506,111	652,077	424,023	258,504	128,963	35,904
Loan Collections	196,673	263,774	407,501	484,243	478,670	403,567
TIF - Short Term Debt	11,988,000	15,020,591	11,988,000	11,988,000	11,150,499	-
Property Sales	2,445,640	-	155,000	-	-	-
Rent and Property Income	108,418	-	-	50,000	-	285,388
Reimbursements	43,452	18,540	19,096	19,669	20,259	20,867
Total Revenue	15,291,414	15,956,381	12,994,958	12,800,416	11,778,391	745,726
Total Resources	22,581,479	16,316,970	16,867,804	19,005,007	16,794,801	9,968,579
Requirements						
Administration						
A00029-Debt Management-LTC	78,096	38,243	38,243	38,243	20,000	20,000
Administration Total	78,096	38,243	38,243	38,243	20,000	20,000
Economic Development						
Traded Sector						
A00113-Business Development-LTC	20,000	20,000	20,000	-	-	-
A00380-Lean Manufacturing-LTC	10,000	-	-	-	-	-
Community Economic Development						
A00121-Community Development-LTC	50,000	50,000	50,000	-	-	-
Business Lending						
A00208-BL -General-LTC	700,300	300,300	300,300	100,000	100,000	-
Economic Development Total	780,300	370,300	370,300	100,000	100,000	-
Housing						
A00170-Affordable Housing-LTC	4,583,993	3,042,251	2,437,006	7,011,209	1,876,962	713,064
Housing Total	4,583,993	3,042,251	2,437,006	7,011,209	1,876,962	713,064
Infrastructure						
Parks						
A00240-Leach Botanical Grdns-LTC	1,890,986	-	-	-	-	-
Infrastructure Total	1,890,986	-	-	-	-	-
Property Redevelopment						
Commercial Property Lending						
A00365-CPRL-General-LTC	7,201,000	4,001,000	3,001,000	2,000,000	1,000,000	-
A00623-Bakery Blocks-CPRL-LTC	2,445,640	-	-	-	-	-
Real Estate Management						
A00325-Lents Little Lge Fld-LTC	20,000	20,000	20,000	-	-	-
A00326-Bakery Block-LTC	257,708	-	-	-	-	-
A00329-MetroAuto Bldg & Lot-LTC	20,594	21,212	21,848	22,504	23,179	23,874
A00330-ArchtoIronPrdctBldg-LTC	29,787	24,061	24,342	24,624	24,907	-
A00554-Dagel Triangle-LTC	8,500	8,925	9,372	-	-	-
A00557-Tate Lot-LTC	11,700	12,260	12,850	13,466	14,115	-
Real Estate Predevelopment						
A00325-Lents Little Lge Fld-LTC	110,000	-	-	-	-	-
Real Estate Disposition						
A00326-Bakery Block-LTC	10,000	-	-	-	-	-
A00554-Dagel Triangle-LTC	5,000	-	-	-	-	-
Redevelopment Strategy						
A00331-Project Development-LTC	500,000	1,000,000	1,000,000	1,000,000	700,000	500,000
Redevelopment Grants						
A00130-CLG-General-LTC	500,000	270,000	270,000	280,000	280,000	280,000
A00501-Prosperity Investment Program (PIP) Grant-LTC	1,015,000	500,000	500,000	500,000	500,000	500,000
Property Redevelopment Total	12,134,929	5,857,458	4,859,412	3,840,594	2,542,201	1,303,874
Total Program Expenditures	19,468,304	9,308,252	7,704,961	10,990,046	4,539,163	2,036,938
Personnel Services	391,547	750,401	840,754	852,984	863,102	897,212
Total Fund Expenditures	19,859,851	10,058,653	8,545,715	11,843,030	5,402,265	2,934,150
Interfund Transfers - Indirect Charges	2,361,040	2,385,471	2,117,498	2,145,567	2,169,683	2,233,955
Contingency	360,588	3,872,846	6,204,591	5,016,410	9,222,853	4,800,474
Total Fund Requirements	22,581,479	16,316,970	16,867,804	19,005,007	16,794,801	9,968,579