



**PROSPER
PORTLAND**
Building an Equitable Economy

DATE: September 27, 2023
TO: Board of Commissioners
FROM: Kimberly Branam, Executive Director
SUBJECT: Report Number 23-28
Authorizing Issuance of a Use Permit to the City of Portland Bureau of Parks and Recreation for Use of a Storage Closet at the Nick Fish

BOARD ACTION REQUESTED AND BRIEF DESCRIPTION

Adopt Resolution No. 7501

This action by the Prosper Portland Board of Commissioners (Board) will authorize issuance of a use permit to the City of Portland Bureau of Parks and Recreation (PP&R) for the use of a 237-square foot storage closet owned by Prosper Portland at the Nick Fish, a mixed-use, mixed-income development with apartments and commercial space, located at 10550 NE Halsey Street, in the Gateway Regional Center Tax Increment Finance District (see an aerial of the Nick Fish in Attachment A). The closet will be used for storage related to PP&R's operation of Gateway Discovery Park, located adjacent to the Nick Fish building. The term of the use permit (five years plus an optional five-year extension) exceeds the executive director's signature authority necessitating Prosper Portland Board action.

STRATEGIC ALIGNMENT AND OUTCOMES

The Nick Fish and adjacent Gateway Discovery Park deliver on multiple strategic objectives, most notably by creating vibrant communities and corridors; providing wealth creation opportunities for business owners; and delivering affordability and neighborhood solutions to a rapidly changing community.

BACKGROUND AND CONTEXT

In 2008, Prosper Portland and PP&R jointly acquired a 4.2-acre site at the southwest corner of NE Halsey Street and NE 106th Avenue with the shared goal of developing a three-acre neighborhood park and one acre of complementary mixed-use development. After property acquisition, site preparation, and environmental remediation, Prosper Portland and PP&R worked with community members to design a master plan for the park and development site that was accepted by Portland City Council through Resolution 36849 on March 2, 2011.

PP&R subsequently identified funding to complete park construction, including a \$1,200,000 commitment that the Prosper Portland Board authorized through Resolution No. 7077 on October 29, 2014, and Resolution No. 7254 on November 8, 2017. Gateway Discovery Park opened on August 4, 2018, bringing inclusive play and much-needed gathering areas to one of Portland's most park-deprived neighborhoods, promoting and reinforcing the identity of Gateway as a family-friendly, multi-generational, and multi-cultural place to live and work.

The use permit outlines PP&R's use of the storage closet located in the building for an initial period of five years, with an automatic renewal for an additional five years if PP&R is not in default of the agreement. Prosper Portland's Disposition and Leasing of Real Property, which was adopted by the

Prosper Portland Board on February 13, 2019, through Resolution 7301, provides the authority for the executive director to execute use permits up to two years; given the term of this use permit with PP&R, Prosper Portland Board approval is required.

EQUITY IMPACT

This action will allow PP&R to maintain and operate Gateway Discovery Park and deliver on their commitment of providing park access to the community.

COMMUNITY PARTICIPATION AND FEEDBACK

There was no community engagement for this action.

BUDGET AND FINANCIAL INFORMATION

Under the terms of the use permit, PP&R will pay an annual fee of \$10 per square foot for use of the storage space (\$2,370), which includes all Prosper Portland operating costs for the space (see the Gateway TIF District budget in Attachment B).

RISK ASSESSMENT

Approving this action does not create any risks for Prosper Portland.

ATTACHMENTS

- A. The Nick Fish Aerial
- B. Gateway TIF District Budget and Forecast

THE NICK FISH AERIAL



GATEWAY TIF DISTRICT BUDGET AND FORECAST

<u>Gateway Reg Center TIF Fund</u>	<u>Revised FY 2022-23</u>	<u>Adopted FY 2023-24</u>	<u>Forecast FY 2024-25</u>	<u>Forecast FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>
Resources						
Beginning Fund Balance	17,986,236	9,802,105	5,739,306	24,282,582	21,963,648	13,877,527
Revenue						
Interest on Investments	89,931	86,442	38,453	211,746	268,596	235,808
Loan Collections	18,577	60,270	0	0	0	0
TIF - Short Term Debt	4,004,649	3,237,588	3,488,551	3,728,140	3,972,896	4,216,982
TIF - Long Term Debt	1,000,000	7,000,000	22,000,000	0	0	0
Rent and Property Income	180,075	60,687	105,074	149,498	193,897	238,303
Reimbursements	31,582	0	17,172	34,344	51,516	68,688
Total Revenue	5,324,814	10,444,987	25,649,250	4,123,728	4,486,905	4,759,781
Total Resources	23,311,050	20,247,092	31,388,556	28,406,310	26,450,553	18,637,308
Requirements						
Administration						
A00031-Debt Management-GTW	14,380	10,000	10,000	10,000	0	0
Administration Total	14,380	10,000	10,000	10,000	0	0
Economic Development						
Business Advancement & Traded Sector						
A00382-Lean Manufacturing-GTW	11,500	16,000	10,000	0	0	0
Community Economic Development						
A00123-Community Development-GTW	100,000	0	0	0	0	0
Business Lending						
A00210-BL -General-GTW	300,000	200,000	200,000	200,000	200,000	200,000
Economic Development Total	411,500	216,000	210,000	200,000	200,000	200,000
Housing						
A00172-Affordable Housing-GTW	4,883,636	4,720,657	2,589,198	895,886	1,000,000	1,000,000
Housing Total	4,883,636	4,720,657	2,589,198	895,886	1,000,000	1,000,000
Infrastructure						
Transportation						
A00590-Trans. Improvements-GTW	0	3,300,000	0	0	0	2,000,000
Infrastructure Total	0	3,300,000	0	0	0	2,000,000
Property Redevelopment						
Commercial Property Lending						
A00367-CPRL-General-GTW	2,207,962	0	0	0	5,000,000	0
Real Estate Management						
A00588-Halsey 106 Corn Condo-GTW	80,068	101,776	76,776	71,776	71,776	71,776
Real Estate Acquisition						
A00346-Property Development-GTW	0	1,600,000	3,000,000	4,000,000	5,000,000	0
Real Estate Predevelopment						
A00696-Nick Fish Commercial TI-GTW	3,830,297	0	0	0	0	0
Redevelopment Strategy						
A00346-Project Development-GTW	100,000	1,500,000	0	0	0	0
Redevelopment Grants						
A00132-Community Livability Grant-GTW	298,500	700,000	220,000	220,000	220,000	220,000
A00503-Prosperity Investment Program (PIP) Grant-GTW	793,802	300,000	100,000	100,000	100,000	100,000
Property Redevelopment Total	7,310,629	4,201,776	3,396,776	4,391,776	10,391,776	391,776
Total Program Expenditures	12,620,145	12,448,433	6,205,974	5,497,662	11,591,776	3,591,776
Personnel Services	314,789	364,251	400,000	420,000	430,000	440,000
Total Fund Expenditures	12,934,934	12,812,684	6,605,974	5,917,662	12,021,776	4,031,776
Interfund Transfers - Indirect Charges	574,011	695,102	500,000	525,000	551,250	578,813
Interfund Transfers - Cash Transfers	0	1,000,000	0	0	0	0
Contingency	9,802,105	5,739,306	24,282,582	21,963,648	13,877,527	14,026,719
Total Fund Requirements	23,311,050	20,247,092	31,388,556	28,406,310	26,450,553	18,637,308