

**AFTER RECORDING RETURN TO:**

Prosper Portland  
Attn. Karen Harris  
220 NW 2nd Avenue, Suite 200  
Portland, OR 97209

Multnomah County Official Records  
E. Murray, Deputy Clerk

**2024-071189**



**\$106.00**

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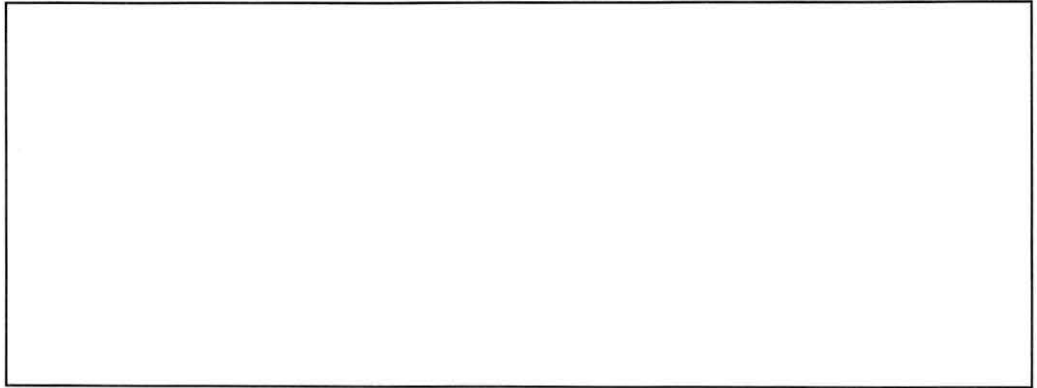
**11/25/2024 12:00:58 PM**

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\$35.00 \$11.00 \$60.00

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**Twelfth Amendment to  
Central Eastside Urban Renewal Plan  
(12<sup>th</sup> Amendment)**

*(document follows this coversheet)*



**CITY OF PORTLAND**  
**Office of the City Auditor**  
**1221 SW Fourth Avenue, Room 130**  
**Portland, OR 97204**

I hereby certify Ordinance 191935 to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on November 20, 2024.

**Simone Rede**  
**Auditor of the City of Portland**  
By   
**Deputy**



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# 191935

Ordinance

## Adopt the Twelfth Amendment to the Central Eastside Urban Renewal Plan

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. The Central Eastside Urban Renewal Plan (the “Central Eastside Plan” or “Plan”) was adopted by the Portland City Council (“City Council”) on August 26, 1986, by Ordinance No. 158940, in order to provide tax increment funding (“TIF”) to promote redevelopment within the Central Eastside Plan area (“Central Eastside TIF District” or “District”) and to protect the public health, safety, and welfare of the City of Portland. The Central Eastside Plan has been amended eleven times, with the most recent Eleventh Amendment approved by City Council on April 1, 2015, by Ordinance 187070.
2. Prosper Portland recommended that the Central Eastside Plan be amended to better align with the requirements set forth in Oregon Revised Statutes 457.220, related to the procedures for making Substantial Amendments and Minor Amendments to plans. On August 28, 2024, the Prosper Portland Board of Commissioners adopted Resolution 7561, approving the Twelfth Amendment to the Central Eastside Plan and referring the matter to the Portland City Council with a recommendation to approve the Twelfth Amendment, as set forth in Exhibit A.
3. The proposed Twelfth Amendment to the Central Eastside Plan is not a Substantial Amendment, it does not modify the goals or planning principles of the Plan, it does not change the plan boundaries, and it does not increase the amount of maximum indebtedness of the Plan, and is therefore not required to be approved by the City Council in the same manner as the Council’s approval of the original plan.
4. The proposed Twelfth Amendment to the Central Eastside Plan does not make any changes to project activities, revise any project boundaries, include acquisitions of real property, make any other changes that diverge from the basic principles of the Plan, or make

Introduced by

[Mayor Ted Wheeler;](#)  
[Commissioner Carmen Rubio](#)

City department

[Prosper Portland](#)

Contact

**Justin Douglas**

Governance, Learning and  
Outcomes Manager

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**Requested Agenda Type**

Time Certain

**Date and Time Information**

**Requested Council Date**

October 30, 2024

**Requested Start Time**

9:45 am

**Time Requested**

30 minutes (2 of 9)

any changes to the goals of the plan, and it therefore does not require the review and recommendation of the Planning Commission prior to consideration by the Council.

5. The proposed Twelfth Amendment to the Central Eastside Plan does not adopt a new urban renewal district, adopt or amend goals and objectives that will guide investment priorities within the Central Eastside TIF District, or amend the boundaries of the District, and therefore is not required to be reviewed for compliance with the City of Portland's 2035 Comprehensive Plan.

NOW, THEREFORE, the Council directs:

- A. The Twelfth Amendment to the Central Eastside Urban Renewal Plan, attached hereto as Exhibit A, is hereby approved and will be effective thirty (30) days after passage of this ordinance.

## Exhibits and Attachments

 [Exhibit A](#) 122.72 KB

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council  
October 30, 2024

Auditor of the City of Portland  
Simone Rede

## Impact Statement

### Purpose of Proposed Legislation and Background Information

On June 28, 2023, Portland City Council through Resolution 37623 directed Prosper Portland to "pursue analysis and creation of new Tax Increment Finance districts to advance equitable development and inclusive growth in East Portland and the Central City." The resolution further stipulated that:

- The East Portland TIF exploration process shall consider up to 7,500 acres of available land area and up to approximately \$6 billion in available assessed value for up to three new districts, including a potential district along 82nd Avenue to support the City's parallel investments in transportation improvements; and
- The Central City TIF exploration process shall consider up to 1,500 acres of available land area and up to approximately \$3.7 billion in available assessed value for new TIF district(s).

At the October 23, 2024, City Council meeting, staff will present six new TIF plans for Council consideration. One of the contingencies for these six

districts' potential approval is the successful amendment and reduction of the Central Eastside TIF district plan area to ensure there are no tax lots within multiple TIF districts at the same time.

### **Financial and Budgetary Impacts**

This action has no financial or budgetary impacts, but the related action by the Prosper Portland Board for the Thirteenth Amendment to the Central Eastside Urban Renewal Plan will remove 708 acres from the TIF District and release \$230,541,190 of assessed value back to the taxing jurisdictions.

### **Economic and Real Estate Development Impacts**

The community involvement for those proposed actions is outlined in related ordinances for the proposed Central Eastside Corridor, Lloyd-Holladay, and Westside Plans. The action to amend the Central Eastside Plan will allow Prosper Portland to invest its remaining TIF resources in the multi-phased Workshop Blocks project and provide grant and loan resources to small businesses and property owners.

### **Community Impacts and Community Involvement**

This is an administrative action related to the proposed new TIF Districts in the Central City. The community involvement for those proposed actions is outlined in related ordinances for the proposed Central Eastside Corridor, Lloyd-Holladay, and Westside Plans.

### **100% Renewable Goal**

This action does not have an impact on the city's 100% renewable goal.

### **Financial and Budget Analysis**

At the October 23, 2024, City Council meeting, Prosper staff will present six new TIF plans for Council consideration. One of the contingencies for these six districts' potential approval is the successful amendment and reduction of the Central Eastside TIF district plan area to ensure there are no tax lots within multiple TIF districts at the same time. The proposed amendment clarifies the distinctions between Substantial Amendments, which require City Council approval, and Minor Amendments, which may be approved by a Resolution of the Prosper Portland Board of Commissioners. This action has no financial or budgetary impacts, but the related action by the Prosper Portland Board for the subsequent Thirteenth Amendment to the Central Eastside Urban Renewal Plan will remove 708 acres from the TIF District and release \$230,541,190 of assessed value back to the taxing jurisdictions, with the City's portion already incorporated into its forecasts. As this subsequent amendment's actions are considered to be Minor Amendments, City Council approval is not necessary.

## Document History

Item 910 Time Certain in [October 23, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/10/23)  
(<https://www.portland.gov/council/agenda/2024/10/23>)

City Council

Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

Item 924 Time Certain in [October 30-31, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/10/30)  
(<https://www.portland.gov/council/agenda/2024/10/30>)

City Council

Passed

Aye (5):

Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

## TWELFTH AMENDMENT TO THE CENTRAL EASTSIDE URBAN RENEWAL PLAN

As of the Effective Date of this Twelfth Amendment, the Central Eastside Urban Renewal Plan (the “Plan”) is amended as follows:

1. Section 900 is deleted in its entirety and replaced with the following language:

**“Section 900 – Future Plan Amendments**

The process for amending this Plan is described in this Section, which defines amendments as either “Substantial Amendments” or “Minor Amendments”.

A Substantial Amendment is defined as an amendment to the Plan that:

- Adds land to the TIF District, if the addition results in a cumulative addition of more than one percent of the TIF District area; or,
- Increases the maximum amount of indebtedness that can be issued or incurred under the plan.

Substantial Amendments to the Plan may only be approved by a nonemergency Ordinance of the City Council, upon a recommendation by the Prosper Portland Board of Commissioners, and after following the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.220.

A Minor Amendment is defined as an amendment to the Plan that is not a Substantial Amendment. Minor Amendments to the Plan may be approved by a Resolution of the Prosper Portland Board of Commissioners.”