

**DATE:** November 18, 2015  
**TO:** Board of Commissioners  
**FROM:** Patrick Quinton, Executive Director  
**SUBJECT:** Report Number 15-66

Authorizing the Execution of a Deed for Right-of-Way Purposes with the City of Portland for the Real Property located at NE 112th Avenue and Holman Street within the Airport Way Urban Renewal Area

**BOARD ACTION REQUESTED**

Adopt Resolution No. 7152

**ACTION DESCRIPTION**

This action by the Portland Development Commission (PDC) Board of Commissioners (Board) will authorize the granting of a Deed for Right-of-Way Purposes from PDC to the City of Portland (City) Bureau of Transportation (PBOT) for the PDC-owned real property located within the Airport Way Urban Renewal Area (URA) and referred to as the NE 112th & Holman Street Sidewalk Strip (Property) (see Attachment A for a map of the Property).

With this action, PDC's granting of a Deed for Right-of-Way Purposes for the Property will remove any responsibility for PDC to operate and maintain this portion of the Property.

**BACKGROUND AND CONTEXT**

In 1992, PDC acquired the 2,000 square foot Property from the State of Oregon at a purchase price of \$5,000 and has since maintained it as an unimproved portion of public sidewalk. The Property was purchased for the purpose of roadway improvements pursuant to the Second Amendment to the Airport Way Urban Renewal Plan (adopted by the PDC Board on May 17, 1990, through Resolution No. 3963) which authorized acquisition of land in the Holman Street area for redevelopment purposes.

With the passage of Ballot Measure 5 in 1990, the Supreme Court of Oregon ruled the limitations of Ballot Measure 5 applied to tax increment financing, and PDC decided it was no longer cost effective to redevelop the Holman Street area. The fourth amendment to the Airport Way Urban Renewal Plan removed the Holman Redevelopment Area from the plan (adopted by the PDC Board on January 20, 1993, through PDC Resolution No. 4340). In ensuing years, all the properties purchased for the Holman Redevelopment Area were sold except the Property. Thrifty Auto Supply, Super 8 Motel, and subsequent adjacent real property owners have not shown any interest in acquiring the Property because they would have to make improvements to City standards which would include the installation of 200 feet of sidewalk. The City, through PBOT, has requested that PDC grant a Deed for Right-of-Way Purposes for the Property that will allow PBOT to manage and maintain this area.

**COMMUNITY AND PUBLIC BENEFIT**

The community and public will not be adversely affected by the use, management, and maintenance of the Property.

**PUBLIC PARTICIPATION AND FEEDBACK**

There was no public participation conducted regarding this action.

**BUDGET AND FINANCIAL INFORMATION**

There are no budget or financial impacts, as PBOT will incur all Property operating expenses.

**RISK ASSESSMENT**

PDC will still own the underlying land, and PBOT will have the future (however unlikely) right to terminate the Deed for Right-of-Way Purposes which would place the obligations for management and maintenance with PDC.

**ALTERNATIVE ACTIONS**

The PDC Board could elect to not grant a Deed for Right-of-Way Purposes for the Property.

**ATTACHMENTS**

- A. Project Summary and Map

**PROJECT SUMMARY AND MAP**

**Project Name:** NE 112th & Holman Street Sidewalk Strip Deed for Right-of-Way Purposes  
**Description & Location:** 2,000 square foot section of unimproved public sidewalk located on the north side of NE 112th Avenue and Holman Street, Portland, OR 97220  
**URA:** Airport Way  
**Current Phase:** Granting Deed from PDC to the City  
**Next Milestone:** Execution and recording of Deed  
**Completion Target:** November 2015  
**Outcome:** To grant a Deed for Right-of-Way Purposes to PBOT or to a different City Bureau if requested by the City

<b>Property Tax ID No:</b> R235989		<b>Property Name:</b> NE 112th Ave & Holman Street		<b>URA:</b> AW
<b>Property Address:</b> N/ 112th & NE Holman St		<b>Tax Roll Description:</b> PARKROSE & RPLT, BLOCK 112, S 10' PF W 200' OF E 400' OF LOT 4		
AERIAL PHOTO (NEAR)		AERIAL PHOTO (FAR)		
				