

**PORTLAND DEVELOPMENT COMMISSION**  
Portland, Oregon

**RESOLUTION NO. 6585**

**RESOLUTION APPROVING THE PROPOSED TENTH  
AMENDMENT TO THE SOUTH PARK BLOCKS URBAN  
RENEWAL PLAN AND DIRECTING THE AMENDMENT BE  
SUBMITTED TO THE PORTLAND CITY COUNCIL FOR  
ADOPTION**

**WHEREAS**, the Portland City Council (the "Council") adopted the South Park Blocks Urban Renewal Plan (as amended, the "Plan") on July 24, 1985, by Ordinance No. 157635 to provide tax increment funding and urban renewal authority to eliminate blight and foster the development and redevelopment in order to protect the public health, safety, and welfare of the City of Portland;

**WHEREAS**, the Plan will reach the last date to issue bonded indebtedness on July 23, 2008;

**WHEREAS**, the Council established the maximum indebtedness of \$143,619,000 when it adopted the Third Amendment to the Plan on June 10, 1998, by Ordinance No. 172352;

**WHEREAS**, a 2004 Central City Urban Renewal Area Study Review Committee recommended to the Portland Development Commission that the needs of Old Town/Chinatown, a portion of the Downtown Waterfront Urban Renewal Area, be addressed with remaining Downtown Waterfront resources and also determine whether certain property should be transferred to River District Urban Renewal Area;

**WHEREAS**, in April 2007 the Commission appointed an Urban Renewal Advisory Group (the "Advisory Group") to review the status of three downtown urban renewal areas – Downtown Waterfront, South Park Blocks and River District;

**WHEREAS**, the Advisory Group consisted of members of the Portland Development Commission, Portland City Council, Portland Planning Commission, Multnomah County Board, a private citizen and met nine times through March 2008, receiving broad community input;

**WHEREAS**, the Advisory Group recommended the South Park Blocks should utilize all of its debt capacity but that the current last date to issue bonded indebtedness under the Plan should not be extended;

**WHEREAS**, although the South Park Blocks Urban Renewal Area has been successful, there is urban renewal work remaining to be done which cannot be accomplished within the existing debt capacity;

**WHEREAS**, the Advisory Group therefore recommended that approximately 3.8 acres be removed from South Park Blocks Urban Renewal Area and transferred to River District Urban Renewal Area as described in Exhibit B, and subsequently Commission directed staff to reduce this to 3.20 acres;

**WHEREAS**, the Commission has sought and received valuable input from related taxing jurisdictions pursuant to ORS 457.085(5), citizens, and other interested parties in Portland;

**WHEREAS**, City of Portland's Office of Management and Finance, who manages the Commission's bonds for South Park Blocks has determined that the removal of property and assessed value will not impact the ability to payoff the bonds;

**WHEREAS**, the amendment of the Plan to reduce the boundary is both financially feasible and conforms to the Plan goals as well as the City's Comprehensive Plan;

**WHEREAS**, the Commission has desired to standardize how amendments are processed and standardize the amendment language among urban renewal plans; and

**WHEREAS**, the amendment of the Plan reduces the acreage and changes the Plan amendment procedures which requires review and recommendation by the Planning Commission and approval of the Portland City Council.

**NOW, THEREFORE, BE IT RESOLVED** that based on the accompanying reports, hereby incorporated by reference, the Commission finds there is a need to reduce the Plan area by 3.20 acres to 157.35 acres;

**BE IT FURTHER RESOLVED** that the Commission finds there is a need to standardize the language to amend urban renewal plans;

**BE IT FURTHER RESOLVED** that the Tenth Amendment to the South Park Blocks Urban Renewal Plan in the form attached hereto as Exhibit C (the "Tenth Amendment") is approved;

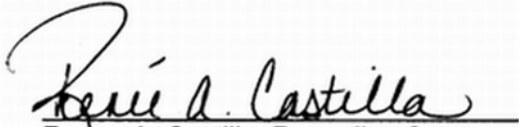
**BE IT FURTHER RESOLVED** that the Report on the Tenth Amendment in the form attached hereto as Exhibit D (the "Technical Report") is approved, and

**BE IT FURTHER RESOLVED** that the Commission directs the Executive Director to submit the Tenth Amendment, Technical Report and supporting materials to the Portland Planning Commission for review and recommendation and to the Portland City Council for final approval in accordance with the terms of the Plan and ORS 457.095;



**BE IT FURTHER RESOLVED** that the Executive Director shall cause notice of the hearing by the Portland City Council on the adoption of the of the Tenth Amendment to be published in accordance with ORS 457.120; and

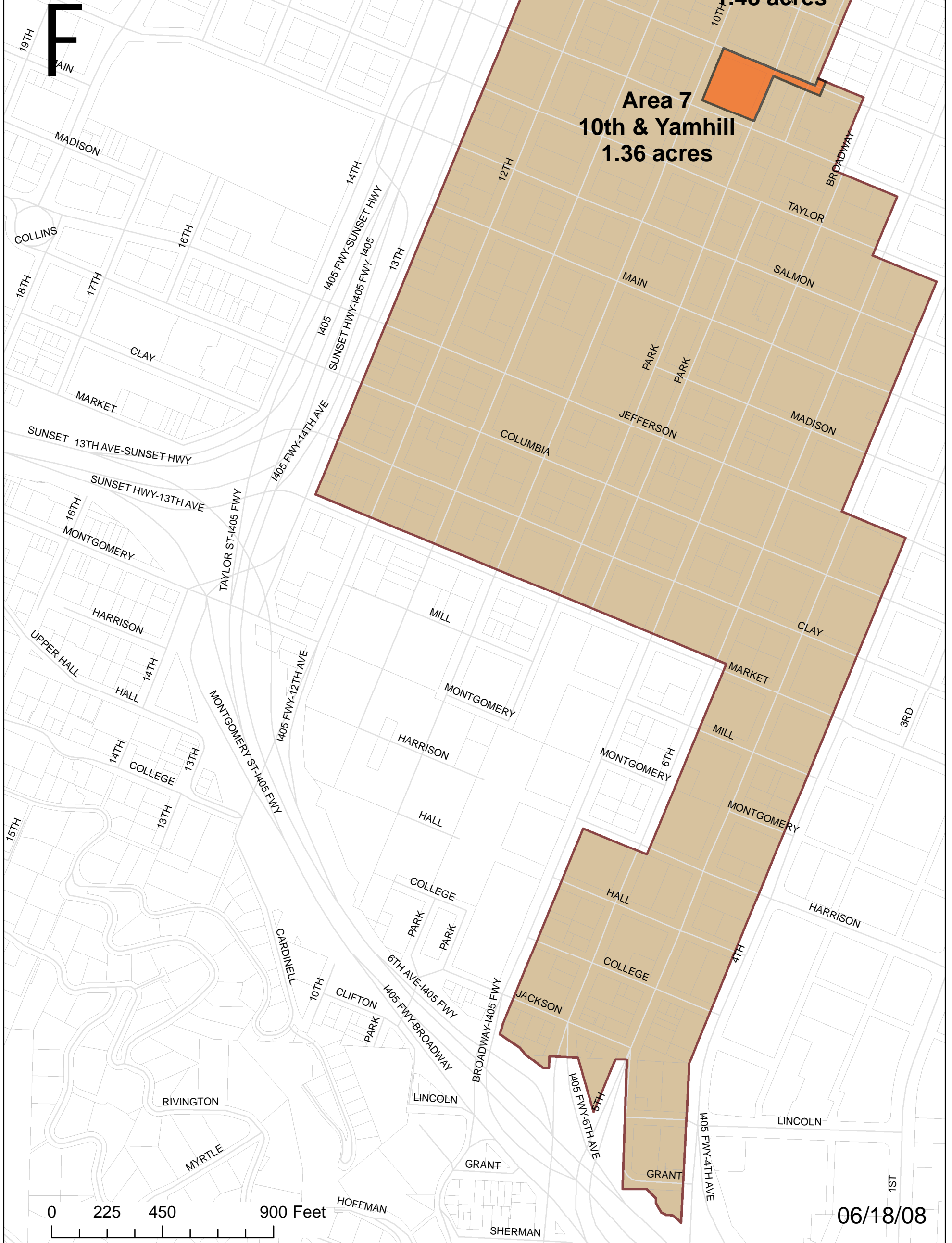
**BE IT FURTHER RESOLVED** that this resolution shall become effective immediately upon its adoption.

**Adopted by the Portland Development Commission on May 14, 2008.**

  
Renee A. Castilla, Recording Secretary

# Exhibit A: South Park Blocks Urban Renewal Area Map of Amended Boundary

-  Existing South Park Blocks URA
-  Deletion Areas - 3.2 acres



## EXECUTIVE SUMMARY

In May of 2007, the Portland Development Commission (PDC) formed the Urban Renewal Advisory Group (Advisory Group) to make recommendations regarding the future of three downtown urban renewal areas (URAs): Downtown Waterfront, South Park Blocks, and River District. This report summarizes the Advisory Group's findings and recommendations.

### 1. DOWNTOWN WATERFRONT AND SOUTH PARK BLOCKS URBAN RENEWAL AREAS SHOULD BE CLOSED DOWN

The Advisory Group reached an early consensus that urban renewal areas should not be perpetual. Once a district has substantially achieved its goals, it should be closed. In the case of downtown Portland's two older districts (Downtown Waterfront and South Park Blocks), the Advisory Group determined that both districts had been successful and should be closed down.

#### **A. Maximum indebtedness limits should not be increased for either district:**

These two districts should be closed down in a way that allows for a phase-out period that provides PDC with the time and resources necessary to complete critical projects. The Advisory Group recommends, however, that PDC limit borrowing in the two districts to that which is necessary to complete those commitments. The Advisory Group recommends no extension or increase to the borrowing authority for either district when that authority expires this year.

**B. To the extent possible, the amount of new debt should be limited to that which can be repaid no later than 2024:** An Urban Renewal Area continues to exist and collect tax increment resources until all outstanding loans have been paid. The Advisory Group recommends that debt be repaid by 2024 for a full "close-out" of both Downtown Waterfront and South Park Blocks.

### 2. EXTEND AND EXPAND RIVER DISTRICT URBAN RENEWAL AREA

In order to achieve the 2024 close-out goals for both of the older districts, the Advisory Group recognized and approved moving certain unfinished projects to River District through a River District boundary expansion. Most notably, a considerable amount of unfinished work in the Old Town/Chinatown neighborhood will be moved to River District.

The Advisory Group recognized that River District has been very successful in its first ten years. Unlike the two older districts, however, the Advisory Group recommends that the district should grow in terms of size and financial capacity to pursue: several pending catalytic projects; unfinished elements of its original plan; and those projects that cannot be completed in the two older districts.

**A. Extend River District from 2020 to 2021:** The Advisory Group recommends extending the district's expiration date by one year. The extension will increase the district's financial capacity by a little more than \$27 million. The additional capacity will be used to support Multnomah County's efforts to replace two aging downtown facilities.

**B. Maximum Indebtedness in the River District should be increased:** The Advisory Group recommends increasing River District maximum indebtedness from \$225 million to its 2021 financial capacity of \$563 million. This action would create approximately \$416 million for project funding from now until 2021.

**C. The boundaries of the River District should be expanded:** The Advisory Group recommends expanding River District by approximately 40.5 acres to address blight conditions and development opportunities in Old Town/Chinatown; and approximately ten acres to complete other critical projects that are currently in Downtown Waterfront or South Park Blocks. Up to 11 acres should be designated for future expansions including possible island district formations.

**D. Explore creating “Island Districts”:** The concept of an “island district” is relatively new. It is a potential mechanism by which to extend the financial capacity of exceptionally successful urban renewal areas such as River District to help other parts of the community that would not otherwise benefit directly from this urban renewal tool.

**E. Assist Multnomah County with Capital Needs:** The Advisory Group recommends setting aside \$35 million to assist Multnomah County with its capital needs, beginning with \$10 million in 2015.

**F. Release acreage under Interstate 405.** Approximately 30.7 acres will be removed from River District, because its location under Interstate 405 limits its re-development potential. This is a housekeeping measure with little substantive impact for River District.

### **3. BEGIN TO SET UP THE NEXT GENERATION OF CENTRAL CITY URBAN RENEWAL ACTIVITIES**

As it concluded its work, the Advisory Group also identified steps that should be taken now to prepare for future downtown urban renewal work.

**A. Downsize Downtown Waterfront and South Park Blocks.** PDC should work with the Office of Management and Finance to determine whether these districts may be reduced in size as part of each district’s close-out strategy, and work with the Bureau of Planning to determine which blocks should be removed from the districts.

**B. Identify Potential New Districts.** PDC should lead a community effort to identify potential new urban renewal areas for downtown. PDC should collaborate with Portland’s Bureau of Planning to ensure that these urban renewal opportunities and challenges are addressed in the Central Portland Plan Update.

**C. Develop Interim Development Strategies.** PDC should work in collaboration with Portland’s Bureau of Planning to ensure adequate consideration of urban renewal challenges and opportunities pending completion of the Central Portland Plan Update.

**D. Give Multnomah County A Meaningful Voice.** The Advisory Group agreed that Multnomah County should have a meaningful voice in major decisions to expand or extend an existing district or to create a new one.

# SOUTH PARK BLOCKS URBAN RENEWAL PLAN

Tenth Amendment



City of Portland  
Portland Development Commission

June 18, 2008

The South Park Blocks Urban Renewal Plan (as amended, the “Plan”), which was formerly amended with the ninth amendment through Ordinance # 178042 adopted by the City Council on November 19, 2003, is now being amended to remove certain property from the South Park Blocks Urban Renewal Area, and to revise the procedures for amending the Plan. The new boundary of the South Park Blocks Urban Renewal Area is contained in the Exhibits amended into the Plan by the provisions set forth below.

The South Park Blocks Urban Renewal Area is amended as follows:

1. Exhibit 1 of the Plan (containing the legal description of the boundary of the South Park Blocks Urban Renewal Area) is amended to read in its entirety as set forth in Exhibit 1, attached hereto and labeled Legal Description.
2. The Plan is amended to add Exhibit 1.1 (containing the map necessary for reading the legal description) in the form attached hereto as Exhibit 1.1 and labeled Legal Description Map.
3. Exhibit 2 of the Plan (containing a map identifying the boundaries of the South Park Blocks Urban Renewal Area) is amended to read in its entirety as set forth in Exhibit 2, attached hereto and labeled South Park Blocks Urban Renewal Area Boundary.
4. Section 900 of the Plan, entitled PROCEDURE FOR CHANGES IN THE APPROVED SOUTH PARK BLOCKS URBAN RENEWA PLAN, is amended to read in its entirety as set forth below: Procedure for Amendment of the South Park Blocks Urban Renewal Plan:

#### South Park Blocks Urban Renewal Plan

300. Legal Boundary Description.  
The Tenth Amendment modifies the language in this Section 300 by replacing it with a new legal description as shown in Exhibit 1 Legal Description and Exhibit 1.1 Legal Description Map.  
The Tenth Amendment modifies this Section by replacing the existing Exhibit 2, Renewal Area Boundary with a new Exhibit 2: South Park Blocks Urban Renewal Area Boundary.
900. Procedures for Changes or Amendments in the Approved South Park Blocks Urban Renewal Plan.  
The language in this Section 900 replaces the corresponding language in Section 900 in the existing Plan in its entirety.

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

**A. Substantial Amendments**

Substantial amendments are solely amendments:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.

Substantial amendments shall require the same approval process as required for initial plan adoption including the approval process as provided in ORS 457.095 and the notice requirement set forth in ORS 457.120.

**B. Major Amendments**

A major amendment is solely an amendment:

1. Adding land to the urban renewal area that totals not more than one percent of the existing area of the urban renewal area.

Major amendments shall be forwarded to the Planning Commission for recommendations as described in ORS 457.085(4) and shall require City Council approval as provided in ORS 457.095, but shall not require the notice described in ORS 457.120 or compliance with the procedures described in ORS 457.085(5). A report as required by ORS 456.085(3) shall accompany the amendment.

**C. Council-Approved Amendments**

Council-approved amendments are solely amendments:

1. Changing the Goals of the Plan.
2. Removing land from the urban renewal area.
3. Extending the last date to issue debt.
4. Identifying a building in a project as a public building and explaining how the building serves or benefits the urban renewal area.

Council-approved amendments require approval by the Portland Development Commission by resolution and by the City Council, which may approve the amendment by resolution. Council-approved amendments do not require any of the procedural or notice requirements found in ORS Chapter 457, including but limited to the procedures set forth in ORS 457.085(4) and (5).

**D. Minor Amendments**



Minor amendments are amendments that are neither substantial, major, nor council- approved amendments. Minor amendments are effective upon adoption of a resolution by the Portland Development Commission approving the amendment.

5. The Plan is further amended to delete references to uncompleted projects and land acquisitions that were proposed for portions of the South Park Blocks Urban Renewal Area removed by this Tenth Amendment.

### Exhibit 1. Legal Description

Commencing in the S.E. 1/4 of Section 33, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, along the westerly right-of-way Line of N.W. 13<sup>th</sup> Avenue at its intersection with the northerly right-of-way line of S.W. Morrison Street, Assessor Map 1N1E 33DD for the TRUE POINT OF BEGINNING of the South Park Blocks Urban Renewal Area Boundary Line;

1. Thence northeasterly 260 feet more or less along the easterly right-of-way line of S.W. 13<sup>th</sup> Avenue to its intersection point with the northerly right-of-way line of S.W. Alder Street, Assessor Map 1N1E 33DD;
2. Thence northwesterly 147 feet more or less along the northerly right-of-way line of S.W. Alder Street to its intersection with the easterly right-of-way line of the Foothills-Stadium (I-405) Freeway, Assessor Map 1N1E 33DD;
3. Thence northerly along the easterly right-of-way line of the Foothills-Stadium Freeway 221 feet more or less to its intersection with the southerly right-of-way line of S.W. Washington Street, Assessor Map 1N1E 33DD;
4. Thence southeasterly 115 feet more or less along the southerly right-of-way line of S.W. Washington Street to its intersection with the westerly right-of-way line of S.W. 13<sup>th</sup> Avenue, Assessors Map 1N1E 33DD;
5. Thence northeasterly 60 feet more or less along the westerly right-of-way line of S.W. 13<sup>th</sup> Avenue to its intersection with the north right-of-way line of S.W. Washington Street, Assessor Map 1N1E 33DD;
6. Thence northwesterly 200 feet more or less along the north right-of-way line of S.W. Washington Street to its intersection with the easterly right-of-way line of S.W. 14<sup>th</sup> Avenue, Assessor Map 1N1E 33DD;
7. Thence northeasterly 150 feet more or less along the easterly right-of-way line of S.W. 14<sup>th</sup> Avenue to its intersection with the south right-of-way line of W. Burnside Street, said point being common to the River District Urban Renewal Area Boundary Line, Assessor Map 1N1E 33DD;

SAID SOUTH PARK BLOCKS URBAN RENEWAL BOUNDARY LINE IS COMMON TO THE RIVER DISTRICT URBAN RENEWAL AREA BOUNDARY LINE AS FOLLOWS:

8. Thence east 160 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the southerly right-of-way line of S.W. Stark Street, Assessor Map 1N1E 33DD;
9. Thence easterly 48 feet more or less along the south right-of-way line of S.W. Stark Street to its intersection with the westerly right-of-way line of S.W. 13<sup>th</sup> Avenue, Assessor Map 1N1E 33DD;
10. Thence easterly across S.W. Stark Street 120 feet more or less to the intersection of the northerly right-of-way line of S.W. Stark Street with the south right-of-way line of W. Burnside Street, Assessor Map 1N1E 33DD;
11. Thence east 296 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the northwest corner of Carson Building

- Condominiums recorded Jan. 24, 2007 as Book 1281 Page 88 Multnomah County records, Assessor Map 1N1E 33DD;
12. Thence south leaving the south right-of-way line of W. Burnside Street 71 feet more or less along the west line of said Book 1281 Page 88 to the southwest corner thereof, Assessor Map 1N1E 33DD;
  13. Thence east 12.02 feet more or less along the south line of said Book 1281 Page 88 to the northwest corner of a Special Warranty Deed recorded January 25, 2001 as fee number 2001-011584 Multnomah County records, Assessor Map 1N1E 33DD;
  14. Thence southerly 52 feet more or less along the westerly line of said fee number 2001-011584 to its intersection with the north right-of-way line of S.W. Stark Street, Assessor Map 1N1E 33DD;
  15. Thence southeasterly 120 feet more or less along the north right-of-way line of S.W. Stark Street to its intersection with the west right-of-way line of S.W. 11<sup>th</sup> Avenue, Assessor Map 1N1E 33DD;
  16. Thence north 168 feet more or less along the west right-of-way line of S.W. 11<sup>th</sup> Avenue to its intersection with the south right-of-way line of W. Burnside Street, Assessor Map 1N1E 33DD;
  17. Thence east 118 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the south right-of-way line of S.W. Oak Street, Assessor Map 1N1E 34CC;
  18. Thence southeasterly 150 feet more or less along the south right-of-way line of S.W. Oak Street to its intersection with the west right-of-way line of S.W. 10 Avenue, Assessor Map 1N1E 34CC;
  19. Thence south 208 feet more or less along the west right-of-way line of S.W. 10<sup>th</sup> Avenue to its intersection with the north right-of-way line of S.W. Stark Street, Assessor Map 1N1E 34CC;
  20. Thence southeasterly 276 feet more or less along the north right-of-way line of S.W. Stark Street to its intersection with the west right-of-way line of S.W. 9<sup>th</sup> Avenue , Assessor Map 1N1E 34CC;
  21. Thence southwesterly 320 feet more or less along the west right-of-way line of S.W. 9<sup>th</sup> Avenue to its intersection with the south right-of-way line of S.W. Washington Street, Assessor Map 1N1E 34CC;
  22. Thence southeasterly 200 feet more or less along the south right-of-way line of S.W. Washington Street to its intersection with the easterly right-of-way line of S.W. Park Avenue, Assessor Map 1N1E 34CC;
  23. Thence southwesterly 410 feet more or less along the east right-of-way line of S.W. Park Avenue to its intersection with the north line of Lot 5 Block 212 City of Portland, Assessor Map 1N1E 34CC;
  24. Thence northwesterly 25 feet more or less along the westerly prolongation of the north line of Lot 5 Block 212 City of Portland to its intersection with the centerline of the right-of-way of S.W. Park Avenue, Assessor Map 1N1E 34CC;
  25. Thence southwesterly 80 feet more or less along the centerline of the right-of-way of S.W. Park Avenue to its intersection with the centerline of the right-of-way of S.W. Morrison Street, Assessor Map 1N1E 34CC;

26. Thence northwesterly 375 feet more or less along the centerline of the right-of-way of S.W. Morrison Street to its intersection with the easterly right-of-way line of S.W. 10<sup>th</sup> Avenue, Assessor Map 1N1E 34CC;
27. Thence southwesterly 230 feet more or less along the easterly right-of-way line of S.W. 10<sup>th</sup> Avenue to its intersection with the north right-of-way line of S.W. Yamhill Street, Assessor Map 1N1E 34CC;
28. Thence southeasterly 225 feet more or less along the north right-of-way line of S.W. Yamhill Street to its intersection with the centerline of the right-of-way of S.W. 9<sup>th</sup> Avenue, Assessor Map 1N1E 34CC;
29. Thence northeasterly 200 feet more or less along the centerline of the right-of-way of S.W. 9<sup>th</sup> Avenue to its intersection with the southerly right-of-way line of S.W. Morrison Street, Assessor Map 1N1E 34CC;
30. Thence southeasterly 175 feet more or less along the southerly right-of-way line of S.W. Morrison Street to its intersection with the east right-of-way line of S.W. Park Avenue, Assessor Map 1N1E 34CC;
31. Thence northeasterly 60 feet more or less along the east right-of-way line of S.W. Park Avenue to its intersection with the north right-of-way line of S.W. Morrison Street, Assessor Map 1N1E 34CC;
32. Thence southeasterly 200 feet more or less along the north right-of-way line of S.W. Morrison Street to its intersection with the west right-of-way line of S.W. Broadway Avenue, point being common to the Downtown Waterfront Urban Renewal Area Boundary Line, Assessor Map 1N1E 34CC;

**SAID SOUTH PARK BLOCKS URBAN RENEWAL BOUNDARY LINE IS COMMON TO THE DOWNTOWN-WATERFRONT URBAN RENEWAL AREA BOUNDARY LINE, TAX CODE AREA NO. 889 AS FOLLOWS:**

33. Thence leaving the said River District Urban Renewal Area Boundary line and following the Downtown-Waterfront Urban Renewal Area Boundary Line southwesterly 320 feet more or less along the westerly right-of-way line of S.W. Broadway Avenue to its intersection with the southerly right-of-way line of S.W. Yamhill Street, Assessor Map 1S1E 3BB;
34. Thence southeasterly 280 feet more or less along the southerly right-of-way line of S.W. Yamhill Street to its intersection with the westerly right-of-way line of S.W. 6<sup>th</sup> Avenue, Assessor Map 1S1E 3BB;
35. Thence southwesterly 260 feet more or less along the westerly right-of-way line of S.W. 6<sup>th</sup> Avenue to its intersection with the southerly right-of-way line of S.W. Taylor Street, Assessor Map 1S1E 3BB;
36. Thence southeasterly 280 feet more or less along the southerly right-of-way line of S.W. Taylor Street to its intersection with the westerly right-of-way line of S.W. 5<sup>th</sup> Avenue, Assessor Map 1S1E 3BB;
37. Thence leaving said Downtown Waterfront Urban Renewal Area Boundary Line southwesterly 1040 feet more or less along the westerly right-of-way line of S.W. 5<sup>th</sup> Avenue to its intersection with the south right-of-way line of S.W. Jefferson Street, Assessor Map 1S1E 3BC;

38. Thence southeasterly 280 feet more or less along the south right-of-way line of S.W. Jefferson Street as shown in the plat of the City of Portland to its intersection with the west right-of-way line of S.W. 4<sup>th</sup> Avenue, Assessor Map 1S1E 3BC;
39. Thence southwesterly 2930 feet more or less along the west right-of-way line of S.W. 4<sup>th</sup> Avenue and S.W. Barbur Boulevard to its intersection with the northerly right-of-way line of the Foothills-Stadium (I-405) Freeway, Assessor Map 1S1E 4DD;
40. Thence north and westerly 212 feet more or less along the northeasterly right-of-way line of the Foothills-Stadium (I-405) Freeway to its intersection with the south right-of-way line of S.W. Grant Street, Assessor Map 1S1E 4DD;
41. Thence west 66 feet more or less along the south right-of-way line of S.W. Grant Street to its intersection with the east right-of-way line of S.W. 5<sup>th</sup> Avenue, Assessor Map 1S1E 4DD;
42. Thence north 527 feet more or less along the east right-of-way line of S.W. 5<sup>th</sup> Avenue to its intersection with the easterly prolongation of the southerly right-of-way line of S.W. Jackson Street, Assessor Map 1S1E 4DA;
43. Thence northwesterly 80 feet more or less across S.W. 5<sup>th</sup> Avenue along the easterly prolongation of the southerly right-of-way line of S.W. Jackson Street to its intersection with the westerly right-of-way line of S.W. 5<sup>th</sup> Avenue, Assessor Map 1S1E 4DA;
44. Thence southwesterly 270 feet more or less along the westerly right-of-way line of S.W. 5<sup>th</sup> Avenue to the, northerly right-of-way line of the Foothills-Stadium (I-405) Freeway, Assessor Map 1S1E 4DD;
45. Thence northwesterly along said northeasterly right-of-way line of the Foothills-Stadium (I-405) freeway to its intersection with the southerly right-of-way line of S.W. Jackson Street, Assessor Map 1S1E 4DA;
46. Thence northwesterly 90 feet more or less along the southerly right-of-way line of S.W. Jackson Street, across S.W. 6<sup>th</sup> Avenue to its intersection with the westerly right-of-way line of S.W. 6<sup>th</sup> Avenue, Assessor Map 1S1E 4DA;
47. Thence southwesterly 200 feet more or less along the westerly right-of-way line of S.W. 6<sup>th</sup> Avenue as originally shown in the plats of the City of Portland and Caruthers Addition – Replat to its intersection with the northeasterly right-of-way line of the Foothills-Stadium (I-405) freeway, Assessor Map 1S1E 4DA;
48. Thence northwesterly 277 feet more or less along the northerly right-of-way line of the Foothills-Stadium (I-405) freeway to its intersection with the easterly right-of-way line of S.W. Broadway Avenue, Assessor Map 1S1E 4DA;
49. Thence northeasterly 900 feet more or less along the easterly right-of-way line of S.W. Broadway Avenue to its intersection with the southerly right-of-way line of S.W. Harrison Street, Assessor Map 1S1E 4DA;
50. Thence southeasterly 280 feet more or less along the southerly right-of-way line of S.W. Harrison Street to its intersection with the easterly right-of-way line of S.W. 6<sup>th</sup> Avenue, Assessor Map 1S1E 4DA;
51. Thence northeasterly 840 feet more or less along the easterly right-of-way line of S.W. 6<sup>th</sup> Avenue to its intersection with the northerly right-of-way line of S.W. Market Street, Assessor Map 1S1E 4AD;

52. Thence northwesterly 1800 feet along the northerly right-of-way line of S.W. Market Street to its intersection with the easterly right-of-way line of S.W. 13<sup>th</sup> Avenue, Assessor Map 1S1E 4AC;
53. Thence northeasterly 2340 feet more or less along the westerly right-of-way line of S.W. 13<sup>th</sup> Avenue to its intersection with the northerly right-of-way line of S.W. Morrison Street being the point of beginning, Assessor Map 1N1E 33DD;

The South Park Blocks Urban Renewal Area contains 157 acres more or less.

Exhibit 1.1. Legal Description Map

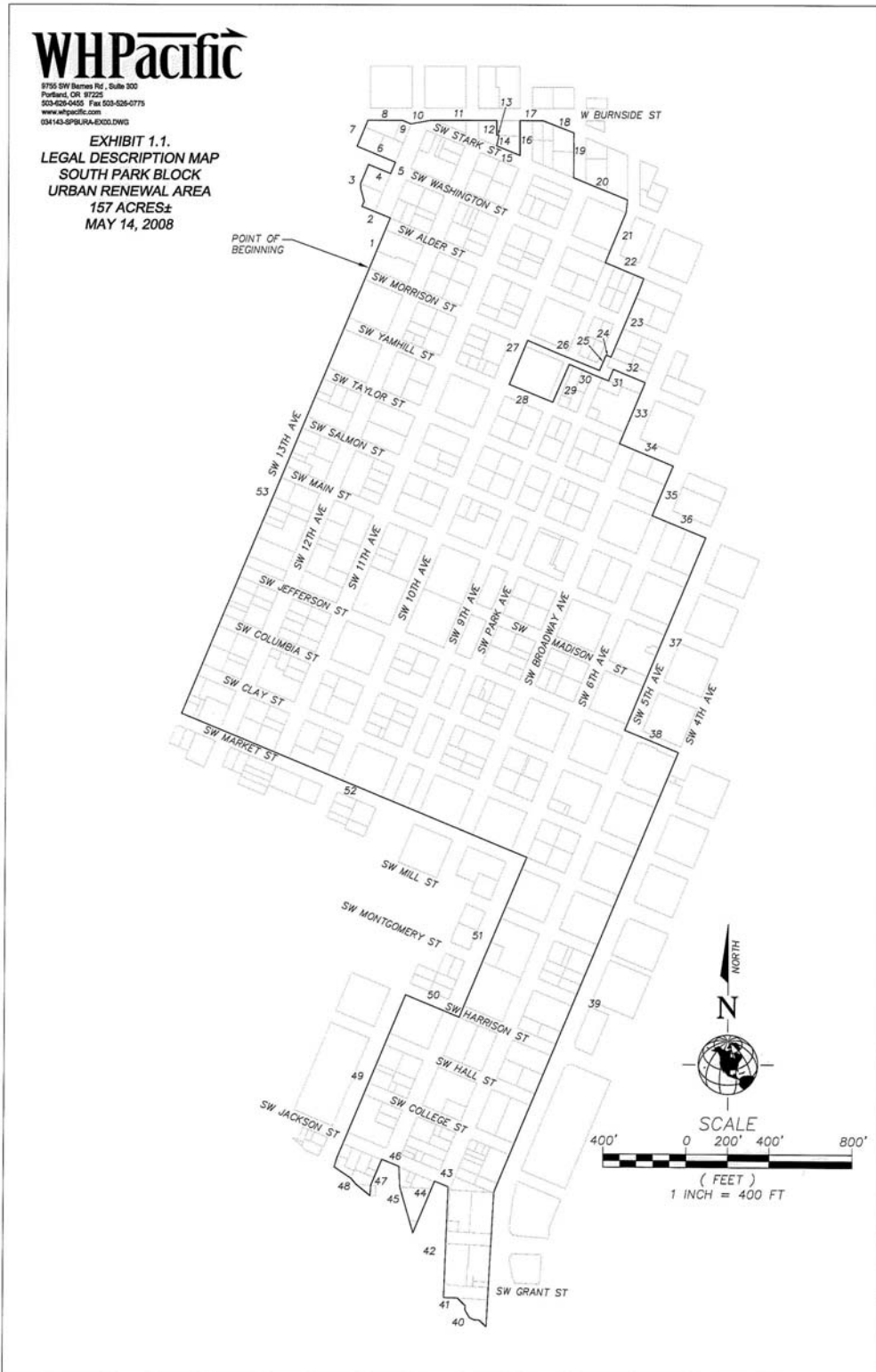


Exhibit 2: South Park Blocks Urban Renewal Area Boundary





# Report on the Tenth Amendment to the South Park Blocks Urban Renewal Plan

Portland Development Commission

June 18, 2008

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## **I. INTRODUCTION**

The South Park Blocks Urban Renewal Report (the “Report”) contains background information and project details for the Tenth Amendment to the South Park Blocks Urban Renewal Plan (the “Plan”). The Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute.

The Tenth Amendment to the Plan provides for the following changes:

- Removes 3.2 acres in three separate locations from the Plan.
- Revises the Legal Description of the boundary of the Area.
- Replaces Section 900 Procedures for Changes or Amendments in the Plan in its entirety. These changes are housekeeping changes only in an effort to make the language in this section consistent in all urban renewal plans administered by the Portland Development Commission.
- Completes a Financial Analysis of the Plan.

The Report on the Tenth Amendment to the Plan is a stand alone document and refers only to the changes identified in the Tenth Amendment of the Plan.

The reasons, rationale and purpose for these changes are guided by the recommendations of the Westside Study Urban Renewal Advisory Group (URAG). These changes to the Plan will enable the areas being deleted to be added to the River District Urban Renewal Area, allowing the projects specified for the parcels to be completed through funding from the River District Urban Renewal Plan.

### **1. Public Participation Process**

A joint process of public participation began in 2006 with PDC and the City of Portland staff interviewing 35 stakeholders to obtain their thoughts and ideas about the future of the downtown area, specifically concerning an update to the Central Portland Plan and reviewing three downtown urban renewal areas.

The Westside Study officially started in May 2007 when the PDC Commission directed staff in PDC Resolution # 6474 to look at the downtown urban renewal areas (URAs). Two of the URAs, Downtown Waterfront (DTWF) and South Park Blocks (SPB), are due to expire in 2008 but still have important projects to complete. This expiration refers to the last date a URA can issue bonded indebtedness, which was set during the creation of the URA. The River District (RD) URA has performed beyond expectations and a boundary change could allow uncompleted projects in the DTWF and SPB URAs to be completed as part of the RD Urban Renewal Plan. A Public Participation Plan was developed

in cooperation with PDC staff and community stakeholders to ensure that there will be sufficient public input around the critical decisions about the future of these URAs.

## **2. Urban Renewal Advisory Group Formed**

The PDC created the URAG in May of 2007. The URAG includes two PDC Commissioners (Charles Wilhoite and Mark Rosenbaum), two City Council members (Erik Sten and Dan Saltzman), Multnomah County Commissioner Jeff Cogen, Planning Commissioner Chairman Don Hanson and citizen budget committee member Jon Kruse.

As an extension of City Council/PDC's FY 07-08 Budget Advisory Committee, the URAG reflects the new relationship between the Council and PDC created by last year's city charter change, providing for greater Council involvement in the development of PDC's budget. The new advisory group also includes other local officials in recognition of the broad potential impact of this community discussion.

The charge to the URAG was to make recommendations regarding the future of three downtown URAs: DTWF; SPB, RD. Specifically, they were asked to address the following questions:

- Should PDC expand the RD by up to 61 acres?
- Should PDC increase the maximum indebtedness of the RD, which will likely be reached in 2010?
- Should PDC extend the last date to issue debt for DTWF and SPB?

The URAG met for six months during 2007 and heard from a variety of stakeholders including:

- Pearl District Neighborhood Association
- Portland Downtown Neighborhood Association
- Old Town/Chinatown Neighborhood Association
- Old Town/Chinatown Visions Committee
- League of Women Voters
- Portland State University
- University of Oregon
- Portland Business Alliance/Downtown Retail Council
- Chinese Consolidated Benevolent Association
- Regional Arts and Culture Commission
- Representatives from non-profit and for profit housing organizations
- City of Portland Bureau representatives including Planning, Transportation, Housing and Community Development, and Parks & Recreation

## **3. Additional Community Meetings**

PDC staff also briefed stakeholders at community meetings including:

- Downtown Neighborhood Association National Night Out event in the South Park Blocks
- Downtown Neighborhood Association Land use committee
- Old Town/Chinatown Neighborhood Association
- Pearl District Planning and Transportation Committee
- Old Town/Chinatown Visions Committee

#### **4. Electronic Communications**

PDC staff created a web page dedicated to the Future of Urban Renewal that includes the opportunity for collecting comments electronically. People accessing the web site could also sign up for email notifications about the project.

#### **5. URAG Recommendations Specific to the South Park Blocks URA**

The URAG came up with 2 recommendations specific to the SPB URA:

- Remove 3.8 acres from the SPB URA boundaries and add this area to the RD URA. (By Commission direction, this acreage was later reduced to 3.20 acres.)
- Issue bonds in the SPB URA to the extent that indebtedness will be repaid by the year 2024. This recommendation did not require any change in the Plan, it merely made specific recommendations about using authority already granted.

#### **6. Report Format**

The format of the Report is based on ORS 457.085(3) which requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which provides:

- A. A description of physical, social and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan (or change) in light of added services and increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of funds to pay such costs;

- E. The anticipated completion date for each project;
- F. 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;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- I. A relocation report which shall include:
  - 1. An analysis of existing residents or businesses required to be relocated permanently or temporarily as a result of agency actions, under ORS 457.170;
  - 2. A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 285.045 - .105; and
  - 3. An enumeration, by cost range, of the existing housing in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

## **II. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS AND IMPACT ON MUNICIPAL SERVICES**

A map of the area to be deleted from the SPB URA is shown in Figure 1. Figure 2 shows the new boundary of the SPB URA. The boundary is reduced by 3.2 acres.

- A. Physical Conditions
  - 1. Land Use: see Figure 1, South Park Blocks Areas to be Deleted and Figure 2, New Boundary SPB URA.
  - 2. Zoning: Since no new area is added, prior reports cover this section.
- B. Infrastructure

1. Transportation: Since no new area is added, prior reports cover this section.
2. Water, Sewer and Storm Drainage Facilities: Since no new area is added, prior reports cover this section.
3. Parks and Open Space: One park will be removed from the Area. It is being added to the River District URA.
4. Public Spaces: Since no new area is added, prior reports cover this section.
5. Public Parking: The public parking garage at 10<sup>th</sup> and Yamhill and the one in O'Bryant Square are being removed from the Area. It is proposed they be added to the RD URA.
6. Public Buildings: As stated above in public parking, the City owned SmartPark garage at 10<sup>th</sup> and Yamhill and at O'Bryant Square are being removed from the Area. It is proposed they be added to the RD URA. The Fairfield, 1117 SW Stark Street, is also publicly owned and it is proposed that it be added to the RD URA.

C. Social Conditions

The Fairfield is located south of Burnside at 1117 SW Stark in the South Park Block URA. The building is subsidized by the Housing Authority of Portland and owned by the Portland Development Commission. The building serves approximately 80 extremely low income households 0-30% MFI and the monthly rent range is 35% of income.

D. Economic Conditions

1. Taxable Value of Property to be removed from the South Park Blocks Urban Renewal Area by the Tenth Amendment: The 07/08 taxable value of property in the area to be deleted is \$5,169,295. The frozen base of the SPB URA will be reduced by the historical frozen base value of the properties being removed from the area, as to be determined by the Multnomah County Assessor. The new frozen base will be calculated by the Multnomah County Assessor after adoption of the Amendment.
2. Building to Land Ratio: Not applicable. Since no new area is added, prior reports cover this section.

E. Expected Impact, Including Fiscal Impact of Plan Amendment in Light of Added Services or Increased Population

Since it is proposed that the properties being removed from the SPB URA be added to the RD URA, there should be no negative impact on municipal

services. In fact, since the projects which were to be completed on the properties will likely be completed in the RD URA, the impact on municipal services is a positive as properties which are in need of rehabilitation (Fairfield Hotel, O'Bryant Square, 10<sup>th</sup> and Yamhill) will likely be improved through funding from the RD URA.

**Figure 1. South Park Blocks Areas to be Deleted**





Figure 2. New Boundary SPB URA



**III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

Since no new area is added, prior reports cover this section.

**IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

Since no new projects are added, prior reports cover this section.

**V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

Since no new projects are added, prior reports cover this section.

**VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

Since no new projects are added, prior reports cover this section.

**VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

The City expects to issue the South Park Blocks Urban Renewal and Redevelopment Bonds, 2008 Series A (the “2008 Series A Bonds”) in July 2008. The 2008 Series A Bonds will be structured to maximize the amount of proceeds that can be obtained given projected Divide the Taxes revenues and planned Special Levy allocations. Additionally, the 2008 Series A Bonds will be structured with a final debt service payment on June 15, 2024 in conformance with the URAG decision to issue indebtedness which will be repaid by FY 2023-24. Given current market conditions, the amount of the 2008 Series A Bonds is expected to be approximately \$38,130,000. With the issuance of the 2008 Series A Bonds, the remaining amount of maximum indebtedness for the Area is projected to be \$33,169,458.

Table 1 shows the projected tax increment revenues for the Area (after adjustments for discounts, under-collections and penalties) and the debt service on all outstanding and planned bonds for the Area. The analysis shows that all outstanding and planned debt can be paid by FY 2023-24. Note that with the boundary adjustments contemplated by the Tenth Amendment, there is no change to either the fixed Divide the Taxes revenues for the Area or projected allocations of the Special Levy.

Table 1. Tax Increment Revenues, Debt Service and Debt Repayment

<b>Fiscal Year</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>
Divide the Taxes (before compression)	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Less Compression	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)
Divide the Taxes (after compression)	5,320,400	5,320,400	5,320,400	5,320,400	5,320,400	5,320,400
Less Delinquencies, Discounts	(212,816)	(212,816)	(212,816)	(212,816)	(212,816)	(212,816)
Divide the Taxes Collections	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584
Special Levy (before compression)	\$2,104,862	\$2,225,318	\$2,257,547	\$2,244,633	\$2,254,936	\$2,256,024
Less Compression	(84,194)	(89,013)	(90,302)	(89,785)	(90,197)	(90,241)
Special Levy (after compression)	2,020,668	2,136,305	2,167,245	2,154,847	2,164,739	2,165,783
Less Delinquencies, Discounts	(80,827)	(85,452)	(86,690)	(86,194)	(86,590)	(86,631)
Special Levy Collections	\$1,939,841	\$2,050,853	\$2,080,555	\$2,068,654	\$2,078,149	\$2,079,151
Total Tax Increment Collections	\$7,047,425	\$7,158,437	\$7,188,139	\$7,176,238	\$7,185,733	\$7,186,735
Debt Service (less Payments from Reserves)						
2000 Bonds	\$3,764,121	\$3,764,728	\$3,764,164	\$3,767,486	\$3,768,461	\$3,764,310
2008 Bonds	3,278,828	3,390,938	3,419,063	3,406,250	3,414,688	3,417,813
Total Debt Service	\$7,042,949	\$7,155,666	\$7,183,226	\$7,173,736	\$7,183,148	\$7,182,123

Table 1. Tax Increment Revenues, Debt Service and Debt Repayment, continued.

<b>Fiscal Year</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>
Divide the Taxes (before compression)	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Less Compression	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)
Divide the Taxes (after compression)	5,320,400	5,320,400	5,320,400	5,320,400	5,320,400
Less Delinquencies, Discounts	(212,816)	(212,816)	(212,816)	(212,816)	(212,816)
Divide the Taxes Collections	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584
Special Levy (before compression)	\$2,251,537	\$2,251,523	\$2,251,564	\$2,253,430	\$2,251,793
Less Compression	(90,061)	(90,061)	(90,063)	(90,137)	(90,072)
Special Levy (after compression)	2,161,476	2,161,462	2,161,501	2,163,293	2,161,721
Less Delinquencies, Discounts	(86,459)	(86,458)	(86,460)	(86,532)	(86,469)
Special Levy Collections	\$2,075,017	\$2,075,004	\$2,075,041	\$2,076,761	\$2,075,252
Total Tax Increment Collections	\$7,182,601	\$7,182,588	\$7,182,625	\$7,184,345	\$7,182,836
Debt Service (less Payments from Reserves)					
2000 Bonds	\$3,764,310	\$3,764,348	\$3,766,073	\$3,768,835	\$3,765,410
2008 Bonds	3,415,625	3,418,125	3,414,688	3,410,313	3,414,688
Total Debt Service	\$7,179,935	\$7,182,473	\$7,180,760	\$7,179,148	\$7,180,098

Table 1. Tax Increment Revenues, Debt Service and Debt Repayment, continued.

<b>Fiscal Year</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
Divide the Taxes (before compression)	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Less Compression	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)
Divide the Taxes (after compression)	5,320,400	5,320,400	5,320,400	5,320,400	5,320,400
Less Delinquencies, Discounts	(212,816)	(212,816)	(212,816)	(212,816)	(212,816)
Divide the Taxes Collections	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584
Special Levy (before compression)	\$2,251,348	\$0	\$0	\$0	\$0
Less Compression	(90,072)	0	0	0	0
Special Levy (after compression)	2,161,276	0	0	0	0
Less Delinquencies, Discounts	(86,451)	-	-	-	-
Special Levy Collections	\$2,074,825	\$0	\$0	\$0	\$0
Total Tax Increment Collections	\$7,182,409	\$5,107,584	\$5,107,584	\$5,107,584	\$5,107,584
Debt Service (less Payments from Reserves)					
2000 Bonds	\$3,764,400				
2008 Bonds	3,416,875	5,106,563	5,107,813	5,104,063	5,106,688
Total Debt Service	\$7,181,275	\$5,106,563	\$5,107,813	\$5,104,063	\$5,106,688

## **VIII. FINANCIAL ANALYSIS OF THE PLAN**

Table 2 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, projected maximum tax increment revenues that would be available for the Area, and the annual tax increment revenues (not adjusted for under-collection and penalties) expected to be collected. These, in turn, provide the basis for the projections in Table 1. Table 2 shows the effect of the boundary reduction, assuming property transfers out of the Area in FY 2009-10. Even with the boundary reduction, there is still more incremental assessed value than is needed to generate the fixed Divide the Taxes revenues, which is “released” to overlapping taxing jurisdictions.

Table 2. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

<b>Fiscal Year</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>
Frozen Base	\$378,055,680	\$376,243,508	\$376,243,508	\$376,243,508	\$376,243,508	\$376,243,508
Incremental Assessed Value	727,324,414	751,340,097	779,529,687	808,424,017	838,040,705	868,397,811
Total Assessed Value	\$1,105,380,094	\$1,127,583,605	\$1,155,773,196	\$1,184,667,525	\$1,214,284,214	\$1,244,641,319
Maximum Tax Increment Revenues	\$23,277,852	\$24,046,469	\$24,948,670	\$25,873,427	\$26,821,302	\$27,792,874
Consolidated Tax Rate	\$21.0000	\$20.7500	\$20.5000	\$20.2500	\$20.0000	\$20.0000
Fixed Divide the Taxes to Raise	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Incremental Assessed Value Needed for Divide the Taxes	\$269,523,810	\$272,771,084	\$276,097,561	\$279,506,173	\$283,000,000	\$283,000,000
"Released" Incremental Assessed Value	\$457,800,605	\$478,569,013	\$503,432,126	\$528,917,844	\$555,040,705	\$585,397,811
Divide the Taxes (before compression)	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Less Compression	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)
Divide the Taxes (after compression)	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400
Special Levy (before compression)	\$2,104,862	\$2,225,318	\$2,257,547	\$2,244,633	\$2,254,936	\$2,256,024
Less Compression	(84,194)	(89,013)	(90,302)	(89,785)	(90,197)	(90,241)
Special Levy (after compression)	\$2,020,668	\$2,136,305	\$2,167,245	\$2,154,847	\$2,164,739	\$2,165,783
Total Tax Increment Revenues	\$7,341,068	\$7,456,705	\$7,487,645	\$7,475,247	\$7,485,139	\$7,486,183



Table 2. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, continued.

<b>Fiscal Year</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>
Frozen Base	\$376,243,508	\$376,243,508	\$376,243,508	\$376,243,508	\$376,243,508
Incremental Assessed Value	899,513,843	931,407,777	964,099,059	997,607,624	1,031,953,902
Total Assessed Value	\$1,275,757,352	\$1,307,651,286	\$1,340,342,568	\$1,373,851,132	\$1,408,197,410
Maximum Tax Increment Revenues	\$28,788,736	\$29,809,494	\$30,855,771	\$31,928,205	\$33,027,450
Consolidated Tax Rate	\$20.0000	\$20.0000	\$20.0000	\$20.0000	\$20.0000
Fixed Divide the Taxes to Raise	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Incremental Assessed Value Needed for Divide the Taxes	\$283,000,000	\$283,000,000	\$283,000,000	\$283,000,000	\$283,000,000
"Released" Incremental Assessed Value	\$616,513,843	\$648,407,777	\$681,099,059	\$714,607,624	\$748,953,902
Divide the Taxes (before compression)	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Less Compression	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)
Divide the Taxes (after compression)	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400
Special Levy (before compression)	\$2,251,537	\$2,251,523	\$2,251,564	\$2,253,430	\$2,251,793
Less Compression	(90,061)	(90,061)	(90,063)	(90,137)	(90,072)
Special Levy (after compression)	\$2,161,476	\$2,161,462	\$2,161,501	\$2,163,293	\$2,161,721
Total Tax Increment Revenues	\$7,481,876	\$7,481,862	\$7,481,901	\$7,483,693	\$7,482,121

Table 2. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, continued.

<b>Fiscal Year</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
Frozen Base	\$376,243,508	\$376,243,508	\$376,243,508	\$376,243,508	\$376,243,508
Incremental Assessed Value	1,067,158,837	1,103,243,896	1,140,231,081	1,178,142,946	1,217,002,607
Total Assessed Value	\$1,443,402,346	\$1,479,487,404	\$1,516,474,589	\$1,554,386,454	\$1,593,246,115
Maximum Tax Increment Revenues	\$34,154,176	\$35,309,070	\$36,492,836	\$37,706,197	\$38,949,892
Consolidated Tax Rate	\$20.0000	\$20.0000	\$20.0000	\$20.0000	\$20.0000
Fixed Divide the Taxes to Raise	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Incremental Assessed Value Needed for Divide the Taxes	\$283,000,000	\$283,000,000	\$283,000,000	\$283,000,000	\$283,000,000
"Released" Incremental Assessed Value	\$784,158,837	\$820,243,896	\$857,231,081	\$895,142,946	\$934,002,607
Divide the Taxes (before compression)	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000	\$5,660,000
Less Compression	(339,600)	(339,600)	(339,600)	(339,600)	(339,600)
Divide the Taxes (after compression)	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400
Special Levy (before compression)	\$2,251,348	\$0	\$0	\$0	\$0
Less Compression	(90,054)	0	0	0	0
Special Levy (after compression)	\$2,161,294	\$0	\$0	\$0	\$0
Total Tax Increment Revenues	\$7,481,694	\$5,320,400	\$5,320,400	\$5,320,400	\$5,320,400

**IX. 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**

Since no additional financing is involved from that already approved for the Area in prior Plan and Amendment documents, there is no new impact on taxing districts.

**X. RELOCATION**

No relocation is anticipated as a result of this Amendment. This amendment does not change the analysis for relocation which was provided when the Plan was originally adopted and previously amended.

**XI. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA**

A chart showing the acreages and assessed values in the urban renewal areas in the City of Portland is shown in Table 3.

State law limits the percentage of a municipality's total assessed value and area that can be contained in an urban renewal area at the time of its establishment to 15% for municipalities with a population of 50,000 or greater. The deletion of 3.20 acres in the amendment will decrease the Area's acreage and therefore the total acreage in URAs. The total acreage is within the 15% area limit contained in Chapter 457 of the Oregon Revised Statutes.

The City also remains in compliance with the assessed value percentage, as shown below in Table 3. This chart is not updated for the change in frozen base to reflect the amendments on 6/18/08 to the SPB Urban Renewal Plan and the DTWF Urban Renewal Plan. Those numbers will be reduced once the assessor calculates the new frozen base. Therefore, the numbers in the Frozen Base Assessed Value column are higher than what the final tabulation will show, but even so, they still comply with the 15% restriction.

**Table 3. Compliance with Acreage and Assessed Values**

Urban Renewal Area	Frozen Base Assessed Value	Acres
Airport Way	\$129,701,177	2,726
Central Eastside	\$224,626,739	692
Downtown Waterfront (6/18/08 area reduction is calculated)	\$70,866,644	232
South Park Blocks(6/18/08 area reduction is calculated)	\$378,055,680	157.35
Oregon Convention Center	\$248,689,281	594
North Macadam	\$180,450,967	402
River District	\$358,684,364	309.21
Interstate	\$1,019,370,465	3,769
Gateway	\$307,174,681	659
Willamette Industrial	\$481,443,135	758
Lents (Includes 6 /18/08 Amendment: area and AV)	\$714,432,705	2,846.79
Total	\$4,019,783,268	13,145.35
Total Acreage, City of Portland		92,773
Total Assessed Value City of Portland Less Incremental Assessed Value in Urban Renewal Areas	\$37,261,781,831	
Percent of Portland AV in Urban Renewal Areas	10.79%	
Percent of Portland Area in Urban Renewal Area		14.17%

# PDC

PORTLAND DEVELOPMENT COMMISSION

## Resolution Number 6585

TITLE: RESOLUTION APPROVING THE PROPOSED TENTH AMENDMENT TO THE SOUTH PARK BLOCKS URBAN RENEWAL PLAN AND DIRECTING THE AMENDMENT BE SUBMITTED TO THE PORTLAND CITY COUNCIL FOR ADOPTION

Adopted by the Portland Development Commission on May 14, 2008.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Mark Rosenbaum, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sal Kadri	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bertha Ferrán	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Charles Wilhoite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

### Certification

The undersigned hereby certifies that:

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and duly recorded in the official minutes of the meeting.*

  
Renee A. Castilla, Recording Secretary

Date: June 12, 2008