



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2018)

Board Clerk Use Only

Meeting Date:	10/4/18
Agenda Item #:	R.4
Est. Start Time:	10:25 a.m.
Date Submitted:	9/28/18

Agenda Title: Board Briefing on Creation of Fairview Urban Renewal Area

Requested Date: 10/4/18	Time Needed: 20 min
Department/Division: NonD, District 4	Contacts: Rebecca Stavenjord
Phone: 503-988-5213	Email: District4@multco.us
Presenters: Nolan Young, City Manager, City of Fairview; Ted Tosterud, Mayor, City of Fairview	

General Information:

1. What action are you requesting from the Board?

No board action required. This is a briefing on the creation of an urban renewal area within the City of Fairview, Oregon.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.

The City of Fairview, Oregon resides in Multnomah County. Jurisdictions creating an urban renewal area must present to the governing body of the taxing district. The area under URA is 462.25Acres (20.4% of City Total). The total assessed value under URA is \$130,982,482 (18.28% of City Total).

The URA will be established from 2020 to 2044 and will utilize Tax Increment Financing to complete revitalization projects within the City of Fairview.

Proposed projects include:

Incentives and Assistance to Private Development

Private Development Loan-to-Grant Program: \$1 Million

Establish a fund for use on loans or grants to incentivize and assist with private developments in the urban renewal area.

Utility System Development Charges (SDC) Assistance: \$7 Million

Provide financial assistance to encourage targeted development by Agency paying for all or a portion of Utility SDCs.

Public Infrastructure

Streetscape Improvements on Halsey: \$2 Million

Implement the streetscape, gateway and pedestrian safety aspect of the "Main Streets on Halsey" plan.

Streetscape and Gateway Improvements on Fairview Parkway: \$1 Million

Visually enhance gateway into Fairview by adding signage and artwork from the I-84 overpass to Halsey Street.

Fairview Village Parking: \$4 Million

Develop and implement a plan to accommodate parking needs for full development of the Village Commercial area.

Water System Well #10: \$520,000

Pay a portion of the development and construction costs for Well #10.

Sandy Sewer Boulevard Trunk-line: \$1 Million

Pay a portion of the design and construction costs for the Sandy Boulevard Sewer trunk-line.

Reservoir #1 Rehabilitation: \$90,000

Pay a portion of the design and construction costs to implement the City Council approved plan for the rehabilitation of Reservoir #1.

Round-a-bout features on Halsey Street's major intersections: \$1.6 Million

Assist with the feasibility study, design and construction of round-a-bouts at Halsey and Fairview Parkway and Halsey and NE 223rd street.

Street Improvements including Pedestrian and Bicycle Improvements: \$3,510,000

Identify, design and construct street, pedestrian and bicycle infrastructure that is included in the Fairview Transportation Systems Plan (TSP) and meets goals of the Agency.

1. NE 223 Project: \$800,000
2. Sandy Blvd Project: \$560,000
3. Depot Street: \$650,000
4. Railroad Pedestrian Undercrossing Project: \$500,000
5. Rails Near Trails Project: \$1 Million

Economic Development

Park-n-Ride with Transit and Bike Hub on PPL Property: \$920,000

Develop and construct a Park-n-Ride Station at the northeast corner of the Fairview Parkway and Halsey Street intersection.

Incentivize Village Live Work Developments: \$1 Million

Develop a loan/grant program that incentivizes and removes barriers to Live Work developments in the Village.

Purchase and Resale of Property for Development or Redevelopment: \$2 Million

Purchase property that is blighted, underdeveloped or vacant; remove the obstacles to development and resell to private ownership that has the interest and capacity to create development that meets the goals of the Agency.

Plan Administration and Planning Refinement: \$3 Million
Funds for the administration of the URA plan.

3. Explain the fiscal impact (current year and ongoing).

The calculated impact of the URA is 7 cents to a property of \$100,000 of assessed value. Accounting for the Reynolds School District bond, the tax rate in FY 2020 will be \$15.5217 versus \$14.6922 the following years.

4. Explain any legal and/or policy issues involved.

ORS 457.095 states that an urban renewal plan and accompanying report must come before the governing body of the taxing district.

ORS 457.437 states that a city must meet with the county to review the maximum indebtedness of the URA. This briefing fulfills those requirements.

In addition, the URA proposal has been reviewed by Multnomah County's Chief Financial Officer.

5. Explain any citizen and/or other government participation that has or will take place.

The City of Fairview has established an Urban Renewal Advisory Committee to guide the development of and proposed parameters for the URA. In addition, a community open house event has been held and the project has been presented to the Planning Commission, the Economic Development Commission and will go to Fairview City Council for adoption after this briefing for the BCC.

Required Signature:

Elected Official/ Department Director:	<i>Is/ Lori Stegmann</i>	Date:	9/25/18
---	--------------------------	--------------	----------------