

RESOLUTION No. 36225

Declare intent to initiate local improvement district formation proceedings to construct aerial tram improvements in the Portland Aerial Tram Local Improvement District. (Resolution: C-10009)

WHEREAS, the Portland Development Commission (PDC) approved the South Waterfront Central District Project Development Agreement on August 13, 2003; and

WHEREAS, the City Council approved Resolution #36163 accepting the South Waterfront Central District Project Development Agreement on August 14, 2003; and

WHEREAS, the South Waterfront Central District Project Development Agreement calls for the design and construction of an aerial tram connecting South Waterfront to the Marquam Hill Campus of Oregon Health and Science University (OHSU); and

WHEREAS, South Waterfront Central District Project Development Agreement contains a funding and financing strategy for the Portland Aerial Tram, which includes the provision of funds from PDC, OHSU, and local improvement districts (LIDs); and

WHEREAS, the Portland Office of Transportation is the Responsible Bureau for the Portland Aerial Tram project and recommends initiation of local improvement district formation proceedings; and

WHEREAS, valid petitions from owners of properties within the proposed Portland Aerial Tram Local Improvement District were filed with the Local Improvement District Administrator as contained in Exhibit A (attached to the original only), and

WHEREAS, the petitions contain signatures of owners or contract purchasers of property representing a majority of the assessable square footage which will be specially benefited by the proposed improvement as evaluated in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the City Council declares the intent of the City to initiate local improvement district formation proceedings to construct the Portland Aerial Tram with its eastern terminus on SW Gibbs Street between SW Bond Avenue and SW Moody Avenue, and with its

western terminus at Oregon Health Sciences University's patient care facility on Marquam Hill; and

BE IT FURTHER RESOLVED, that the local improvement district shall be known as the Portland Aerial Tram Local Improvement District and for purposes of notification of the LID Formation Hearing as set forth in Section 17.08.070 of City Code, the noncontiguous boundaries shall be as shown in the map in Exhibit C; and

BE IT FURTHER RESOLVED, that if constructed, the general character and scope of the improvement is to acquire and install aerial tram equipment, and to design and construct a bicable aerial tram system, unless this project scope is modified by City Council at the LID Formation Hearing; and

BE IT FURTHER RESOLVED, that the preliminary estimate of the cost of improvements is \$28,500,000, not including LID costs for Auditor's charges including financing estimated at \$431,126; and

BE IT FURTHER RESOLVED, that the assessment methodology of the local improvement shall be on square footage basis, with assignment of benefit in the South Waterfront area divided into three (3) zones according to distance from the eastern tram landing, with Zone A being assessed \$3,500,000 plus an allocated portion of LID costs for Auditor's charges including financing, currently estimated at \$79,418; with Zone B being assessed \$2,500,000 plus an allocated portion of LID costs for Auditor's charges including financing, currently estimated at \$56,727; with Zone C being assessed \$1,000,000 plus an allocated portion of LID costs for Auditor's charges, including financing, currently estimated at \$22,691; and with assignment of benefit in the Marquam Hill area comprised in a single zone, with Zone D being assessed \$12,000,000 plus an allocated portion of LID costs for Auditor's charges including financing, currently estimated at \$272,290; unless this assessment methodology is modified by City Council at the LID Formation Hearing; and

BE IT FURTHER RESOLVED, that property owners will provide funding in the fixed amount of \$19,000,000 plus LID costs for Auditor's charges including financing currently estimated at \$431,126 for a total of \$19,431,126, plus the costs of any extra work on private property, and the remainder shall be funded per the terms of the South Waterfront Central District Project Development Agreement; and

BE IT FURTHER RESOLVED, that the \$7,000,000 amount of the LID assessment associated with Zones A, B, and C is a fixed cost and will not be increased should the total project cost excluding LID costs for Auditor's charges including financing exceed \$28,500,000; and

BE IT FURTHER RESOLVED, that the project will be constructed by a Construction Manager/General Contractor selected through a Request For Proposals process which emphasizes the experience and qualifications of the contractor and provides for a negotiated Guaranteed Maximum Price; and

BE IT FURTHER RESOLVED, that the City Council intends to construct the improvement upon formation of the local improvement district; and

BE IT FURTHER RESOLVED, that the City Council directs the Local Improvement District Administrator to initiate local improvement district formation proceedings as set forth in Section 17.08.070 of City Code and to schedule a Local Improvement District Formation Hearing on July 29, 2004, at 2:00 PM, or on the earliest practicable date thereafter.

Adopted by the Council, JUN 10 2004

Mayor Vera Katz
Andrew Aebi:slg
May 28, 2004
Tram LID Resolution of Intent rev2.doc

GARY BLACKMER
AUDITOR OF THE CITY OF PORTLAND
BY *Colleen Phillips*

DEPUTY

Agenda No.

RESOLUTION NO.

Title

Declare intent to initiate local improvement district formation proceedings to construct aerial tram improvements in the Portland Aerial Tram Local Improvement District. (Resolution: C-10009)

INTRODUCED BY	Date Filed:
Mayor Vera Katz	Gary Blackmer Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs	
Finance and Administration	By: _____ Deputy
Safety	
Utilities	For Meeting of: _____ June 10, 2004
Works	
BUREAU APPROVAL	ACTION TAKEN:
Bureau: Transportation Engineering & Development	
Prepared by: <i>AHP</i> Date: <i>May 28, 2004</i>	
Andrew Aebi:slg	
Budget Impact Review: <i>✓</i>	
<input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not Required	
Include in PPD: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Filename: Tram LID Resolution of Intent.doc	
Bureau Head: Donald Gardner <i>Don Gardner</i>	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
			YEAS	NAYS
Consent	Regular <input checked="" type="checkbox"/>	Francesconi	Francesconi	
NOTED BY		Leonard	Leonard	
City Attorney		Saltzman	Saltzman	
		Sten	Sten	
		Katz	Katz	

Petition for Portland Aerial Tram Local Improvement District

NOTICE TO PETITION SIGNERS:

If owner of a property is a corporation, the petition must be signed in the name of the Corporation by its president, secretary or manager.
 If the name of the owner is signed by an agent or person holding power of attorney, the agent or Attorney-in-Fact must have authority to sign.

TO THE CITY COUNCIL:

1. This petition is to create the Portland Aerial Tram Local Improvement District.
2. This local improvement district will construct an aerial tram with an eastern terminus on SW Gibbs Street between SW Bond Avenue and SW Moody Avenue; and its western terminus at Oregon Health Sciences University's patient care facility on Marquam Hill.
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4. A square footage assessment methodology is proposed. The LID assessment for project costs of all zones is fixed at \$19,000,000 exclusive of Auditor's costs. Auditor's costs include recording, superintendancy and Local Improvement District Construction Fund (LIDCF) interest, which are estimated at \$431,125.12 and will be proportionately allocated based on each zone's share of total project costs. Project costs in each zone are also fixed: \$3,500,000 in Zone A, which includes the eastern tram terminus; \$2,500,000 in Zone B, which abuts Zone A; \$1,000,000 in Zone C, which abuts Zone B; and \$12,000,000 in Zone D at the western terminus of the tram.

The undersigned, being the owner or contract purchaser of the described property set opposite my or its name, hereby petition the City Council to improve the street listed above in conformity with the charter, ordinances and regulations of the City of Portland.

Petition Prepared By:

Andrew Acbi, Local Improvement District Administrator
 Portland Office of Transportation
 1120 SW Fifth Avenue, Suite 800
 Portland, OR 97204
 Telephone: (503) 823-5648
 E-Mail: andrew.acbi@pdtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... > Alldeck, Inc.
 ...and date - 5/17/04
 Please sign here > [Signature]
 ...and date - [Signature]

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct #: Site Address or Property Location:

ALLDECK INC

Square Feet:	12,072	Assessable Square Feet:	0	1S1E10DB 800	R140914790	3732 SW MOODY AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	12,072	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	40,119	Assessable Square Feet:	37,815	1S1E10DB 900	R140914860	3732 W/ SW MOODY AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	40,119	Zone B:	37,815	Project Estimate - Zone B:		\$73,518.16
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	52,191	Total Assessable S.F.:	37,815	Total Project Share Estimate:		\$73,518.16

RECEIVED
 MAY 17 2004
TRANSPORTATION

04/13/04 15:29 503+228+5315

GARD

MAY 14 2004 15:29 503+228+5315

36225

EXHIBIT A

Petition for Portland Aerial Tram Local Improvement District

36225
RECEIVED
 APR 23 2004
 TRANSPORTATION

NOTICE TO PETITION SIGNERS:

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Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator
 Portland Office of Transportation
 1120 SW Fifth Avenue, Suite 800
 Portland, OR 97204
 Telephone: (503) 823-5648
 E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

Hans H Grunbaum

...and date -

4/21/04

Please sign here... ->

Marilyn K Grunbaum

...and date -

4/21/04

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

GRUNBAUM,HANS H TR & GRUNBAUM,MARILYN K TR

Square Feet:	46,000	Assessable Square Feet:	44,352	1S1E10CA 100	R140913370	3516 SW MACADAM AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	46,000	Zone B:	44,352	Project Estimate - Zone B:		\$86,227.09
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	46,000	Assessable Square Feet:	44,376	1S1E10CA 200	R140914680	3604 SW MACADAM AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	46,000	Zone B:	44,376	Project Estimate - Zone B:		\$86,273.75
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	92,000	Total Assessable S.F.:	88,728	Total Project Share Estimate:		\$172,500.84

Petition for Portland Aerial Tram Local Improvement District

36225

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MAY 28 2004
TRANSPORTATION

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The undersigned, being the owner or contract purchaser of the described property set opposite my or its name, hereby petition the City Council to improve the street listed above in conformity with the charter, ordinances and regulations of the City of Portland.

Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator
Portland Office of Transportation
1120 SW Fifth Avenue, Suite 800
Portland, OR 97204
Telephone: (503) 823-5648
E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

[Handwritten Signature]
5-27-04

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

L & P PROPERTY MANAGEMENT CO % LEGGETT & PLATT INC TAX DEPT						
Square Feet:	86,654	Assessable Square Feet:	77,490	1S1E10DC 300	R991100740	0680 SW BANCROFT ST
Zone A:	0	Zone A:	0	Project Estimate - Zone A:	\$0.00	
Zone B:	0	Zone B:	0	Project Estimate - Zone B:	\$0.00	
Zone C:	86,654	Zone C:	77,490	Project Estimate - Zone C:	\$56,893.33	
Zone D:	0	Zone D:	0	Project Estimate - Zone D:	\$0.00	
Total Actual S.F.:	86,654	Total Assessable S.F.:	77,490	Total Project Share Estimate:	\$56,893.33	

0001 177 CUG 001 VHA 001

Petition for Portland Aerial Tram Local Improvement District

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JUN - 1 2004
TRANSPORTATION

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E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

John Brady
John Brady
6-1-04

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

MOODY STREET PARTNERS L L C

Square Feet:	25,749	Assessable Square Feet:	24,568	1S1E10BD 800	R140913120	3419 SW MOODY AVE
Zone A:	25,749	Zone A:	24,568	Project Estimate - Zone A:		\$142,870.83
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	25,749	Total Assessable S.F.:	24,568	Total Project Share Estimate:		\$142,870.83

Petition for Portland Aerial Tram Local Improvement District

36225

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 APR 23 2004
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 Portland, OR 97204
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Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Andrew Aebi
 4/22/04

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

NORTH MACADAM INVESTORS LLC

Square Feet:	406,201	Assessable Square Feet:	259,798	1S1E10DB 200	R991100590	3510 SW BOND AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	275,047	Zone B:	178,156	Project Estimate - Zone B:		\$346,362.60
Zone C:	131,154	Zone C:	81,642	Project Estimate - Zone C:		\$59,941.74
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	406,202	Total Assessable S.F.:	259,798	Total Project Share Estimate:		\$406,304.34

Petition for Portland Aerial Tram Local Improvement District

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APR 16 2004
TRANSPORTATION

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E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

David A. Coody
4/14/04

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

O S F INTERNATIONAL INC

Square Feet:	28,350	Assessable Square Feet:	27,623	1S1E10DB 500	R140917400	
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	28,350	Zone C:	27,623	Project Estimate - Zone C:		\$20,280.87
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	46,000	Assessable Square Feet:	44,520	1S1E10DB 600	R140916260	BET MOODY & BOND N/ SW LO
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	46,000	Zone C:	44,520	Project Estimate - Zone C:		\$32,686.68
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00

.7342/SF

.7342/SF

Petition for Portland Aerial Tram Local Improvement District

30225
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 Portland, OR 97204
 Telephone: (503) 823-5648
 E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

David A. Long
 4/16/04

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

O S F INTERNATIONAL INC

Square Feet:	38,839	Assessable Square Feet:	36,181	1S1E10DC 101	R991100930	0715 W/ SW BANCROFT ST
Zone A:	0	Zone A:	0	Project Estimate - Zone A: \$0.00		
Zone B:	0	Zone B:	0	Project Estimate - Zone B: \$0.00		
Zone C:	38,839	Zone C:	36,181	Project Estimate - Zone C: \$26,564.17		
Zone D:	0	Zone D:	0	Project Estimate - Zone D: \$0.00		
Total Actual S.F.:	113,189	Total Assessable S.F.:	108,324	Total Project Share Estimate: \$79,531.72		

.7342/SF

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Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator
 Portland Office of Transportation
 1120 SW Fifth Avenue, Suite 800
 Portland, OR 97204
 Telephone: (503) 823-5648
 E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

David K...
 4/14/04

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

O S F INTERNATIONAL INC TO PROPERTY TAX DEPT

Square Feet:	177,756	Assessable Square Feet:	100,491	1S1E10DC 100	R991100870	0715 SW BANCROFT ST
Zone A:	0	Zone A:	0	Project Estimate - Zone A: \$0.00		
Zone B:	0	Zone B:	0	Project Estimate - Zone B: \$0.00		
Zone C:	177,756	Zone C:	100,491	Project Estimate - Zone C: \$73,780.71		
Zone D:	0	Zone D:	0	Project Estimate - Zone D: \$0.00		
Total Actual S.F.:	177,756	Total Assessable S.F.:	100,491	Total Project Share Estimate: \$73,780.71		

.7342 / SF

Petition for Portland Aerial Tram Local Improvement District

RECEIVED
MAY - 7 2004
TRANSPORTATION

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...and date - 5-5-04

Please sign here... -> _____

...and date - _____

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

OREGON STATE OF					
Square Feet:	0	Assessable Square Feet:	0	1S1E09DB 4500	R991090390
Zone A:	0	Zone A:	0	Project Estimate - Zone A:	\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:	\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:	\$0.00
Zone D:	86,544	Zone D:	0	Project Estimate - Zone D:	\$0.00
Total Actual S.F.:	86,544	Total Assessable S.F.:	86,544	Total Project Share Estimate:	\$0.00

Petition for Portland Aerial Tram Local Improvement District

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[Handwritten Signature]

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5-5-04

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF (BOARD OF HIGH

Square Feet:	0	Assessable Square Feet:	0	1S1E09 1300	R991091720	3310 WI/ SW US VETERANS H
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	271,741	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	0	Assessable Square Feet:	0	1S1E09 1400	R991091730	3310 WI/ SW US VETERANS H
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	334,926	Zone D:	334,926	Project Estimate - Zone D:		\$1,615,415.03

Petition for Portland Aerial Tram Local Improvement District

56225

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...and date -

5-5-04

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...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF (BOARD OF HIGH

Square Feet:	Assessable Square Feet:	1S1E09 1500	R991091740	3310 W/ SW US VETERANS H
Zone A: 0	Zone A: 0	Project Estimate - Zone A: \$0.00		
Zone B: 0	Zone B: 0	Project Estimate - Zone B: \$0.00		
Zone C: 0	Zone C: 0	Project Estimate - Zone C: \$0.00		
Zone D: 134,230	Zone D: 0	Project Estimate - Zone D: \$0.00		
Total Actual S.F.: 810,466	Total Assessable S.F.: 404,495	Total Project Share Estimate: \$1,950,960.22		

Square Feet:	Assessable Square Feet:	1S1E09 400	R991091710	3310 W/ SW US VETERANS H
Zone A: 0	Zone A: 0	Project Estimate - Zone A: \$0.00		
Zone B: 0	Zone B: 0	Project Estimate - Zone B: \$0.00		
Zone C: 0	Zone C: 0	Project Estimate - Zone C: \$0.00		
Zone D: 69,569	Zone D: 69,569	Project Estimate - Zone D: \$335,545.19		
Total Actual S.F.: 810,466	Total Assessable S.F.: 404,495	Total Project Share Estimate: \$1,950,960.22		

Petition for Portland Aerial Tram Local Improvement District

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Please sign here... ->

[Handwritten Signature]

...and date -

5-5-04

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF (MEDICAL DEPT>

Square Feet:	0	Assessable Square Feet:	0	1S1E09AD 200	R991091680	3147 W/ SW SAM JACKSON PA
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	1,330	Zone D:	1,330	Project Estimate - Zone D:		\$6,414.86
Total Actual S.F.:	1,330	Total Assessable S.F.:	1,330	Total Project Share Estimate:		\$6,414.86

Petition for Portland Aerial Tram Local Improvement District

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...and date -

5-5-04

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...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF (U OF O MEDICAL SCHOOL)

Square Feet:	Assessable Square Feet:	State I.D. #:	Tax Acct. #:	Site Address or Property Location:
0	0	1S1E09DB 100	R991091670	840 W/ SW GAINES ST
Zone A: 0	Zone A: 0	Project Estimate - Zone A:		\$0.00
Zone B: 0	Zone B: 0	Project Estimate - Zone B:		\$0.00
Zone C: 0	Zone C: 0	Project Estimate - Zone C:		\$0.00
Zone D: 20,153	Zone D: 0	Project Estimate - Zone D:		\$0.00
Square Feet: 0	Assessable Square Feet: 0	1S1E09DB 3200	R991090620	840 SW GAINES ST
Zone A: 0	Zone A: 0	Project Estimate - Zone A:		\$0.00
Zone B: 0	Zone B: 0	Project Estimate - Zone B:		\$0.00
Zone C: 0	Zone C: 0	Project Estimate - Zone C:		\$0.00
Zone D: 70,989	Zone D: 0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.: 91,142	Total Assessable S.F.: 0	Total Project Share Estimate:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

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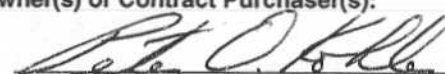
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Please sign here... ->



...and date -

5-5-04

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF (BOARD OF HIGHWAY COMMISSIONERS)

Square Feet:	0	Assessable Square Feet:	0	1S1E09 300	R991091700	3147 W/ SW SAM JACKSON PA
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	6,560	Zone D:	6,560	Project Estimate - Zone D:		\$31,640.19
Total Actual S.F.:	6,560	Total Assessable S.F.:	6,560	Total Project Share Estimate:		\$31,640.19

Petition for Portland Aerial Tram Local Improvement District

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Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E

Square Feet:	0	Assessable Square Feet:	0	1S1E09 1100	R991091430	
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	382,052	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	0	Assessable Square Feet:	0	1S1E09 1200	R991090350	
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	1,393,721	Zone D:	0	Project Estimate - Zone D:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

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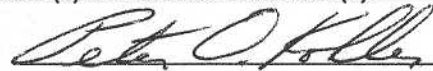
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Please sign here... -> 
...and date - 5-5-04
Please sign here... -> _____
...and date - _____

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E						
Square Feet:	0	Assessable Square Feet:	0	1S1E09 200	R991090550	3310 SW US VETERANS HOSPI
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	1,149,298	Zone D:	1,149,298	Project Estimate - Zone D:		\$5,543,293.93
Square Feet:	0	Assessable Square Feet:	0	1S1E09 500	R991090480	3171 SW SAM JACKSON PARK
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	333,281	Zone D:	333,281	Project Estimate - Zone D:		\$1,607,480.87

30 25

Petition for Portland Aerial Tram Local Improvement District

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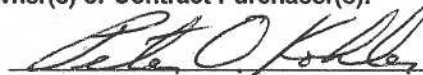
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Petition Prepared By:

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Portland Office of Transportation
1120 SW Fifth Avenue, Suite 800
Portland, OR 97204
Telephone: (503) 823-5648
E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->



...and date -

5-5-04

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E

Square Feet:	0	Assessable Square Feet:	0	1S1E09AC 100	R991090720	3181-3251 SW SAM JACKSON
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	15,841	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	0	Assessable Square Feet:	0	1S1E09AC 3500	R991090430	3181-3251 SW SAM JACKSON
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	5,732	Zone D:	0	Project Estimate - Zone D:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

RECEIVED
MAY - 7 2004
TRANSPORTATION

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[Handwritten Signature]

...and date -

5-5-04

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Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E

Square Feet:	0	Assessable Square Feet:	0	1S1E09AC 3700	R991090420	3181-3251 SW SAM JACKSON
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	3,145	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	0	Assessable Square Feet:	0	1S1E09AC 3800	R991090410	3171 W/ SW SAM JACKSON PA
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	4,209	Zone D:	0	Project Estimate - Zone D:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

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...and date - 5-5-04
Please sign here... -> _____
...and date - _____

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E						
Square Feet:	0	Assessable Square Feet:	0	1S1E09AC 8000	R991090830	3181 WI/ SW SAM JACKSON PA
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	8,154	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	0	Assessable Square Feet:	0	1S1E09AC 8100	R991090860	3181 WI/ SW SAM JACKSON PA
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	14,122	Zone D:	0	Project Estimate - Zone D:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

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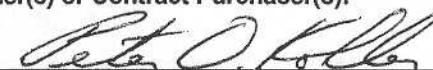
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...and date -

5-5-04

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E

Square Feet:	0	Assessable Square Feet:	0	1S1E09AD 500	R991091030	3310 W/ SW US VETERANS H
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	84,578	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	40,000	Assessable Square Feet:	39,379	1S1E10CA 500	R140916340	3910-3930 SW MACADAM AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	40,000	Zone C:	39,379	Project Estimate - Zone C:		\$28,912.15
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	3,434,133	Total Assessable S.F.:	3,297,731	Total Project Share Estimate:		\$7,179,686.95

Petition for Portland Aerial Tram Local Improvement District

RECEIVED
MAY - 7 2004

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...and date - 5-5-04

Please sign here... -> _____

...and date - _____

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

OREGON STATE OF(LSD BRIM/OHSU> % OHSU 3181 SW SAM JACKSON PARK RD

Square Feet:	0	Assessable Square Feet:	0	1S1E09AD 100	R991091600	3147 SW SAM JACKSON PARK
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	25,795	Zone D:	25,795	Project Estimate - Zone D:		\$124,414.44
Total Actual S.F.:	25,795	Total Assessable S.F.:	25,795	Total Project Share Estimate:		\$124,414.44

Petition for Portland Aerial Tram Local Improvement District

36225

RECEIVED
MAY - 7 2004
TRANSPORTATION

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[Handwritten Signature]

...and date -

5-5-04

Please sign here... ->

...and date -

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

OREGON STATE OF (MEDICAL DEPT % OHSU MAIL STOP: PP22E)

Square Feet:	0	Assessable Square Feet:	0	1S1E09 600	R991090460	3147 SW SAM JACKSON PARK
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	623,670	Zone D:	623,670	Project Estimate - Zone D:		\$3,008,085.04
Total Actual S.F.:	623,670	Total Assessable S.F.:	623,670	Total Project Share Estimate:		\$3,008,085.04

Petition for Portland Aerial Tram Local Improvement District

RECEIVED
 JUN - 1 2004
TRANSPORTATION

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...and date -

Please sign here... ->

...and date -

[Handwritten signatures and dates: 6/1/04]

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM

Square Feet:	129,570	Assessable Square Feet:	94,305	1S1E10BA 200	R991100020	HOOKER & SW MOODY AVE
Zone A:	18,881	Zone A:	8,090	Project Estimate - Zone A:		\$47,045.95
Zone B:	57,974	Zone B:	42,715	Project Estimate - Zone B:		\$83,044.51
Zone C:	52,715	Zone C:	43,500	Project Estimate - Zone C:		\$31,937.80
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	10,346	Assessable Square Feet:	10,346	1S1E10CD 400	R991100900	
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	10,346	Zone C:	10,346	Project Estimate - Zone C:		\$7,596.06
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00

RECEIVED
 JUN - 1 2004
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Petition for Portland Aerial Tram Local Improvement District

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Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

B. J. Willis

...and date -

6/1/04

Please sign here... ->

B. J. Willis

...and date -

6/1/04

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM

Square Feet:	12,015	Assessable Square Feet:	0	1S1E10CD 600	R991100910	
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	12,015	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	169,643	Total Assessable S.F.:	104,651	Total Project Share Estimate:		\$169,624.32

Petition for Portland Aerial Tram Local Improvement District

36225

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Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

Doug A. Finley
4/22/04
John O. Keller
5-5-04

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT

Square Feet:	97,983	Assessable Square Feet:	97,983	1S1E10AC 301	R882450050	
Zone A:	97,983	Zone A:	97,983	Project Estimate - Zone A:		\$569,802.67
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	44,001	Assessable Square Feet:	44,001	1S1E10AC 302	R882450100	
Zone A:	44,001	Zone A:	44,001	Project Estimate - Zone A:		\$255,879.97
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

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TRANSPORTATION

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TO THE CITY COUNCIL:

1. This petition is to create the Portland Aerial Tram Local Improvement District.
2. This local improvement district will construct an aerial tram with an eastern terminus on SW Gibbs Street between SW Bond Avenue and SW Moody Avenue; and its western terminus at Oregon Health Sciences University's patient care facility on Marquam Hill.
3. The general character and scope of the project is to acquire tram equipment, and to design and construct a suspended cable aerial tram system.
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The undersigned, being the owner or contract purchaser of the described property set opposite my or its name, hereby petition the City Council to improve the street listed above in conformity with the charter, ordinances and regulations of the City of Portland.

Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator
Portland Office of Transportation
1120 SW Fifth Avenue, Suite 800
Portland, OR 97204
Telephone: (503) 823-5648
E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

[Handwritten Signature]
4/22/04
[Handwritten Signature]
5-5-04

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT

Square Feet:	44,000	Assessable Square Feet:	44,000	1S1E10AC 303	R882450150	
Zone A:	44,000	Zone A:	44,000	Project Estimate - Zone A:		\$255,874.16
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	98,410	Assessable Square Feet:	98,410	1S1E10AC 304	R882450200	
Zone A:	2,898	Zone A:	2,898	Project Estimate - Zone A:		\$16,852.80
Zone B:	95,512	Zone B:	95,512	Project Estimate - Zone B:		\$185,689.98
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

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MAY - 7 2004
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Telephone: (503) 823-5648
E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

[Handwritten Signature]
4/22/04
[Handwritten Signature]
5-5-04

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT

Square Feet:	39,200	Assessable Square Feet:	39,200	1S1E10AC 307	R882450350	
Zone A:	39,200	Zone A:	39,200	Project Estimate - Zone A:		\$227,960.61
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	39,201	Assessable Square Feet:	39,201	1S1E10AC 308	R882450400	
Zone A:	39,201	Zone A:	39,201	Project Estimate - Zone A:		\$227,966.43
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00

Petition for Portland Aerial Tram Local Improvement District

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1120 SW Fifth Avenue, Suite 800
Portland, OR 97204
Telephone: (503) 823-5648
E-Mail: andrew.aebi@pdxtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... -> *Andrew Aebi*
...and date - *4/22/04*
Please sign here... -> *Pete O. Keller*
...and date - *5-5-04*

Deed Holder or Contract Purchaser:

State I.D. #: Tax Acct. #: Site Address or Property Location:

RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT

Square Feet:	111,625	Assessable Square Feet:	0	1S1E10AC 309	R882450010	
Zone A:	34,753	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	76,872	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	0	Zone C:	0	Project Estimate - Zone C:		\$0.00
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	622,126	Total Assessable S.F.:	510,501	Total Project Share Estimate:		\$2,027,189.75

Petition for Portland Aerial Tram Local Improvement District

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 APR 16 2004
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Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... ->

...and date -

Please sign here... ->

...and date -

Andrew Aebi T & E INVESTMENTS
 4/13/04

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address or Property Location:

T & E INVESTMENTS

Square Feet:	79,810	Assessable Square Feet:	76,083	1S1E10DC 400	R991100730	0690-0720 SW BANCROFT ST
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	79,810	Zone C:	76,083	Project Estimate - Zone C:		\$55,860.31
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	90,196	Assessable Square Feet:	26,429	1S1E10DC 500	R991100790	0710 W/ SW BANCROFT ST
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	90,196	Zone C:	26,429	Project Estimate - Zone C:		\$19,404.23
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	170,006	Total Assessable S.F.:	102,512	Total Project Share Estimate:		\$75,264.54

Petition for Portland Aerial Tram Local Improvement District

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1120 SW Fifth Avenue, Suite 800
Portland, OR 97204
Telephone: (503) 823-5648
E-Mail: andrew.aebi@pdtrans.org

Signature of Property Owner(s) or Contract Purchaser(s):

THE LANDING AT MACADAM, LLC, an Oregon limited liability company BY: PROMETHEUS REAL ESTATE GROUP, INC., a California corporation, Manager...and date -
[Signature] 5/14/04
...and date -

Deed Holder or Contract Purchaser:

State I.D. #: _____ Tax Acct. #: _____ Site Address or Property Location: _____

THE LANDING AT MACADAM LLC

Square Feet:	336,047	Assessable Square Feet:	179,983	1S1E10DB 300	R991100600	3510 S/ SW BOND AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	336,047	Zone C:	179,983	Project Estimate - Zone C:		\$132,143.91
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Square Feet:	89,173	Assessable Square Feet:	44,520	1S1E10DB 400	R991100610	SW BOND AVE
Zone A:	0	Zone A:	0	Project Estimate - Zone A:		\$0.00
Zone B:	0	Zone B:	0	Project Estimate - Zone B:		\$0.00
Zone C:	89,173	Zone C:	44,520	Project Estimate - Zone C:		\$32,686.68
Zone D:	0	Zone D:	0	Project Estimate - Zone D:		\$0.00
Total Actual S.F.:	425,220	Total Assessable S.F.:	224,503	Total Project Share Estimate:		\$164,830.59

Faint, illegible text, possibly bleed-through from the reverse side of the page. The text is too light to transcribe accurately.

PORTLAND AERIAL TRAM IMPROVEMENT DISTRICT
Petition Evaluation

36225

STATE ID	RNO	OWNER	Zone A Square Feet		Zone B Square Feet		Zone C Square Feet		Zone D Square Feet		Total Square Feet	
			Actual	Assessable	Actual	Assessable	Actual	Assessable	Actual	Assessable	Actual SF	Assessable
Petition Support												
1S1E10DB 800	R140914790	ALLDECK INC	0	0	12,072	0	0	0	0	0	12,072	0
1S1E10DB 900	R140914860	ALLDECK INC	0	0	40,119	37,815	0	0	0	0	40,119	37,815
1S1E10CA 100	R140913370	GRUNBAUM,HANS H TR & GRUNBAUM,MARILYN K TR	0	0	46,000	44,352	0	0	0	0	46,000	44,352
1S1E10CA 200	R140914680	GRUNBAUM,HANS H TR & GRUNBAUM,MARILYN K TR	0	0	46,000	44,376	0	0	0	0	46,000	44,376
1S1E10DC 300	R991100740	L & P PROPERTY MANAGEMENT CO % LEGGETT & PLATT INC TAX DEPT	0	0	0	0	86,654	77,490	0	0	86,654	77,490
1S1E10BD 800	R140913120	MOODY STREET PARTNERS L L C	25,749	24,568	0	0	0	0	0	0	25,749	24,568
1S1E10DB 200	R991100590	NORTH MACADAM INVESTORS LLC	0	0	275,047	178,156	131,154	81,642	0	0	406,201	259,798
1S1E10DB 500	R140917400	O S F INTERNATIONAL INC	0	0	0	0	28,350	27,623	0	0	28,350	27,623
1S1E10DB 600	R140916260	O S F INTERNATIONAL INC	0	0	0	0	46,000	44,520	0	0	46,000	44,520
1S1E10DC 100	R991100870	O S F INTERNATIONAL INC TO PROPERTY TAX DEPT	0	0	0	0	177,756	100,491	0	0	177,756	100,491
1S1E10DC 101	R991100930	O S F INTERNATIONAL INC	0	0	0	0	38,839	36,181	0	0	38,839	36,181
1S1E09 1100	R991091430	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	382,052	0	382,052	0
1S1E09 1200	R991090350	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	1,393,721	0	1,393,721	0
1S1E09 1300	R991091720	OREGON STATE OF (BOARD OF HIGH	0	0	0	0	0	0	271,741	0	271,741	0
1S1E09 1400	R991091730	OREGON STATE OF (BOARD OF HIGH	0	0	0	0	0	0	334,926	334,926	334,926	334,926
1S1E09 1500	R991091740	OREGON STATE OF (BOARD OF HIGH	0	0	0	0	0	0	134,230	0	134,230	0
1S1E09 200	R991090550	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	1,149,298	1,149,298	1,149,298	1,149,298
1S1E09 300	R991091700	OREGON STATE OF(BOARD OF HIGH	0	0	0	0	0	0	6,560	6,560	6,560	6,560
1S1E09 400	R991091710	OREGON STATE OF (BOARD OF HIGH	0	0	0	0	0	0	69,569	69,569	69,569	69,569
1S1E09 500	R991090480	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	333,281	333,281	333,281	333,281
1S1E09 600	R991090460	OREGON STATE OF(MEDICAL DEPT % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	623,670	623,670	623,670	623,670
1S1E09AC 100	R991090720	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	15,841	0	15,841	0
1S1E09AC 3500	R991090430	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	5,732	0	5,732	0
1S1E09AC 3700	R991090420	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	3,145	0	3,145	0
1S1E09AC 3800	R991090410	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	4,209	0	4,209	0
1S1E09AC 8000	R991090830	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	8,154	0	8,154	0
1S1E09AC 8100	R991090860	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	14,122	0	14,122	0
1S1E09AD 100	R991091600	OREGON STATE OF(LSD BRIM/OHSU> % OHSU 3181 SW SAM JACKSON PARK RD	0	0	0	0	0	0	25,795	25,795	25,795	25,795
1S1E09AD 200	R991091680	OREGON STATE OF (MEDICAL DEPT>	0	0	0	0	0	0	1,330	1,330	1,330	1,330
1S1E09AD 500	R991091030	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	0	0	84,578	0	84,578	0
1S1E09DB 100	R991091670	OREGON STATE OF (U OF O MEDICAL SCHOOL	0	0	0	0	0	0	20,153	0	20,153	0
1S1E09DB 3200	R991090620	OREGON STATE OF (U OF O MEDICAL SCHOOL	0	0	0	0	0	0	70,989	0	70,989	0
1S1E09DB 4500	R991090390	OREGON STATE OF	0	0	0	0	0	0	86,544	0	86,544	0
1S1E10CA 500	R140916340	OREGON STATE OF(BRD HIGHER ED % OHSU MAIL STOP: PP22E	0	0	0	0	40,000	39,379	0	0	40,000	39,379
1S1E10AC 301	R882450050	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	97,983	97,983	0	0	0	0	0	0	97,983	97,983
1S1E10AC 302	R882450100	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	44,001	44,001	0	0	0	0	0	0	44,001	44,001
1S1E10AC 303	R882450150	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	44,000	44,000	0	0	0	0	0	0	44,000	44,000
1S1E10AC 304	R882450200	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	2,898	2,898	95,512	95,512	0	0	0	0	98,410	98,410
1S1E10AC 305	R882450250	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	0	0	97,042	97,042	0	0	0	0	97,042	97,042
1S1E10AC 306	R882450300	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	0	0	50,664	50,664	0	0	0	0	50,664	50,664
1S1E10AC 307	R882450350	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	39,200	39,200	0	0	0	0	0	0	39,200	39,200
1S1E10AC 308	R882450400	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	39,201	39,201	0	0	0	0	0	0	39,201	39,201
1S1E10AC 309	R882450010	RIVER CAMPUS INVESTORS LLC % WILLAMS & DAME DEVELOPMENT	34,753	0	76,872	0	0	0	0	0	111,625	0
1S1E10DC 400	R991100730	T & E INVESTMENTS	0	0	0	0	79,810	76,083	0	0	79,810	76,083
1S1E10DC 500	R991100790	T & E INVESTMENTS	0	0	0	0	90,196	26,429	0	0	90,196	26,429
1S1E10DB 300	R991100600	THE LANDING AT MACADAM LLC	0	0	0	0	336,047	179,983	0	0	336,047	179,983
1S1E10DB 400	R991100610	THE LANDING AT MACADAM LLC	0	0	0	0	89,173	44,520	0	0	89,173	44,520
Withdrawn Petition Support												
None												
Waiver Support												
None												
Government Support												
1S1E10AC 310	R882450020	PORTLAND CITY OF C/O CITY AUDITOR	186	0	0	0	0	0	0	0	186	0
1S1E10AC 311	R882450030	PORTLAND CITY OF C/O CITY AUDITOR	0	0	186	186	0	0	0	0	186	186
1S1E10BA 200	R991100020	PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM	18,881	8,090	57,974	42,715	52,715	43,500	0	0	129,570	94,305
1S1E10CD 100	R140917370	PORTLAND CITY OF % BES FACILITIES/ADMIN SVCS	0	0	0	0	2,573	2,573	0	0	2,573	2,573
1S1E10CD 400	R991100900	PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM	0	0	0	0	10,346	10,346	0	0	10,346	10,346
1S1E10CD 600	R991100910	PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM	0	0	0	0	12,015	0	0	0	12,015	0
1S1E10DC 200	R991100660	PORTLAND CITY OF	0	0	0	0	1,467	1,467	0	0	1,467	1,467
No Support												

1S1E10AC 300	R991100020	PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM	18,881	8,090	57,974	42,715	52,715	43,500	0	0	129,570	94,306	
1S1E10CD 100	R140917370	PORTLAND CITY OF % BES FACILITIES/ADMIN SVCS	0	0	0	0	2,573	2,573	0	0	2,573	2,573	
1S1E10CD 400	R991100900	PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM	0	0	0	0	10,346	10,346	0	0	10,346	10,346	
1S1E10CD 600	R991100910	PORTLAND CITY OF % TRANSPORTATION ENGINEERING ATTN TROLLEY PROGRAM	0	0	0	0	12,015	0	0	0	12,015	0	
1S1E10CD 200	R991100660	PORTLAND CITY OF	0	0	0	0	1,467	1,467	0	0	1,467	1,467	
No Support													
1S1E10BD 400	R140911480	J E L C INC % COZZETTO,JAMES	20,000	16,913	0	0	0	0	0	0	20,000	16,913	
1S1E10CA 300	R140914960	LA GRAND INDUSTRIAL SUPPLY CO>	0	0	46,000	44,310	0	0	0	0	46,000	44,310	
1S1E10CA 400	R140916080	LA GRAND INDUSTRIAL SUPPLY CO>	0	0	46,000	45,320	0	0	0	0	46,000	45,320	
1S1E10CD 500	R991100800	LINDQUIST,STUART H & JANICE J	0	0	0	0	54,146	49,708	0	0	54,146	49,708	
1S1E10 400	R991100640	OAK HILL INVESTMENT CO	16,015	7,793	104,660	98,906	0	0	0	0	120,675	106,699	
1S1E10BA 100	R991100690	OREGON STATE OF(DEPT OF TRANS>	0	0	0	0	4,517	834	0	0	4,517	834	
1S1E10BA 300	R991100850	OREGON STATE OF (DEPT OF TRANS	0	0	0	0	70,463	70,463	0	0	70,463	70,463	
1S1E10BD 500	R140911510	OREGON STATE OF(LEASED JHI ENGINEERING #27501	9,652	9,652	0	0	0	0	0	0	9,652	9,652	
1S1E10BD 600	R140911500	OREGON STATE OF(LEASED JHI ENGINEERING #27501	3,000	3,000	0	0	0	0	0	0	3,000	3,000	
1S1E10CA 600	R140917310	PASCUZZI,ARTHUR & PASCUZZI, ERNEST & PASCUZZI,PASQUALE	0	0	0	0	24,706	24,238	0	0	24,706	24,238	
1S1E10CD 200	R991100050	PASCUZZI INVESTMENT LLC	0	0	0	0	18,045	17,635	0	0	18,045	17,635	
1S1E10CD 300	R991100060	PASCUZZI INVESTMENT LLC	0	0	0	0	18,018	14,692	0	0	18,018	14,692	
1S1E10DB 1000	R140914720	PS PARTNERS VII LTD % DEPT PT OR 23723	0	0	92,000	77,075	0	0	0	0	92,000	77,075	
1S1E03DC 500	R991030410	SCHNITZER INVESTMENT CORP	0	0	0	0	250,066	126,369	0	0	250,066	126,369	
1S1E10 200	R991100630	SCHNITZER INVESTMENT CORP	0	0	138,652	83,881	449,857	296,762	0	0	588,509	380,643	
1S1E10BD 700	R140913060	THE JEH FAMILY LIMITED PARTNERSHIP	17,250	16,875	0	0	0	0	0	0	17,250	16,875	
1S1E10 300	R991100010	Z R Z REALTY CO	11,976	4,865	581,396	287,914	90,363	0	0	0	683,735	292,779	
1S1E10AC 200	R991100420	Z R Z REALTY CO	481,973	228,352	112,921	48,272	0	0	0	0	594,894	276,624	
1S1E10BD 100	R140910080	Z R Z REALTY CO	14,841	12,465	0	0	0	0	0	0	14,841	12,465	
1S1E10BD 200	R140911250	Z R Z REALTY CO	10,000	8,939	0	0	0	0	0	0	10,000	8,939	
1S1E10BD 300	R140911270	Z R Z REALTY CO	10,000	6,720	0	0	0	0	0	0	10,000	6,720	
1S1E10DB 700	R140916160	Z V COMPANY INC	0	0	40,119	38,589	0	0	0	0	40,119	38,589	
TOTAL:			76	941,559	615,515	1,959,236	1,315,085	2,203,276	1,392,928	5,039,640	2,544,429	10,143,711	5,867,957
Percent of Assessment:				18.42%		13.16%		5.26%		63.16%		100.00%	
47	Petition Support		327,785	291,851	739,328	547,917	1,143,979	734,341	5,039,640	2,544,429	7,250,732	4,118,538	
				47.42%		41.66%		52.72%		100.00%		80.15%	
0	Waiver Support		0	0	0	0	0	0	0	0	0	0	
7	Government Support		19,067	8,090	58,160	42,901	79,116	57,886	0	0	156,343	108,877	
				1.31%		3.26%		4.16%		0.00%		0.89%	
54	Total Support		346,852	299,941	797,488	590,818	1,223,095	792,227	5,039,640	2,544,429	7,407,075	4,227,415	
				48.73%		44.93%		56.87%		100.00%		81.04%	
0	Withdrawn Petition Support		0	0	0	0	0	0	0	0	0	0	
22	No Support		594,707	315,574	1,161,748	724,267	980,181	600,701	0	0	2,736,636	1,640,542	
				51.27%		55.07%		43.13%		0.00%		18.96%	
76	Total		941,559	615,515	1,959,236	1,315,085	2,203,276	1,392,928	5,039,640	2,544,429	10,143,711	5,867,957	
				100.00%		100.00%		100.00%		100.00%		100.00%	

36225

EXHIBIT B

Portland Aerial Tram Local Improvement District



- Legend**
- LID Boundary
 - Taxlots Included in LID
 - Improvement District Zones**
 - Zone A
 - Zone B
 - Zone C
 - Zone D
 - Area Outside LID



Plot Date: 5/28/04 2:22:05 PM

36225
 EXHIBIT C

PORTLAND OFFICE OF TRANSPORTATION

F

COUNCIL CALENDAR ITEM

Council Calendar No. _____

Submitted for Council Consideration on: June 10, 2004, 3:30 p.m. Time Certain Regular Agenda

DESCRIPTION: Resolution Title: Declare intent to initiate local improvement district formation proceedings to construct aerial tram improvements in the Portland Aerial Tram Local Improvement District.

The resolution declares Council's intent to initiate Local Improvement District formation proceedings for the Portland Aerial Tram project. The Resolution does not actually form the LID, but instead sets a hearing date (July 29, 2004) for formation of the LID and authorizes formal notification of property owners of this hearing. Council will vote to actually form the LID at the second reading of the ordinance following the July 29th Formation Hearing.

BACKGROUND: On August 14, 2003, City Council accepted the South Waterfront Central District Project Development Agreement, which outlines the projects, rights, and responsibilities relative to the Central District Project. The Funding and Finance Plan calls for Local Improvement District (LID) participation for South Waterfront property owners in three projects: the Aerial Tram (\$4,500,000), Macadam Avenue (\$2,500,000), and Portland Streetcar (\$2,030,000).

ISSUES: The updated Funding and Finance Plan, contained in the Third Amendment to the Development Agreement, shifts the \$2,500,000 associated with the Macadam Avenue LID to the Portland Aerial Tram LID to increase the total Tram LID to \$7,000,000. The Macadam LID is no longer required due to ODOT funding of the Macadam Avenue improvements. The Macadam LID was therefore eliminated from the funding and financing plan, meaning that there was no net increase in the amount of LID participation for the total project list in South Waterfront.

The Tram LID has been based on a fair and equitable methodology for determining benefit to property owners. Property owners in South Waterfront have been assessed based on distance from the South Waterfront terminus located in Gibbs between Bond and Moody. Three zones of benefit have been established on South Waterfront, with Zone A being those properties within a two block distance of the landing; Zone B being between two blocks and 1,250 feet of the landing, and Zone C over 1,250 feet from the landing. A fourth zone has been established for OHSU property on Marquam Hill.

The LID also removes future street right-of-way and greenway setbacks from the area of property to be assessed. In a meeting with property owners in November 2003, this was agreed to be a fair way of determining the amount of property that would benefit from any of the proposed projects.

The total LID amount is \$19,000,000, which includes \$12,000,000 in assessments for the Marquam

Hill area, which is assessed entirely to OHSU properties. Because this is being processed as one LID, the total support for the project stands at over 80%, well over the legal threshold for LID formation. Looking only at South Waterfront, we currently stand at over 46%, which is shy of our goal for attracting 50% support in that area on its own.

City Council has Code and Charter authority to form the LID based on two methods. First, if a majority support is received for the project in the form of signed petitions, Council may proceed with formation. In this case, we stand at nearly 80% signed support, including OHSU properties on Marquam Hill. Second, Council may initiate LID proceedings and form an LID as long as 60% of the property owners, measured by property area, do not remonstrate to the LID formation. Looking only at South Waterfront and assuming that all those owners not in support would remonstrate, the remonstrances would amount to only 54% of assessable area, still allowing the LID to move forward.

POTENTIAL PROBLEMS: The Zidells have expressed displeasure over the proposed LID assessment for their properties. They have presented an alternative assessment amount to City staff based on what they feel they should pay for the Tram, which amounts to approximately a third of their proposed assessment. Their counterproposal would create an unfair methodology with a seriously skewed apportionment of benefit, in which the development block on the north side of the tram landing (Zidells) would pay \$1.94 per square foot, and the block immediately south (OHSU's) would pay \$5.84 or more per square foot.

The Zidells have also conveyed their willingness to oppose the development agreement amendment currently under consideration, and have threatened legal action on the development agreement, LID, and South Waterfront Code provisions.

Staff will recommend passing the resolution on to the formation hearing on July 29, which should give some additional time to work with Zidell and other property owners in the district to garner support for the LID.

RECOMMENDATION: Pass Resolution

Can be delayed week(s), if necessary

Should be filed this week.

Must be filed this week.

Fiscal Review by RAE

No impact at fund level

Impact on Fund

Contact Person Matt Brown, Project Manager will attend Council session.

Phone No. 503-823-7027

City of Portland
BUDGET/FINANCIAL COUNCIL ACTION IMPACT STATEMENT

INITIATOR'S SUMMARY OF COUNCIL ACTION (Deliver original to Financial Planning Division. Retain copy).

1. Name of Initiator Andrew Aebi	2. Interoffice Mail Address 106/800	3. Telephone No. 503-823-5648	4. Bureau/Office/Dept. PDOT/BTE&D/PMD
5a. To Be Filed (date) June 10, 2004	5b. Calendar (Check One) REGULAR Consent 4/5ths <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5. Date Submitted to OMF Budget Analyst: June 1, 2004	6. Fund Name & Number Transportation Fund #

Please check appropriate box and list dollar amount.
 If using electronic MS Word Version, underline appropriate category and type and list dollar amount after. (Opt.)

Category 1 No financial Impact []


Category 2 Routine and Budgeted Items [X]

- | | |
|--|--|
| <input type="checkbox"/> Contracts | <input type="checkbox"/> Annual Supply Contract |
| <input type="checkbox"/> Grants | <input type="checkbox"/> Claims payment under \$15,000 |
| <input type="checkbox"/> Call for bids on purchasing contracts | <input checked="" type="checkbox"/> Creation of a Local Improvement District |
| <input type="checkbox"/> Reports to Council regarding completion of projects | <input type="checkbox"/> Other |

Category 3 Non-Routine or Unbudgeted Item []

SUMMARY OF ACTION: In concise terms, describe what is to take place through the enactment of this council action. Where applicable, narrative should include answers to the following questions. Add space as necessary below each question. Multiple page responses are acceptable if necessary to answer all relevant questions.

- A. What action(s) is proposed?
- B. Who will be affected by the proposed action? (List other City bureaus? Citizens? The business community?)
- C. What will the action cost? In this fiscal year? Subsequent year(s)? How much revenue will it generate? In this fiscal year? In subsequent year(s)? If there are indirect costs or future commitments implied as a necessary accompaniment or result of this action, include an estimate of these costs even if the action does not formally authorize any expenditure.
- D. Is the cost included in the current year's budget? If so, which Fund or AU? If not, identify funding sources and amounts -i.e., interagency, contingency/unforeseen, grants, administrative transfer, etc.
- E. What alternatives to this action have been explored?

APPROPRIATION UNIT HEAD (Typed name and signature)


Brant Williams, Director, Office of Transportation