

Sam  
Adams  
Commissioner

## Halo LID Project Kickoff Meeting November 5, 2007

Susan D.  
Keil  
Director

Don  
Gardner  
Engineering &  
Development

Lavinia  
Gordon  
System  
Management

Suzanne  
Kahn &  
Eric  
Peterson  
Maintenance

John  
Rist  
Business  
Services

Paul  
Smith  
Planning

### Typical Local Improvement District Process in the City of Portland

- 1) Portland Office of Transportation is contacted with request for improvements
- 2) City staff explore alternatives with property owners and a consensus is formed with community on limits and scope of potential project
  - Which streets to include
  - What to construct
  - Project objectives and benefits are discussed
- 3) LID Administrator notifies benefiting property owners of proposed project and cost
- 4) Project tabled or City Council hearing scheduled to initiate LID formation proceedings
- 5) Local Improvement District Resolution of Intent Hearing (1st of 2 City Council hearings)
  - LID Administrator must schedule if petition valid (over 50% support by cost)
  - Petition process not required for City Council to initiate LID formation
  - City Council not obligated to move forward if and when petition becomes valid
  - All property owners, stakeholders and citizens have opportunity for testimony
  - If City Council approves resolution, LID Formation Hearing scheduled
- 6) Local Improvement District Formation Hearing (2nd of 2 City Council hearings)
  - Remonstrances and objections presented to City Council
  - Majority opposition prevents Council from moving forward (over 60 % by area)
  - City Council not obligated to move forward even if little or no opposition
  - All property owners, stakeholders and citizens have opportunity for testimony
  - If City Council approves ordinance, project survey and design begins
- 7) Project Design
- 8) Contracting Process and Award
- 9) Project Construction
- 10) Final Assessment Hearing at City Council
- 11) Property owners have 30 days to pay in full, to arrange qualifying deferrals or to finance for 5, 10 or 20 years

### Waivers of Remonstrance

- A waiver of remonstrance is an agreement to participate in a future local improvement district in lieu of building required abutting street, stormwater, sidewalk and other local improvements as a condition of development and/or land use action
- Waivers of remonstrance are binding on future owners of property and are always tabulated as part of the LID formation process, but are not binding upon City Council
- When a waiver of remonstrance is collected for a particular property, it is usually more cost-effective to build improvements for a neighborhood rather than one-by-one for each property
- Most waivers of remonstrances have never been used by City Council, but are a valuable communication tool when property ownership turnover occurs
- Owners of properties with waivers of remonstrance receive the same project communication as owners of properties without waivers of remonstrance, and can communicate to City Council their support or opposition to a proposed LID project

## **More information on local improvement districts**

Local Improvement District Administrator

Andrew Aebi, 503-823-5648, { HYPERLINK "mailto:andrew.aebi@pdxtrans.org" }

Local improvement district web page

{ HYPERLINK "http://www.portlandonline.com" } – services menu – local improvement districts

or go directly to { HYPERLINK "http://www.portlandonline.com/transportation/index.cfm?c=35715" }