RESOLUTION NO. 3423

A RESOLUTION FORMING THE BROOKSIDE NORTH (KELLEY CREEK TRUNK) SEWER REIMBURSEMENT DISTRICT

The City of Gresham Finds:

A. Gresham Revised Code (GRC) Article 11.15 establishes a process for the formation of reimbursement districts.

B. An application has been submitted by Leeper Development Group, LLC (Applicant) for the formation of a reimbursement district.

C. The Kelley Creek sewer trunk line is being constructed by Applicant to serve their development called Brookside North subdivision. This sewer main will also provide sewer to the central portion of the Pleasant Valley Plan District in southwest Gresham.

D. Applicant desires to recover costs from benefitting properties for the construction of the approximately 2-mile long sewer main that will be owned and maintained by the City of Gresham following project completion. To recover costs, Applicant has requested to form a reimbursement district.

E. A Manager's Report was drafted recommending approval of the proposed reimbursement district formation. The Manager's report includes a recommended district boundary, the estimated cost of the district, the recommended methodology for assigning costs to the properties within the district and recommends a safety net be included to allow a single home to connect to sewer infrastructure at a reduced cost.

F. Pursuant to the authority afforded Council in GRC 11.15.055, the Manager's Report also includes a recommendation to provide an SDC offset equal to each property's reimbursement district charge paid that would be used toward the property's wastewater improvement system development charges.

G. A Notice of Application and Informational Meeting was mailed to property owners in the proposed district on July 2, 2020, and the informational meeting was held on July 16, 2020.

H. Following the informational meeting the manager finalized the Manager's Report.

I. The City sent a mailed notice to the property owners in the proposed district on July 28, 2020 to inform the property owners of the public hearing for district formation.

J. The City Council has reviewed the application and the report submitted by the manager and has considered comments received from the public.

THE CITY OF GRESHAM RESOLVES:

1. The City Council approves the recommendations contained in the Manager's Report and declares the formation of the Brookside North (Kelley Creek Trunk) Sewer Reimbursement District. A copy of the Manager's Report is attached as Exhibit A. The recommendations of the Manager's report are approved. These include the district boundary, methodology for assignment of costs, the inclusion of a

safety net to connect a single family home to public sewer, and the issuance of an SDC offset to the property owner equal to the reimbursement district payment that may be used for the improvement portion of the property's wastewater system development charges.

2. Upon receipt from Applicant of the final costs and proposed assignment of costs to each benefiting property, the Manager shall prepare and submit to the City Council a proposed Reimbursement Resolution. Notice of Council action on the Reimbursement Resolution shall be provided to Applicant and property owners within the District.

Yes: Echols, Gladfelter, Hinton, Jones-Dixon, Morales, Palmero, Widmark

No: None

Absent: None

Abstain: None

Passed by the Gresham City Council on August 18, 2020.

Eric Schmidt
Interim City Manager

Karylinn Echols
Mayor

Approved as to Form:

Kevin R. McConnell - City Attorney for David Ross

David J. Ross
Senior Assistant City Attorney

Manager's Report

Brookside North (Kelley Creek Trunk) Sewer Reimbursement District

BACKGROUND & PROJECT TIMELINES

The applicant, Leeper Development, LLC, is currently constructing the Kelley Creek Sewer Trunk Line. This sewer trunk will provide sewer service to the central portion of the Pleasant Valley Plan District, connecting to existing City sewer infrastructure via the Jenne Road Sewer Trunk line, which was built by the City to serve Pleasant Valley in 2008. The development of Pleasant Valley, a portion of which was added to the City's urban services boundary in 2005[1], has been slow because public infrastructure was unavailable. Sewer infrastructure has been a particular challenge because, due to topography, the infrastructure needed to cross longer distances increasing the complexity and the cost.

The Kelley Creek Sewer Trunk line is being constructed by the applicant to allow for the development of their 247-lot Brookside North subdivision, which is located on the east side of SE 190th south of Butler Road. The proposed 339-lot Sunset Village subdivision, located across 190th from the Brookside North project, is also conditionally approved for development and cannot move forward without the Kelley Creek Trunk or constructing a temporary pump station. The development of this approximately two-mile long sewer trunk line increases the development potential for approximately 400 acres of land in the Pleasant Valley Plan District provided water and stormwater infrastructure is built concurrently.

REIMBURSEMENT DISTRICTS

The purpose of a reimbursement district is to provide a method to reimburse a developer who finances master planning or the construction of public facilities that benefit multiple properties and provides a financial mechanism to allow the developer to proceed with critical infrastructure with partial or complete cost recovery. Reimbursement districts provide a tool to determine a benefitting property's cost share and ensure the impacted property owners are involved in the process. A notice of the reimbursement district is recorded on the titles of properties in the district so prospective property owners are made aware of the district at time of purchase.

[1] Ordinance 1605

Reimbursement district processes and requirements are codified in Article 11.15 of the Gresham Revised Code (GRC). An overview of the process is included as Exhibit A1.

The creation of a reimbursement district is a two-step process. In the first step, Council votes on whether to form the reimbursement district. There are five basic components to consider when forming this reimbursement district that is also a project listed on the system development charges (SDC) project list:

1. Reimbursement District Boundary. The district boundary is the area that is most likely to benefit from the plan or infrastructure proposed.

2. Reimbursement Amount. The estimated costs to construct the new infrastructure or to complete the master planning which are passed on to the benefitting properties.

3. Reimbursement Methodology. The recommended reimbursement methodology is the methodology used to determine how much each benefitting property should be charged based on their expected portion of the benefit. There is no single mandated methodology so each proposed reimbursement district may come up with a process that makes the most sense for the individual project.

4. Reimbursement District Charge and SDC charges. For improvements that are listed on the SDC project list, Council may elect to reduce the system development charges due for developments that are subject to the reimbursement district charge.

5. Financial Safety Net. A financial safety net program is recommended when properties have future development potential, but the property has an existing home that would benefit from a single connection. The safety net amount would be the reimbursement due to connect the single existing home to the infrastructure. The remaining reimbursement district charge would be charged when the lot divided or redeveloped with a use that will intensify wastewater usage for the site beyond that of a single-family home. Requirements to connect failed septic systems are governed by the state and regulated by the County Sanitarian, not Gresham. Examples of more intense uses that would require full payment of the reimbursement district charge include a land division for additional single-family housing[2], a multi-family development or a commercial use. It would not include new out buildings that were not plumbed added to a single family development.

In the second step, Council reviews the developer's actual project costs of the project and applies the methodology to the actual costs to determine the reimbursement district charge for each benefitting property. The second step will be considered at a subsequent council meeting after the project is constructed.

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[2] The City allows SDCs to be deferred from the time of land division to the time of building permit.

Per GRC 11.15.115, the reimbursement district would remain valid for 10 years and may be renewed for additional 10-year terms if a written renewal request is received prior to the date of expiration.

PROJECT TIMELINES

On April 3, 2020, the City received a complete reimbursement district application for the Brookside North (Kelley Creek Trunk) Sewer Reimbursement District. Subsequently, on the same day, the City issued a notice to proceed with construction of the Kelley Creek sewer trunk line.

A Notice of Application and Informational Meeting was sent to the property owners of record on July 2, 2020 and the informational meeting was held on July 16, 2020. The purpose of the meeting was to inform the property owners of the proposed reimbursement district and obtain comments from the affected property owners. Eleven property owners attended the meeting that was held via Zoom. The meeting was not held in person due to physical distancing requirements due to Covid-19. Minor modifications to this report were made as a result of the comments and questions of those property owners.

The applicant's narrative estimates that construction of the Kelley Creek Trunk line will be complete in September 2020.

MANAGER'S FINDINGS AND RECOMMENDATIONS

After careful review and consideration of submitted relevant materials and information, the Manager recommends the formation of the Brookside North (Kelley Creek Trunk) Sewer Reimbursement District as follows:

1. REIMBURSEMENT DISTRICT BOUNDARY

Exhibit A2 shows the applicant's proposed reimbursement district boundary. The tax lots within the proposed boundary are the most likely to be served either directly from the Kelley Creek Trunk or via minor connections into the Kelley Creek Trunk. The areas of Pleasant Valley not proposed for inclusion in the district are either already served with sewer or are likely to be served via a different sewer trunk line.

The Gresham Revised Code allows lots that are not yet annexed into the City of Gresham to be included in a reimbursement district, but it does not allow inclusion of land that is not included in Gresham's urban services boundary. The current urban services boundary bisects several tax lots on the west boundary of Gresham's Pleasant Valley Plan District. Only the portion of those tax lots within the City's urban services boundary are included in the proposed boundary.

The boundary proposed by the applicant is recommended.

2. TOTAL REIMBURSEMENT

The estimated cost to plan, design, and construct the Kelley Creek Sewer Trunk line is $6,590,374, as shown in Exhibit A3. This sum mirrors the applicant's estimated cost that would be distributed to the properties within the reimbursement district boundary. The estimated costs have been reviewed and it is recommended that all costs be included in the district costs.

The applicant is required to provide documentation of actual costs when the project is complete. At that time, the actual costs will be incorporated into the reimbursement resolution for Council decision.

3. REIMBURSEMENT METHODOLOGY

The recommended reimbursement methodology charge for each benefitting property is based on their portion of the projected density of the total district. Projected density was determined by multiplying the wastewater pipe design density per the Gresham Public Works Standards by the area of the zone or zones for each tax lot then rounding to the nearest whole number[3]. Lots zoned Environmentally Sensitive Resource Area (ESRA) were given a projected density of 1 unit as the Gresham Community Development Code allows for ESRA lots to develop with one single family home so long as they are legal lots of record. Density design values for non-residential zones are included in the Public Works Standards water pipe design density table. The proposed apportionment and values needed to determine the apportionment are provided in Exhibit A4.

Based on this methodology, the projected density for the district is 6,242 units. The projected cost per unit, based on the estimated project cost, is $1,055.81. This projected cost is utilized for determining the cost share.

The tax lots comprising the applicant's Brookside North subdivision are included in the boundary and designated a proportional share of the cost.

Connections to the Kelley Creek sewer trunk line would not be permitted before the final cost resolution is adopted by Council unless an agreement between the property owner and the City is executed and a deposit that is at least 25% greater than the estimated reimbursement is paid. Any unused portion of the deposit will be returned to the payee.

4. REIMBURSEMENT DISTRICT CHARGE AND SDC CHARGES

[3] The applicant's submittal did not include rounding, but it is recommended by staff.

If the improvement warranting the reimbursement district is on the SDC eligible project list, Council may elect to reduce the improvement portion of the system development charge for properties required to pay a reimbursement when they connect to the sewer line. The Kelley Creek Trunk Line is a 100% SDC eligible project on the wastewater SDC project list, which means, if the City were building this project, SDC dollars would fully fund the City's project costs.

The developer may utilize a combination of SDC credits and reimbursement district payments to recover costs but in no case can the combination of the two exceed the SDC credit or reimbursement district costs, whichever is greater. If the reimbursement district were not approved, the applicant would receive SDC credits for their costs. The credits would far exceed the wastewater SDCs due for the homes within Brookside North. The developer could sell excess credits to other developments in the City, but generally at a loss. Additionally, SDC credits must be utilized within 10 years of issuance without the possibility of extending, per State statute. Reimbursement districts may be renewed.

Because the City will not have to build the Kelley Creek Sewer Trunk line it is appropriate to reduce the improvement SDC due from benefitting properties up to the amount of their reimbursement district charge. If the City collected the full improvement SDCs from properties within the district, the properties would in effect be paying for the same facility twice, therefore it is recommended that Council reduce the improvement SDC due for the properties in the reimbursement district up to the reimbursement district charge.

Staff performed a review of projected improvement SDCs based on minimum densities[4] and maximum densities. The projected reimbursement district charge for each property in the proposed reimbursement district would be less than the projected improvement SDC. Meaning, the properties would still be required to pay a portion of their improvement SDCs after their offset for the reimbursement district payment was exhausted. Conversely this means if the SDC reduction is approved no property's collective SDC and reimbursement district charges are expected to exceed the standard wastewater SDC charge that would have been due without the formation of the reimbursement district. This analysis is included as Exhibit A5.

5. FINANCIAL SAFETY NET

A financial safety net program is recommended to allow an existing home on a dividable lot to connect to the City's wastewater system without having to pay the entire reimbursement district charge attached to the tax lot. The rationale of a safety net is to equalize the price to connect one home. The remaining reimbursement district charge

[4] Minimum density for residential zones is based on the minimum density permitted per the Gresham Community Development Code. For the non-residential zones, half the wastewater pipe design density per the Gresham Public Works Standards was used.

would be charged when the property divided or redeveloped with a higher use.

A safety net is proposed with this project. The recommended safety net is the estimated cost of one unit. The methodology for determining safety net for this project is to divide the projected density by the total project costs. As shown in Exhibit A5, based on the estimated costs, the projected safety net would be $1,055.81. The final safety net amount would be set in a subsequent council meeting based on actual construction costs.

RECOMMENDATION

Move to approve the Manager's Report and Resolution No. 3423 forming the Brookside North (Kelley Creek Trunk) Sewer Reimbursement District.

LIST OF EXHIBITS

A1 – Reimbursement District Process Steps

A2 – Proposed Reimbursement District Boundary

A3 –Engineer's Estimates

A4 – Proposed Reimbursement Methodology

A5 – Compare Estimated Per Lot Reimbursement to Projected Improvement SDC

Exhibit A1

REIMBURSEMENT DISTRICT PROCESS STEPS

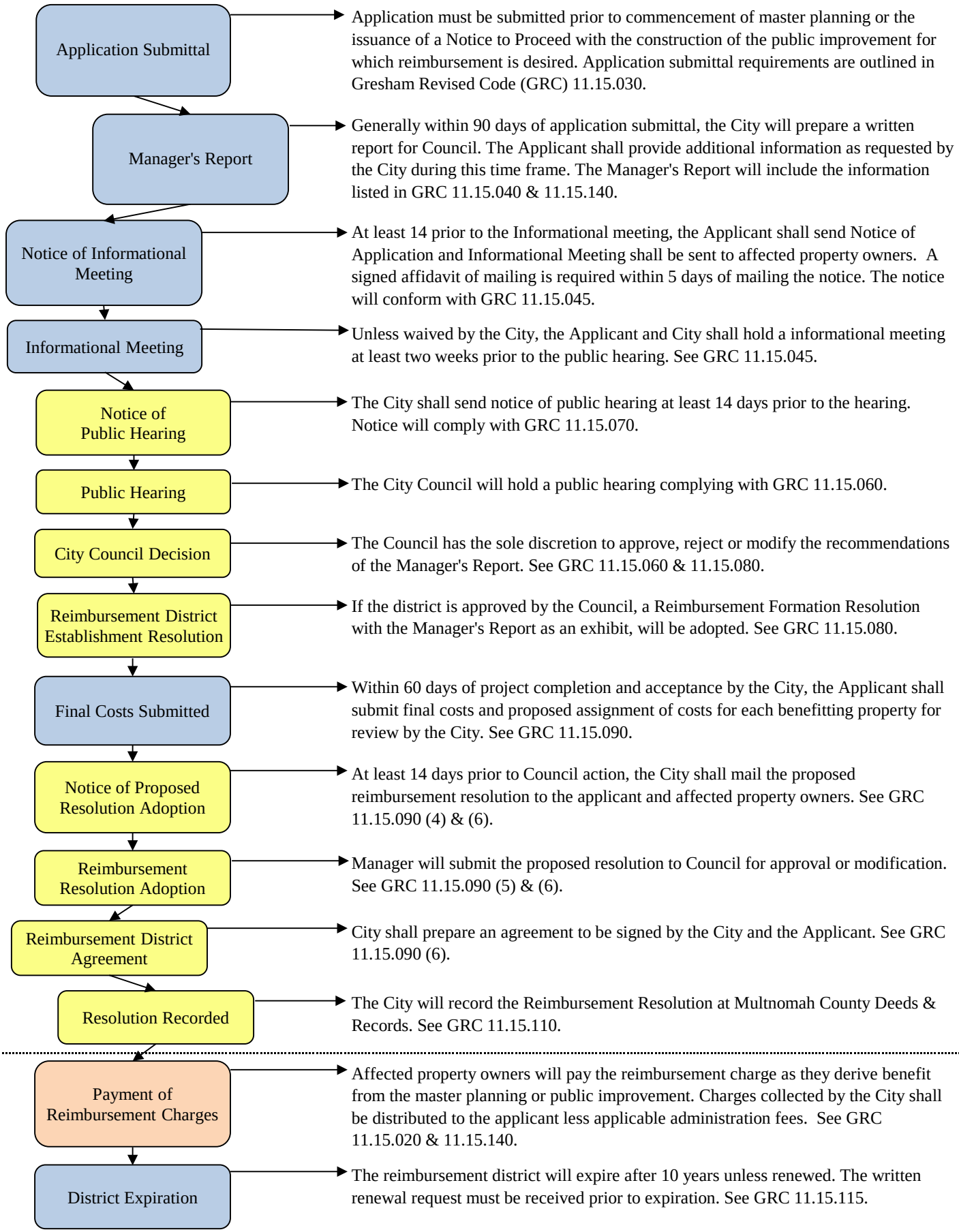

Exhibit A2

Brookside North Sewer Reimbursement District Boundary

District Boundary - Proposed

Zoning

- Low Density Residential (LDR-PV)
- Medium Density Residential (MDR-PV)
- High Density Residential (HDR-PV)
- Neighborhood Center (NC-PV)
- Employment Center (EC-PV)
- Mixed Use Employment (MUE-PV)
- Town Center (TC-PV)
- Environmentally Sensitive Resource Area (ESRA-PV)

Pleasant Valley Plan District

Kelley Creek Sewer Line (under contruction)

Stream

Area to be served by McKinley Trunk

Developed/ Connected

Developed/ Connected

Area to be served by Future Trunk Line

PLEASANT VIEW

BUTLER

FOSTER

172ND

190TH

Path: \\Gresham.gov\cog\Inter-Departmental\Development Engineering Projects\Deferred Reimbursement Districts\Brookside North Sewer\Maps\BrooksideNorthSewerRD zoning.mxd

Date: 7/13/2020

Exhibit A3

ENGINEERS ESTIMATE TEMPLATE

Project Name: Kelley Creek Trucnk Sewer (Option A)
Project #: 72666
Prepared by: Ray Moore
Date: 1/17/2019

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	LINE TOTAL
EROSION CONTROL (Fill in lines 1.1 through 1.4 OR Line 1.5)					
1.1	Erosion Control (itemized) - Silt Fence	LF			
1.2	Erosion Control (Itemized) - Bio Bags	EA			
1.3	Erosion Control (Itemized) - Silt Sack	EA			
1.4	Erosion Control (Itemized) - Hydro seed / Straw Blanket	AC			
1.5	Erosion Protection & Sediment Control	LS	1	$85,000.00	$85,000.00
	SUBTOTAL EROSION CONTROL				$85,000.00
STREET IMPROVEMENTS					
2.1	Mobilization & Demobilization	LS	1	$300,000.00	$300,000.00
2.2	Clearing, Grubbing, & Saw cutting	LS	1	$200,000.00	$200,000.00
2.3	Site Grading & Earthwork	CY			
2.4	Trenching for Utilities (PGE, NW Natural, etc.)	LF			
2.5	AC Pave FosterRd at Jenne 9"	SY	318	$130.00	$41,340.00
2.6	AC Pave Foster at Dahlquist 7" w/2"	SY	53	$300.00	$15,900.00
2.7	Arterial Roadway - 8" of AC & 16" of Base Rock	SY			
2.8	AC Pave Private Drive ways	LF	1440	$44.00	$63,360.00
2.9	AC Pave 182nd and Richey 4"	LF	2300	$45.00	$103,500.00
2.10	AC Pave 190th 8"	SF	434	$110.00	$47,740.00
2.11	Regrade Dahlquist gravel rd.	EA	40,500	$0.65	$26,325.00
2.12	Sidewalk	SF			
2.13	Street Barricade	EA			
2.14	Retaining Wall (Gravity Block)	SF			
2.15	Retaining Wall (Cast-in-Place)	SF			
2.16	Temporary Traffic Control	LS	1	$85,000.00	$85,000.00
2.17	Standard Street Light (LED Light, Fiberglass Pole)	EA			

ENGINEERS ESTIMATE TEMPLATE

Project Name: Kelley Creek Trucnk Sewer (Option A)
Project #: 72666
Prepared by: Ray Moore
Date: 1/17/2019

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	LINE TOTAL
2.18	Street Trees (1.75" - 2" Caliper)	EA			
2.19	Signs (Street, No Parking, Stop, etc.)	EA			
	SUBTOTAL TRANSPORTATION				$883,165.00

STORM IMPROVEMENTS

3.1	12" Poly Pipe (including Granular Backfill) to 5' Deep	LF			
3.2	12" Poly Pipe (including Granular Backfill) > 5' Deep	LF			
3.3	12" DI Pipe (including Granular Backfill) to 5' Deep	LF			
3.4	12" DI Pipe (including Granular Backfill) > 5' Deep	LF			
3.5	15" Concrete Pipe (including Granular Backfill) to 5' Deep	LF			
3.6	15" Concrete Pipe (including Granular Backfill) > 5' Deep	LF			
3.7	18" Poly Pipe (including Granular Backfill)	LF			
3.8	18" DI Pipe (including Granular Backfill)	LF			
3.9	18" Concrete Pipe (including Granular Backfill)	LF			
3.10	21" Concrete Pipe (including Granular Backfill)	LF			
3.11	24" Poly Pipe (including Granular Backfill)	LF			
3.12	36" Poly Pipe (including Granular Backfill)	LF			
3.13	Catch Basin - Standard	EA	1	$5,000.00	$5,000.00
3.14	Catch Basin - Double	EA			
3.15	Catch Basin - Water Quality	EA			
3.16	Ditch Inlet	EA			
3.17	48" Manhole - Standard Cone	EA			
3.18	48" Manhole - Flat Top	EA			
3.19	60" Manhole	EA			
3.20	60" Manhole - Flow Control	EA			

ENGINEERS ESTIMATE TEMPLATE

Project Name: Kelley Creek Trucnk Sewer (Option A)
Project #: 72666
Prepared by: Ray Moore
Date: 1/17/2019

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	LINE TOTAL
3.21	Connect to Existing Manhole or Catch Basin	EA			
3.22	Water Quality Vault - 6' x 6' Concrete	EA			
3.23	Rain Garden (Soil, Landscaping, Rock, Concrete)	SF			
3.24	Rip Rap Outfall Protection	CY			
	SUBTOTAL STORM IMPROVEMENTS				$5,000.00

SANITARY IMPROVEMENTS

4.1	Service Lateral, 4" or 6" (including Granular Backfill)	LF	106	$275.00	$29,150.00
4.2	8" PVC Main Line (including Granular Backfill) to 8' Deep	LF			
4.3	8" PVC Mail Line (including Granular Backfill) > 8' Deep	LF			
4.4	48" Manhole to 8' Deep	EA			
4.5	48" Manhole > 8' Deep	EA	36	$10,800.00	$388,800.00
4.6	72" Manhole to 8' Deep	EA			
4.7	72" Manhole > 8' Deep	EA			
4.8	Standard Cleanout	EA	5	$2,000.00	$10,000.00
4.9	Connect to Existing Manhole	EA	1	$13,000.00	$13,000.00
	SUBTOTAL SANITARY IMPROVEMENTS				$440,950.00

WATER IMPROVEMENTS

5.1	4" DI Pipe (including Granular Backfill)	LF			
5.2	6" DI Pipe (including Granular Backfill) to 4' Deep	LF			
5.3	6" DI Pipe (including Granular Backfill) > 4' Deep	LF			
5.4	8" DI Pipe (including Granular Backfill) to 4' Deep	LF			
5.5	8" DI Pipe (including Granular Backfill) > 4' Deep	LF			
5.6	12" DI Pipe (including Granular Backfill) to 4' Deep	LF			

ENGINEERS ESTIMATE TEMPLATE

Project Name: Kelley Creek Trucnk Sewer (Option A)
Project #: 72666
Prepared by: Ray Moore
Date: 1/17/2019

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	LINE TOTAL
5.7	12" DI Pipe (including Granular Backfill) > 4'	LF	35	$175.00	$6,125.00
5.8	Fittings (combined average)	EA			
5.9	Bends (combined average)	EA			
5.10	Valves (combined average)	EA			
5.11	Fire Hydrant	EA			
5.12	Blow Off, 4" or 6"	EA			
5.13	Sample Station	EA			
5.14	1" Water Service, at City Resolution Rate	EA		$2,061.00	
5.15	1" Water Service, NOT at City Resolution Rate	EA			
5.16	2" Water Service	EA			
5.17	Cut-in & Connect, 6" DI	EA			
5.18	Cut-in & Connect, 8" DI or 12" DI	EA			
5.19	3/4" Water Meter, at City Resolution Rate	EA		$190.00	
	SUBTOTAL WATER IMPROVEMENTS				$6,125.00

ADDITIONAL MISC. COSTS

6.1	8" PVC 30-34	LF	23	$280.00	$6,440.00
6.2	10" PVC C-900	LF	354	$455.00	$161,070.00
6.3	15" PVC 30-34	LF	1377	$210.00	$289,170.00
6.4	16" PVC C-900	LF	874	$510.00	$445,740.00
6.5	18" PVC F679	LF	3719	$246.00	$914,874.00
6.6	24" PVC F679	LF	561	$260.00	$145,860.00
6.7	24" PVC C-900	LF	3030	$292.00	$884,760.00
6.8	Pavment Restoration (5' wide x 3830 lf x 6" thick avg.)	TON	800	$300.00	$240,000.00
6.9	Richey Road Overlay (24' wide x 2,196 lf x 1.5" thick)	TON	553	$125.00	$69,125.00

ENGINEERS ESTIMATE TEMPLATE

Project Name: Kelley Creek Trucnk Sewer (Option A)
Project #: 72666
Prepared by: Ray Moore
Date: 1/17/2019

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	LINE TOTAL
6.10	Re-striping on Foster and Richey	LS	1	$15,000.00	$15,000.00
6.11	Bore	LF	198	$1,750.00	$346,500.00
6.12	Concrete easment 24" Pipe		420	$160.00	$67,200.00
6.13	Demo Existing Pump Station		1	$86,000.00	$86,000.00
6.14	Obligations / Concrete Encasement	LS	1	$400,000.00	$400,000.00
6.15	Contingency		20%	$1,098,395.00	$1,098,395.00
	SUBTOTAL MISC. COSTS				$5,170,134.00
	TOTAL ITEMIZED ITEMS				$1,420,240.00
	TOTAL ITEMIZED ITEMS + TOTAL MISC. COSTS				$6,590,374.00

Exhibit A4

Draft Brookside North Sewer Reimbursement District Preliminary Share Breakdown

Wastewater Design Values (PWS Table 3.02-1) Density Per Table 3.02-1 of Public Works	
Zone	**Density (Units/Ac)**
LDR-PV	7.9
MDR-PV	20
HDR-PV	30
TC	60
NC-PV	60
MUE-PV	60
EC-PV	2.18

Preliminary Reimbursement District Value: **$6,590,374.00**

Cost per Projected "Unit" (also Safety Net): **$ 1,055.81**

Property Information			Zoning Area Breakdown by Tax Lot (acres)									District Analysis		
STATE ID	**OWNER #1**	**SITE ADDRESS**	**LDR-PV**	**MDR-PV**	**HDR-PV**	**TC-PV**	**NC-PV**	**MUE-PV**	**EC-PV**	**ESRA-PV** (Density = 0, except density =1 if lot 100% ESRA)	**PDX USB** (not included in calc)	**Projected Density** (zone area x wastewater design value density table) (Rounded)	**% Share** (lot's projected density/ total project density)	**Estimated Proportional Share** (% share X Preliminary Reimbursement District Value)
1S3E19BB -01400	HOLSCHER,MARY E	16520 SE FOSTER RD	2.34	0.00	0.00	0.00	0.00	0.00	0.00	1.55	0.00	18.00	0.29%	$ 19,004.60
1S3E20B -02600	ABEL H CANALES	7240 SE 182ND AVE	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	9.00	0.14%	$ 9,502.30
1S3E20C -00200	ADLER, ANGELENE ET AL	7704 SE 190TH DR	1.74	0.00	0.00	0.00	0.00	0.00	0.00	1.28	0.00	14.00	0.22%	$ 14,781.36
1S3E20C -00300	ADLER,BARBARA A TR	18960 SE RICHEY RD	4.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.00	0.51%	$ 33,785.96
1S3E20C -00100	ADLER-ASHKAR,ANGELENE A	7620 SE 190TH DR	2.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	0.26%	$ 16,892.98
1S3E19BB -01300	AGUILAR,NATALIE K	16530 SE FOSTER RD	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.20	2.00	0.03%	$ 2,111.62
1S3E20C -00800	AIL,RICHARD L	18400 SE RICHEY RD	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.63	0.00	11.00	0.18%	$ 11,613.92
1S3E19DA -00300	ANTEMIE,VASILE-99%	17741 SE RICHEY RD	2.34	0.00	0.00	0.00	0.00	0.00	0.00	3.55	0.00	18.00	0.29%	$ 19,004.60
1S3E20BA -06300	ANTONSEN,CHET	HARTLEY AVE & SW TH	3.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.00	0.45%	$ 29,562.72
1S3E20B -00800	ASA,FRED T ET AL	18857 SE GIESE RD	0.00	2.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.00	0.90%	$ 59,125.43
1S3E19CA -01300	AVANCE,DONALD E	16990 SE FOSTER RD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.64	2.04	1.00	0.02%	$ 1,055.81
1S3E19A -00600	BACHINSKY,VASILY	7101 SE 182ND AVE	0.00	2.20	0.00	0.00	0.00	0.00	2.93	0.00	0.00	50.00	0.80%	$ 52,790.56
1S3E19BC -00300	BARNES,NORMA J	16717 SE FOSTER RD	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	0.10%	$ 6,334.87
1S3E20BB -01800	BOHNSTEDT,STANLEY W	6540 SE 182ND AVE	4.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.00	0.61%	$ 40,120.83
1S3E20B -00900	BRADEN,GARY E	18711 SE GIESE RD	0.00	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00	0.29%	$ 19,004.60
1S3E20C -01100	BRICI,MARIUS	7631 SE 182ND AVE	0.22	0.00	0.00	0.00	0.00	0.00	0.00	2.56	0.00	2.00	0.03%	$ 2,111.62
1S3E20BB -01700	BULEY,CRAIG M	6630 SE 182ND AVE	4.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00	0.62%	$ 41,176.64
1S3E20B -02200	CANALES,ABEL H	7077 SE 190TH DR	0.00	0.00	3.41	0.00	0.00	0.00	0.00	0.00	0.00	102.00	1.63%	$ 107,692.75
1S3E20BB -01900	CAUTHORN,MARK A	6760 SE 182ND AVE	4.62	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.64%	$ 42,232.45
1S3E19CA -01201	CENTENNIAL SCHOOL DISTR	SWC/ 172ND & SE FOS	18.35	4.27	0.00	0.00	0.00	0.00	0.00	3.33	9.26	230.00	3.68%	$ 242,836.59
1S3E19A -02700	CHAO,LOO HANG	16939 SE FOSTER RD	1.81	0.00	0.00	0.00	0.00	0.00	0.00	3.19	0.00	14.00	0.22%	$ 14,781.36
1S3E19BD -01400	CHO,SUNG RAE	16880 SE FOSTER RD	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	1.00	0.02%	$ 1,055.81
1S3E20B -00700	CORNELL,MICHAEL L	6843 SE 190TH DR	0.00	1.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.56%	$ 36,953.39
1S3E20B -02300	CORUM	NWC/ 190TH & SE RIC	18.40	17.85	0.00	0.00	4.85	0.00	0.00	1.42	0.00	793.00	12.70%	$ 837,258.34
1S3E19BD -00300	CT LLC	17032 SE MCKINLEY RI	0.00	0.00	0.00	0.00	0.00	2.19	0.00	0.00	0.00	131.00	2.10%	$ 138,311.28
1S3E19BA -00700	CT LLC	17032 SE MCKINLEY RI	0.00	0.00	0.00	0.00	0.00	2.81	0.00	0.00	0.00	168.00	2.69%	$ 177,376.29
1S3E20C -00700	DENNIS,CURTIS D TR	18600 SE RICHEY RD	2.55	0.00	0.00	0.00	0.00	0.00	0.00	2.20	0.00	20.00	0.32%	$ 21,116.23
1S3E20C -00900	DENNIS,CURTIS D TR ET AL	18300 SE RICHEY RD	2.79	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00	22.00	0.35%	$ 23,227.85
1S3E19A -02600	DOSTERT,MICHAEL ET AL	16925 N/ SE FOSTER R	0.86	0.00	1.20	0.07	0.00	0.00	0.00	2.87	0.00	47.00	0.75%	$ 49,623.13
1S3E19A -03000	DOSTERT,MICHAEL ET AL	16925 SE FOSTER RD	1.51	0.00	3.24	0.00	0.00	0.00	0.00	0.23	0.00	109.00	1.75%	$ 115,083.43
1S3E19DA -00100	EARL L BRAND	18183 SE RICHEY RD	0.06	0.00	0.00	0.00	0.00	0.00	0.00	5.48	0.00	1.00	0.02%	$ 1,055.81
1S3E20B -02000	GERMUNDSON,CURT	18530 SE GIESE RD	4.78	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	38.00	0.61%	$ 40,120.83
1S3E19BB -00800	GILBERTSON,BRUCE	16517 SE FOSTER RD	1.61	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00	0.29%	$ 19,004.60
1S3E19CA -00300	GLUKHOV,VALERY	16985 SE FOSTER RD	0.00	0.00	0.08	0.00	0.00	0.38	0.00	1.76	0.00	25.00	0.40%	$ 26,395.28
1S3E19DB -00500	GOWIN,JAMES K TR	16717 SE FOSTER RD	0.00	0.00	0.40	0.00	0.00	0.00	0.00	2.24	0.00	12.00	0.19%	$ 12,669.74
1S3E19BB -01000	HADEED,ELIAS	16560 SE FOSTER RD	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.05%	$ 3,167.43
1S3E19BB -01100	HADEED,ELIAS	16550 SE FOSTER RD	2.45	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	19.00	0.30%	$ 20,060.41
1S3E19DB -00100	HIJ,VIOREL	16933 SE FOSTER RD	3.56	0.00	0.08	0.00	0.00	0.00	0.00	2.96	0.00	30.00	0.48%	$ 31,674.34
1S3E20C -01200	HOWDEN,SCOTT R	18230 SE RICHEY RD	3.11	0.00	0.00	0.00	0.00	0.00	0.00	2.43	0.00	25.00	0.40%	$ 26,395.28
1S3E19CA -01100	JAMES,CLYDE M	8041 SE 170TH AVE	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.13	3.00	0.05%	$ 3,167.43
1S3E19A -02501	KARAM,JASON	16921 SE FOSTER RD	0.00	0.00	2.43	10.57	0.00	0.00	0.00	0.00	0.00	707.00	11.33%	$ 746,458.57
1S3E19A -03100	KARAM,JASON C	16919 SE FOSTER RD	0.00	0.00	2.45	0.55	0.00	0.00	0.00	0.00	0.00	107.00	1.71%	$ 112,971.81
1S3E19BD -01200	KARAM,NAWAL	16931 SE FOSTER RD	0.00	0.00	3.14	5.20	0.00	6.63	0.00	0.04	0.00	804.00	12.88%	$ 848,872.27
1S3E19BD -00100	KELLY,MICHELLE	17112 SE MCKINLEY RI	0.00	0.00	0.00	1.97	0.00	1.35	0.00	0.00	0.00	199.00	3.19%	$ 210,106.44
1S3E19BD -01100	KENNETH A ROBB LIV TR	16935 SE FOSTER RD	1.58	1.40	0.00	0.00	0.00	0.89	0.00	0.00	0.00	94.00	1.51%	$ 99,246.26
1S3E20A -01400	KHOURY,NICOLA E	7424 SE 190TH DR	0.65	3.36	0.89	0.00	0.00	0.00	0.00	0.00	0.00	99.00	1.59%	$ 104,525.32
1S3E19BD -00500	KOROTKIKH,EDWARD	16801 SE FOSTER RD	0.76	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.16%	$ 10,558.11
1S3E19DA -00200	KRIEGER,JEREMY	17745 SE RICHEY RD	2.02	0.00	0.00	0.00	0.00	0.00	0.00	5.48	0.00	16.00	0.26%	$ 16,892.98
1S3E20D -01000	**LEEPER DEVELOPMENT GRO**	SE 190TH DR	0.40	3.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.00	1.15%	$ 76,018.41
1S3E20A -01000	**LEEPER DEVELOPMENT GRO**	7200 SE 190TH DR	2.10	2.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.00	1.14%	$ 74,962.60
1S3E20A -00900	**LEEPER DEVELOPMENT GRO**	3284 SW BUTLER RD	2.61	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.00	1.31%	$ 86,576.52
1S3E20A -01300	**LEEPER DEVELOPMENT GRO**	7400 SE 190TH DR	0.00	4.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	1.59%	$ 104,525.32
1S3E20A -01200	**LEEPER DEVELOPMENT GRO**	7240 SE 190TH DR	0.00	2.50	2.27	0.00	0.00	0.00	0.00	0.00	0.00	118.00	1.89%	$ 124,585.73
1S3E19A -01100	LEHMAN,CHARLES J TR	17899 SE KNAPP ST	0.00	2.60	0.00	0.00	0.00	0.00	2.39	0.00	0.00	57.00	0.91%	$ 60,181.24
1S3E19A -01001	LEHMAN,CHARLES J TR	SE KNAPP ST	3.38	0.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	66.00	1.06%	$ 69,683.54
1S3E19A -01101	LEHMAN,JASON	17789 SE KNAPP ST	0.20	0.00	2.48	0.00	0.00	0.00	2.30	0.00	0.00	81.00	1.30%	$ 85,520.71

Draft Brookside North Sewer Reimbursement District Preliminary Share Breakdown

Wastewater Design Values (PWS Table 3.02-1) Density Per Table 3.02-1 of Public Works	
Zone	**Density (Units/Ac)**
LDR-PV	7.9
MDR-PV	20
HDR-PV	30
TC	60
NC-PV	60
MUE-PV	60
EC-PV	2.18

Preliminary Reimbursement District Value: $6,590,374.00

Cost per Projected "Unit" (also Safety Net): $ 1,055.81

Property Information			Zoning Area Breakdown by Tax Lot (acres)									District Analysis		
STATE ID	**OWNER #1**	**SITE ADDRESS**	**LDR-PV**	**MDR-PV**	**HDR-PV**	**TC-PV**	**NC-PV**	**MUE-PV**	**EC-PV**	**ESRA-PV** (Density = 0, except density =1 if lot 100% ESRA)	**PDX USB** (not included in calc)	**Projected Density** (zone area x wastewater design value density table) (Rounded)	**% Share** (lot's projected density/ total project density)	**Estimated Proportional Share** (% share X Preliminary Reimbursement District Value)
1S3E19A -01000	LEHMAN,JOHN C	17940 SE KNAPP ST	3.13	1.36	0.00	0.00	0.00	0.00	0.00	0.23	0.00	52.00	0.83%	$ 54,902.19
1S3E20B -01900	LIEBELT,KENT D	18422 SE GIESE RD	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.16%	$ 10,558.11
1S3E20B -01600	LIN,CHEN	SE 182ND AVE	0.00	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00	0.38%	$ 25,339.47
1S3E19BC -00400	LUKESH,CRAIG A	16610 WI/ SE FOSTER	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.02%	$ 1,055.81
1S3E19BC -00800	LUKESH,CRAIG A	16610 SE FOSTER RD	1.55	0.00	0.00	0.00	0.00	0.00	0.00	0.14	1.28	12.00	0.19%	$ 12,669.74
1S3E19DB -00300	LYUBCHENKO,DMITRIY	17421 SE FOSTER RD	0.02	0.00	0.60	0.00	0.00	0.00	0.00	3.13	0.00	18.00	0.29%	$ 19,004.60
1S3E19CA -00100	MARLOW,THOMAS	SE DAHLQUIST RD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.00	1.00	0.02%	$ 1,055.81
1S3E19CA -00200	MARLOW,THOMAS	SE DAHLQUIST RD	0.00	0.00	0.17	0.00	0.00	0.00	0.00	0.53	0.00	5.00	0.08%	$ 5,279.06
1S3E20B -01800	MARRONE,JOHN	18300 E/ SE GIESE RD	0.00	3.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.00	1.07%	$ 70,739.36
1S3E20B -02700	MARTIN,JAMES J	7458 SE 182ND AVE	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	1.00	0.02%	$ 1,055.81
1S3E19BD -01500	MATTERN,AMANDA M	16870 SE FOSTER RD	0.40	0.00	0.00	0.00	0.00	0.00	0.00	1.90	0.00	3.00	0.05%	$ 3,167.43
1S3E20BB -02100	MAUCK,BRANDON	18535 SE GIESE RD	4.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.00	0.61%	$ 40,120.83
1S3E20BB -02000	MAUCK,BRANDON	18321 SE GIESE RD	0.00	4.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.00	1.51%	$ 99,246.26
1S3E19BC -00600	MILLS,CLAYTON L	16750 SE FOSTER RD	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.08%	$ 5,279.06
1S3E19A -00800	MIRACLE PROPERTIES LLC	7321 SE 182ND AVE	2.19	2.57	0.00	0.00	0.00	0.00	0.00	3.67	0.00	69.00	1.11%	$ 72,850.98
1S3E19BD -01300	MULTNOMAH COUNTY TAX	LEVY CODE 062	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.02	0.00	1.00	0.02%	$ 1,055.81
1S3E19A -00700	NOWODWORSKI,VICKI J	7131 SE 182ND AVE	0.00	4.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86.00	1.38%	$ 90,799.77
1S3E19BD -01000	OAKLEY,DONALD E TR	16911 SE FOSTER RD	0.79	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.00	0.30%	$ 20,060.41
1S3E19BC -01000	OBRIST,ALFRED J TR	16600 SE FOSTER RD	1.49	0.00	0.00	0.00	0.00	0.00	0.00	0.79	12.09	12.00	0.19%	$ 12,669.74
1S3E19BC -01100	OBRIST,ALFRED J TR	16588 SE FOSTER RD	3.91	0.00	0.00	0.00	0.00	0.00	0.00	0.14	2.55	31.00	0.50%	$ 32,730.15
1S3E19DB -00400	PHANH,TONSENG	17345 SE FOSTER RD	0.00	0.03	0.95	0.00	0.00	0.00	0.00	4.14	0.00	29.00	0.46%	$ 30,618.53
1S3E19CA -00400	PLEASANT VALLEY GRANGE	17115 W/ SE FOSTER R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	1.00	0.02%	$ 1,055.81
1S3E19CA -00500	PLEASANT VALLEY GRANGE	17115 SE FOSTER RD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.00	1.00	0.02%	$ 1,055.81
1S3E20A -01100	PLISKA,JAMES	7300 SE 190TH DR	4.76	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.00	0.69%	$ 45,399.88
1S3E19BC -00500	PYLE,SCOT F	16710 SE FOSTER RD	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.05%	$ 3,167.43
1S3E19BB -00900	RANDOL,CECIL G	16565 SE FOSTER RD	1.68	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.00	0.30%	$ 20,060.41
1S3E19BA -00800	RANDOL,CECIL G	16565 SE FOSTER RD	0.00	2.51	2.49	0.00	0.00	0.00	0.00	0.00	0.00	125.00	2.00%	$ 131,976.41
1S3E19BD -00801	RAUSER,UDO	16901 W/ SW FOSTER	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	$ -
1S3E19BD -00900	RAUSER,UDO	16901 SE FOSTER RD	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.03%	$ 2,111.62
1S3E20BB -00100	RIDDELL,JOHN	18637 SE GIESE RD	4.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.00	0.54%	$ 35,897.58
1S3E19BC -00601	ROBINSON,DIANE M	16780 WI/ SE FOSTER	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.02%	$ 1,055.81
1S3E19BD -01600	ROBINSON,DIANE M	16780 SE FOSTER RD	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.81	2.00	0.03%	$ 2,111.62
1S3E19BC -00700	ROBINSON,DIANE M	16780 S/ SE FOSTER RD	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.14	1.92	3.00	0.05%	$ 3,167.43
1S3E20C -00600	ROSENSTIEL,MARY E	18702 SE RICHEY RD	2.18	0.00	0.00	0.00	0.00	0.00	0.00	2.57	0.00	17.00	0.27%	$ 17,948.79
1S3E19A -00900	ROWLEY,LONNY	7401 SE 182ND AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	0.00	1.00	0.02%	$ 1,055.81
1S3E19A -02900	SAECHAO,BENJAMIN	16927 SE FOSTER RD	1.89	0.00	0.00	0.00	0.00	0.00	0.00	3.13	0.00	15.00	0.24%	$ 15,837.17
1S3E20B -02100	SALSETH,DAVID	18840 SE GIESE RD	0.00	4.04	2.38	0.00	0.00	0.00	0.00	0.90	0.00	152.00	2.44%	$ 160,483.31
1S3E20B -01700	SILVER V CONSTRUCTION IN	18300 SE GIESE RD	0.00	1.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00	0.62%	$ 41,176.64
1S3E20B -02500	SUNSET NURSERY PRODUCT	18221 SE RICHEY RD	8.20	0.00	0.00	0.00	0.00	0.00	0.00	1.59	0.00	65.00	1.04%	$ 68,627.73
1S3E20B -02400	SUNSET NURSERY PRODUCT	18221 E/ SE RICHEY RD	8.28	0.00	0.00	0.00	0.00	0.00	0.00	1.86	0.00	65.00	1.04%	$ 68,627.73
1S3E19A -02800	VALENTINE,MICHAEL ET AL	16929 SE FOSTER RD	4.30	0.00	0.00	0.00	0.00	0.00	0.00	1.73	0.00	34.00	0.54%	$ 35,897.58
1S3E20B -02800	VARIVODA,PAUL	7632 SE 182ND AVE	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	3.00	0.05%	$ 3,167.43
1S3E19BD -00600	VAUGHN,DEANNA J	16809 SE FOSTER RD	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.05%	$ 3,167.43
1S3E19BD -00901	VO,BINH	16855 WI/ SE FOSTER	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	$ -
1S3E19BD -00800	VO,BINH	16855 SE FOSTER RD	0.74	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	0.27%	$ 17,948.79
1S3E20B -01500	WANOUS,RICHARD M	18216 SE GIESE RD	0.00	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	0.19%	$ 12,669.74
1S3E19BD -00700	WEATHERLY,FRANCIS R	16833 SE FOSTER RD	0.59	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.16%	$ 10,558.11
1S3E19CA -01400	WRIGHT,MENDOY	16970 SE FOSTER RD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.26	0.00	1.00	0.02%	$ 1,055.81
1S3E19BC -00200	ZHAO,KWAYFOO	16631 SE FOSTER RD	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.02%	$ 1,055.81
1S3E19BC -00100	ZHAO,KWAYFOO	16631 SE FOSTER RD	2.33	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.48%	$ 31,674.34
1S3E19BD -00400	ZHAO,KWAYFOO	16631 SE FOSTER RD	2.99	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00	0.62%	$ 41,176.64
											Total:	**6,242.00**	**100%**	**$ 6,590,374.00**

Exhibit A5

Draft Compare Projected Reimbursement to Projected Improvement SDC

Minimum Density per Development Code	
Zone	Density (Units/Ac)
LDR-PV	5.3
MDR-PV	12
HDR-PV	20
TC*	30
NC-PV*	30
MUE-PV*	30
EC-PV*	1.09
ESRA-PV**	0

*No minimum density, used half the design value

** Density = 1 where lot 100% ESRA-PV

Property Information		Reimbursement		Sewer Improvement SDC		
STATE ID	OWNER #1	Projected Density (From Exhibit A4)	Estimated Proportional Share (from Exhibit A4)	Projected Minimum Density (Based on Mininimum Density Table)	Estimated Improvement SDC (7/6/2020 Rate) (Projected Minimum Density x $4,293.77 (3/4" Meter Improvement Sewer SDC))	Difference (Estimated Improvement SDC minus Proportional Share)
1S3E20B -02600	ABEL H CANALES	9.00	$ 9,502.30	6.00	$ 25,762.62	$ 16,260.32
1S3E20C -00200	ADLER, ANGELENE ET AL	14.00	$ 14,781.36	9.00	$ 38,643.93	$ 23,862.57
1S3E20C -00300	ADLER,BARBARA A TR	32.00	$ 33,785.96	21.00	$ 90,169.17	$ 56,383.21
1S3E20C -00100	ADLER-ASHKAR,ANGELENE A ET AL	16.00	$ 16,892.98	10.00	$ 42,937.70	$ 26,044.72
1S3E19BB -01300	AGUILAR,NATALIE K	2.00	$ 2,111.62	1.00	$ 4,293.77	$ 2,182.15
1S3E20C -00800	AIL,RICHARD L	11.00	$ 11,613.92	7.00	$ 30,056.39	$ 18,442.47
1S3E19DA -00300	ANTEMIE,VASILE-99%	18.00	$ 19,004.60	12.00	$ 51,525.24	$ 32,520.64
1S3E20BA -06300	ANTONSEN,CHET	28.00	$ 29,562.72	19.00	$ 81,581.63	$ 52,018.91
1S3E20B -00800	ASA,FRED T ET AL	56.00	$ 59,125.43	33.00	$ 141,694.41	$ 82,568.98
1S3E19CA -01300	AVANCE,DONALD E	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19A -00600	BACHINSKY,VASILY	50.00	$ 52,790.56	29.00	$ 124,519.33	$ 71,728.77
1S3E19BC -00300	BARNES,NORMA J	6.00	$ 6,334.87	3.00	$ 12,881.31	$ 6,546.44
1S3E20BB -01800	BOHNSTEDT,STANLEY W	38.00	$ 40,120.83	25.00	$ 107,344.25	$ 67,223.42
1S3E20B -00900	BRADEN,GARY E	18.00	$ 19,004.60	11.00	$ 47,231.47	$ 28,226.87
1S3E20C -01100	BRICI,MARIUS	2.00	$ 2,111.62	1.00	$ 4,293.77	$ 2,182.15
1S3E20BB -01700	BULEY,CRAIG M	39.00	$ 41,176.64	26.00	$ 111,638.02	$ 70,461.38
1S3E20B -02200	CANALES,ABEL H	102.00	$ 107,692.75	68.00	$ 291,976.36	$ 184,283.61
1S3E20BB -01900	CAUTHORN,MARK A	40.00	$ 42,232.45	26.00	$ 111,638.02	$ 69,405.57
1S3E19CA -01201	CENTENNIAL SCHOOL DISTRICT NO 28	230.00	$ 242,836.59	148.00	$ 635,477.96	$ 392,641.37
1S3E19A -02700	CHAO,LOO HANG	14.00	$ 14,781.36	9.00	$ 38,643.93	$ 23,862.57
1S3E19BD -01400	CHO,SUNG RAE	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E20B -00700	CORNELL,MICHAEL L	35.00	$ 36,953.39	20.00	$ 85,875.40	$ 48,922.01
1S3E20B -02300	CORUM	793.00	$ 837,258.34	457.00	$ 1,962,252.89	$ 1,124,994.55
1S3E19BD -00300	CT LLC	131.00	$ 138,311.28	65.00	$ 279,095.05	$ 140,783.77
1S3E19BA -00700	CT LLC	168.00	$ 177,376.29	84.00	$ 360,676.68	$ 183,300.39
1S3E20C -00700	DENNIS,CURTIS D TR	20.00	$ 21,116.23	13.00	$ 55,819.01	$ 34,702.78
1S3E20C -00900	DENNIS,CURTIS D TR ET AL	22.00	$ 23,227.85	14.00	$ 60,112.78	$ 36,884.93
1S3E19A -02600	DOSTERT,MICHAEL ET AL	47.00	$ 49,623.13	30.00	$ 128,813.10	$ 79,189.97
1S3E19A -03000	DOSTERT,MICHAEL ET AL	109.00	$ 115,083.43	72.00	$ 309,151.44	$ 194,068.01
1S3E19DA -00100	EARL L BRAND	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E20B -02000	GERMUNDSON,CURT	38.00	$ 40,120.83	25.00	$ 107,344.25	$ 67,223.42
1S3E19BB -00800	GILBERTSON,BRUCE	18.00	$ 19,004.60	11.00	$ 47,231.47	$ 28,226.87
1S3E19CA -00300	GLUKHOV,VALERY	25.00	$ 26,395.28	13.00	$ 55,819.01	$ 29,423.73
1S3E19DB -00500	GOWIN,JAMES K TR	12.00	$ 12,669.74	7.00	$ 30,056.39	$ 17,386.65
1S3E19BB -01000	HADEED,ELIAS	3.00	$ 3,167.43	2.00	$ 8,587.54	$ 5,420.11
1S3E19BB -01100	HADEED,ELIAS	19.00	$ 20,060.41	12.00	$ 51,525.24	$ 31,464.83
1S3E19DB -00100	HIJ,VIOREL	30.00	$ 31,674.34	20.00	$ 85,875.40	$ 54,201.06
1S3E19BB -01400	HOLSCHER,MARY E	18.00	$ 19,004.60	12.00	$ 51,525.24	$ 32,520.64
1S3E20C -01200	HOWDEN,SCOTT R	25.00	$ 26,395.28	16.00	$ 68,700.32	$ 42,305.04
1S3E19CA -01100	JAMES,CLYDE M	3.00	$ 3,167.43	1.00	$ 4,293.77	$ 1,126.34
1S3E19A -02501	KARAM,JASON	707.00	$ 746,458.57	365.00	$ 1,567,226.05	$ 820,767.48
1S3E19A -03100	KARAM,JASON C	107.00	$ 112,971.81	65.00	$ 279,095.05	$ 166,123.24
1S3E19BD -01200	KARAM,NAWAL	804.00	$ 848,872.27	417.00	$ 1,790,502.09	$ 941,629.82
1S3E19BD -00100	KELLY,MICHELLE	199.00	$ 210,106.44	99.00	$ 425,083.23	$ 214,976.79
1S3E19BD -01100	KENNETH A ROBB LIV TR	94.00	$ 99,246.26	52.00	$ 223,276.04	$ 124,029.78
1S3E20A -01400	KHOURY,NICOLA E	99.00	$ 104,525.32	61.00	$ 261,919.97	$ 157,394.65
1S3E19BD -00500	KOROTKIKH,EDWARD	10.00	$ 10,558.11	6.00	$ 25,762.62	$ 15,204.51
1S3E19DA -00200	KRIEGER,JEREMY	16.00	$ 16,892.98	10.00	$ 42,937.70	$ 26,044.72

Draft Compare Projected Reimbursement to Projected Improvement SDC

Minimum Density per Development Code	
Zone	Density (Units/Ac)
LDR-PV	5.3
MDR-PV	12
HDR-PV	20
TC*	30
NC-PV*	30
MUE-PV*	30
EC-PV*	1.09
ESRA-PV**	0

*No minimum density, used half the design value

** Density = 1 where lot 100% ESRA-PV

Property Information		Reimbursement		Sewer Improvement SDC		
STATE ID	OWNER #1	Projected Density (From Exhibit A4)	Estimated Proportional Share (from Exhibit A4)	Projected Minimum Density (Based on Mininimum Density Table)	Estimated Improvement SDC (7/6/2020 Rate) (Projected Minimum Density x $4,293.77 (3/4" Meter Improvement Sewer SDC))	Difference (Estimated Improvement SDC minus Proportional Share)
1S3E20D -01000	**LEEPER DEVELOPMENT GROUP LLC**	72.00	$ 76,018.41	43.00	$ 184,632.11	$ 108,613.70
1S3E20A -01000	**LEEPER DEVELOPMENT GROUP LLC**	71.00	$ 74,962.60	43.00	$ 184,632.11	$ 109,669.51
1S3E20A -00900	**LEEPER DEVELOPMENT GROUP LLC**	82.00	$ 86,576.52	50.00	$ 214,688.50	$ 128,111.98
1S3E20A -01300	**LEEPER DEVELOPMENT GROUP LLC**	99.00	$ 104,525.32	59.00	$ 253,332.43	$ 148,807.11
1S3E20A -01200	**LEEPER DEVELOPMENT GROUP LLC**	118.00	$ 124,585.73	75.00	$ 322,032.75	$ 197,447.02
1S3E19A -01100	LEHMAN,CHARLES J TR	57.00	$ 60,181.24	33.00	$ 141,694.41	$ 81,513.17
1S3E19A -01001	LEHMAN,CHARLES J TR	66.00	$ 69,683.54	44.00	$ 188,925.88	$ 119,242.34
1S3E19A -01101	LEHMAN,JASON	81.00	$ 85,520.71	53.00	$ 227,569.81	$ 142,049.10
1S3E19A -01000	LEHMAN,JOHN C	52.00	$ 54,902.19	32.00	$ 137,400.64	$ 82,498.45
1S3E20B -01900	LIEBELT,KENT D	10.00	$ 10,558.11	6.00	$ 25,762.62	$ 15,204.51
1S3E20B -01600	LIN,CHEN	24.00	$ 25,339.47	14.00	$ 60,112.78	$ 34,773.31
1S3E19BC -00400	LUKESH,CRAIG A	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19BC -00800	LUKESH,CRAIG A	12.00	$ 12,669.74	8.00	$ 34,350.16	$ 21,680.42
1S3E19DB -00300	LYUBCHENKO,DMITRIY	18.00	$ 19,004.60	12.00	$ 51,525.24	$ 32,520.64
1S3E19CA -00100	MARLOW,THOMAS	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19CA -00200	MARLOW,THOMAS	5.00	$ 5,279.06	3.00	$ 12,881.31	$ 7,602.25
1S3E20B -01800	MARRONE,JOHN	67.00	$ 70,739.36	40.00	$ 171,750.80	$ 101,011.44
1S3E20B -02700	MARTIN,JAMES J	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19BD -01500	MATTERN,AMANDA M	3.00	$ 3,167.43	2.00	$ 8,587.54	$ 5,420.11
1S3E20BB -02100	MAUCK,BRANDON	38.00	$ 40,120.83	25.00	$ 107,344.25	$ 67,223.42
1S3E20BB -02000	MAUCK,BRANDON	94.00	$ 99,246.26	56.00	$ 240,451.12	$ 141,204.86
1S3E19BC -00600	MILLS,CLAYTON L	5.00	$ 5,279.06	3.00	$ 12,881.31	$ 7,602.25
1S3E19A -00800	MIRACLE PROPERTIES LLC	69.00	$ 72,850.98	42.00	$ 180,338.34	$ 107,487.36
1S3E19BD -01300	MULTNOMAH COUNTY TAX TITLE	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19A -00700	NOWODWORSKI,VICKI J	86.00	$ 90,799.77	51.00	$ 218,982.27	$ 128,182.50
1S3E19BD -01000	OAKLEY,DONALD E TR	19.00	$ 20,060.41	11.00	$ 47,231.47	$ 27,171.06
1S3E19BC -01000	OBRIST,ALFRED J TR	12.00	$ 12,669.74	7.00	$ 30,056.39	$ 17,386.65
1S3E19BC -01100	OBRIST,ALFRED J TR	31.00	$ 32,730.15	20.00	$ 85,875.40	$ 53,145.25
1S3E19DB -00400	PHANH,TONSENG	29.00	$ 30,618.53	19.00	$ 81,581.63	$ 50,963.10
1S3E19CA -00400	PLEASANT VALLEY GRANGE 348 PATRO	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19CA -00500	PLEASANT VALLEY GRANGE 348 PATRO	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E20A -01100	PLISKA,JAMES	43.00	$ 45,399.88	28.00	$ 120,225.56	$ 74,825.68
1S3E19BC -00500	PYLE,SCOT F	3.00	$ 3,167.43	1.00	$ 4,293.77	$ 1,126.34
1S3E19BB -00900	RANDOL,CECIL G	19.00	$ 20,060.41	12.00	$ 51,525.24	$ 31,464.83
1S3E19BA -00800	RANDOL,CECIL G	125.00	$ 131,976.41	79.00	$ 339,207.83	$ 207,231.42
1S3E19BD -00801	RAUSER,UDO	0.00	$ -	0.00	$ -	$ -
1S3E19BD -00900	RAUSER,UDO	2.00	$ 2,111.62	1.00	$ 4,293.77	$ 2,182.15
1S3E20BB -00100	RIDDELL,JOHN	34.00	$ 35,897.58	23.00	$ 98,756.71	$ 62,859.13
1S3E19BC -00601	ROBINSON,DIANE M	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19BD -01600	ROBINSON,DIANE M	2.00	$ 2,111.62	1.00	$ 4,293.77	$ 2,182.15
1S3E19BC -00700	ROBINSON,DIANE M	3.00	$ 3,167.43	2.00	$ 8,587.54	$ 5,420.11
1S3E20C -00600	ROSENSTIEL,MARY E	17.00	$ 17,948.79	11.00	$ 47,231.47	$ 29,282.68
1S3E19A -00900	ROWLEY,LONNY	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19A -02900	SAECHAO,BENJAMIN	15.00	$ 15,837.17	10.00	$ 42,937.70	$ 27,100.53
1S3E20B -02100	SALSETH,DAVID	152.00	$ 160,483.31	95.00	$ 407,908.15	$ 247,424.84
1S3E20B -01700	SILVER V CONSTRUCTION INC	39.00	$ 41,176.64	23.00	$ 98,756.71	$ 57,580.07
1S3E20B -02500	SUNSET NURSERY PRODUCTS INC	65.00	$ 68,627.73	43.00	$ 184,632.11	$ 116,004.38
1S3E20B -02400	SUNSET NURSERY PRODUCTS INC	65.00	$ 68,627.73	43.00	$ 184,632.11	$ 116,004.38
1S3E19A -02800	VALENTINE,MICHAEL ET AL	34.00	$ 35,897.58	22.00	$ 94,462.94	$ 58,565.36
1S3E20B -02800	VARIVODA,PAUL	3.00	$ 3,167.43	2.00	$ 8,587.54	$ 5,420.11

Draft Compare Projected Reimbursement to Projected Improvement SDC

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HDR-PV	20
TC*	30
NC-PV*	30
MUE-PV*	30
EC-PV*	1.09
ESRA-PV**	0

*No minimum density, used half the design value

** Density = 1 where lot 100% ESRA-PV

Property Information		Reimbursement		Sewer Improvement SDC		
STATE ID	**OWNER #1**	**Projected Density** (From Exhibit A4)	**Estimated Proportional Share** (from Exhibit A4)	**Projected Minimum Density** (Based on Mininimum Density Table)	**Estimated Improvement SDC** (7/6/2020 Rate) (Projected Minimum Density x $4,293.77 (3/4" Meter Improvement Sewer SDC))	**Difference** (Estimated Improvement SDC minus Proportional Share)
1S3E19BD -00600	VAUGHN,DEANNA J	3.00	$ 3,167.43	1.00	$ 4,293.77	$ 1,126.34
1S3E19BD -00901	VO,BINH	0.00	$ -	0.00	$ -	$ -
1S3E19BD -00800	VO,BINH	17.00	$ 17,948.79	10.00	$ 42,937.70	$ 24,988.91
1S3E20B -01500	WANOUS,RICHARD M	12.00	$ 12,669.74	6.00	$ 25,762.62	$ 13,092.88
1S3E19BD -00700	WEATHERLY,FRANCIS R	10.00	$ 10,558.11	6.00	$ 25,762.62	$ 15,204.51
1S3E19CA -01400	WRIGHT,MENDOY	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19BC -00200	ZHAO,KWAYFOO	1.00	$ 1,055.81	1.00	$ 4,293.77	$ 3,237.96
1S3E19BC -00100	ZHAO,KWAYFOO	30.00	$ 31,674.34	19.00	$ 81,581.63	$ 49,907.29
1S3E19BD -00400	ZHAO,KWAYFOO	39.00	$ 41,176.64	25.00	$ 107,344.25	$ 66,167.61
		6,242.00		3,640.00		