

ORDINANCE No. 188030

*Authorize a three-year lease with American Property Management for Portland Parks and Recreation to lease space at 305 NE 102nd Ave known as the Multnomah Plaza Office Building through September, 2019 estimated at \$75,000 annually (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland Parks and Recreation (“PP&R”)’s Citywide Recreation team (“Team”) provides internal support to recreation programs in our community centers and SUN Community Schools. This team set best practices and business standards (such as pricing, content and marketing) in a consistent manner across the recreation system. All but three of the facilities that this team works with are located on the eastside of Portland. As much of this team’s work involves meeting with staff from those facilities, it is much more efficient to be located on the eastside.
2. PP&R would like to lease approximately 3,359 square feet from American Property Management (“APM”), the business name which Weston Investment CO, LLC. is doing business as, located in certain space at 305 NE 102nd Avenue, Portland, Oregon, and commonly known as the Multnomah Plaza Office Building.
3. PP&R currently uses a portion of the Rice School building managed by Portland Public Schools (“PPS”) located at 6433 NE Tillamook St., but needs to relocate due to the lack of adequate mechanical and electrical systems as well as potentially hazardous condition of the property.
4. Pursuant to Resolution #3701 “Reaffirming the City’s Interest to Maximize Investment in City-Owned Facilities and Directing the Office of Management and Finance to Fully Implement ADM” 13.01, the Bureau of Internal Business Services (“BIBS”) is working with bureaus to fully implement ADM 13.01 and ART 3.01 by bringing City operations back into City-owned facilities when possible.
5. BIBS and PP&R have strategically assessed the Program’s space need against availability of space in existing City-owned facilities. There are no viable options within City-owned facilities to provide sufficient space to accommodate the needs of the Program.
6. The expected financial impact is estimated at \$75,000 annually, which is already built into the base bureau-wide administrative space lease budget for FY 2016/17 and moving forward.

NOW, THEREFORE, the Council directs:

- a. The Director of the Bureau of Internal Business Services or his designee is authorized to execute documents as necessary, once approved as to form by the City Attorney,

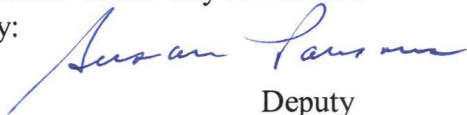
for the lease at 305 NE 102nd Avenue for a three-year period through September, 2019.

Section 2. The Council declares that an emergency exists in order that this lease agreement may occur without delay; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: **OCT 12 2016**
Commissioner Amanda Fritz
Prepared by: Pauline Goble/Zalane Nunn Petersen
Date Prepared: September 28, 2016

Mary Hull-Caballero
Auditor of the City of Portland

By:


Deputy

1140

1133
Agenda No. **188030**
Ordinance NO.
Title

* Authorize a three-year lease with American Property Management for Portland Parks and Recreation to lease certain space at 305 NE 102nd Avenue, Portland, Oregon, commonly known as known as the Multnomah Plaza Office Building through September, 2019, *estimated at \$75,000 annually (Ordinance)*

<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Mayor Charlie Hales</p>	<p>CLERK USE: DATE FILED <u>OCT 04 2016</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales <i>[Signature]</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p>
<p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau: Fred Miller, CAO <i>KLR for FM</i> Bureau Head: Bryant Enge, Director <i>BME</i></p>	<p>ACTION TAKEN:</p>
<p>Prepared by: P. Goble/Z. Andersen Date Prepared: September 28, 2016</p>	
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: <i>[Signature]</i> required for contract, code, easement, franchise, comp plan, charter</p>	
<p>Council Meeting Date October 12, 2016</p>	

AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input checked="" type="checkbox"/></p>
<p>REGULAR <input type="checkbox"/></p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	_____	
4. Novick	4. Novick	✓	
Hales	Hales	✓	