



[Home](#) / [Council Documents](#)

191041

Emergency Ordinance

***Authorize a sixty-four month lease with Prosper Portland for office space at 10550 NE Halsey St for use by the Office of Community and Civic Life for an estimated average annual lease of \$22,235**

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. The East Portland Community Office (EPCO) of Civic Life exists to support community organizations, community members, and the thirteen neighborhood associations of East Portland as they strengthen their communities and work with local government and other organizations.
2. After EPCO's previous lease from Portland Water Bureau expired, staff have been primarily working remotely due to the COVID-19 pandemic and occupying some space at the Portland Building. EPCO staff is looking forward to returning to an East Portland neighborhood space to better position its services to the community.
3. Civic Life wishes to lease approximately 1,309 square feet of office space at 10550 NE Halsey Street ("Nick Fish") and the Landlord is willing to lease at commercially reasonable rental rates and terms, consisting of, but not limited to, a 5-year lease once the tenant improvements are complete and three 1-year options to renew.
4. Resolution #37017, passed in 2013, "Reaffirming the City's Interest to Maximize Investment in City-Owned Facilities by maintaining full occupancy and Directing the Office of Management and Finance to Fully Implement ADM 13.01", directs OMF to work with bureaus to fully implement ADM 13.01 by bringing City operations back into City-owned facilities when possible.
5. OMF strategically assessed EPCO's space needs against availability of space in existing City-owned facilities. There are no viable options within City-owned facilities to meet the area-specific parameters for a key location in an East Portland neighborhood.

Introduced by

[Mayor Ted Wheeler](#)

Bureau

[Facilities; Management and Finance](#)

Contact

Shuk Arifdjanov

✉ Shuk.Arifdjanov@portlandoregon.g

📞 [503-823-5917](tel:503-823-5917)

Pauline Goble

Coordinator III

✉ pauline.goble@portlandoregon.gov

Requested Agenda Type

Consent

Date and Time Information

Requested Council Date
October 26, 2022

6. The expected financial impact for FY 2022-23 is estimated at \$20,944 and is already built into the office space budget. Subsequent years of the lease will be paid from subsequent years' budget. Annual increases over the remaining term of the lease are approximately 3%.

NOW, THEREFORE, the Council directs:

- A. The Chief Administrative Officer or designee is authorized to execute any documents including, but not limited to, amendments and extensions necessary to sublease or lease property in the Nick Fish Building for East Portland Community Office (EPCO) of Civic Life, subject to commercially reasonable rental rates and terms consistent with other City commercial office leases and vetted by OMF property management. All documents will be approved as to form by the City Attorney prior to execution.

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.

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council
October 26, 2022

Auditor of the City of Portland
Mary Hull Caballero

Impact Statement

Purpose of Proposed Legislation and Background Information

After EPCO's previous lease from Portland Water Bureau expired, staff have been primarily working remotely due to the COVID-19 pandemic and occupying some space at the Portland Building. EPCO staff is looking forward to returning to an East Portland neighborhood space to better position its services to the community.

Civic Life wishes to lease approximately 1,309 square feet of office space at 10550 NE Halsey Street ("Nick Fish") and the Landlord is willing to lease at commercially reasonable rental rates and terms, consisting of, but not limited to, a 5-year lease once the tenant improvements are complete and three 1-year options to renew.

Financial and Budgetary Impacts

The expected financial impact for FY 2022-23 is estimated at \$20,944 and is already built into the office space budget. Subsequent years of the lease will be paid from subsequent years' budget. Annual increases over the remaining term of the lease are approximately 3%.

Community Impacts and Community Involvement

The East Portland Community Office (EPCO) of Civic Life exists to support community organizations, community members, and the thirteen neighborhood associations of East Portland as they strengthen their communities and work with local government and other organizations.

100% Renewable Goal

Not applicable.

Agenda Items

885 Consent Agenda in [October 21-27, 2022 Council Agenda](#)

Passed

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Commissioner Jo Ann Hardesty Yea

Mayor Ted Wheeler Yea