

## ORDINANCE No. 184301

\*Authorize a Ground Lease Agreement with ZRZ Realty Co. for construction staging related to the SW Gibbs St Pedestrian Bridge Project (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. After a competitive process, Wildish Standard Paving Company (Wildish) was selected by the State of Oregon on behalf of the City as the contractor for the SW Gibbs St. Pedestrian Bridge Project (Project).
2. The Portland Bureau of Transportation (PBOT) desires to provide Wildish with an area suitable for their use for construction staging of materials and supplies.
3. ZRZ Realty Company (ZRZ) owns a parcel of land, adjacent to the east end of the Project that meets those needs.
4. ZRZ and PBOT have agreed to terms and conditions by which ZRZ will lease the parcel to PBOT, so that PBOT may make it available to Wildish.
5. The Bureau's level of confidence in the cost for this project is moderate.

NOW, THEREFORE, the Council directs:

- a. The Council hereby authorizes the Director of the Bureau of Transportation to enter into the Ground Lease Agreement with ZRZ Realty Company, substantially in accordance with the agreement attached to the original of this Ordinance.
- b. The Mayor and the City Auditor are hereby authorized to draw and deliver checks payable to ZRZ Realty Company, chargeable to the Transportation Operating Fund, Fund 200000, Business Area TR00, Project No. T00009.C42.
- c. The City's Project Manager is hereby authorized to negotiate, agree to, and execute, on behalf of the City, any amendment to the Ground Lease Agreement, which does not increase the maximum compensation.

Section 2. The Council declares that an emergency exists because the Lease will be effective on January 1, 2011; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council, **DEC 15 2010**

Mayor Sam Adams  
Prepared by: Jody Yates: slg  
Date Prepared: December 3, 2010

**LaVonne Griffin-Valade**

Auditor of the City of Portland

By

  
Deputy

Agenda No.  
**ORDINANCE NO. 184301**  
 Title

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<p><b>INTRODUCED BY</b>                  Commissioner/Auditor:  <b>MAYOR SAM ADAMS</b>  <i>Sam Adams</i></p> <p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Adams</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Leonard</p> <p><b>BUREAU APPROVAL</b></p> <p>Bureau: Bureau of Transportation                  Group Manager: Greg Jones                  Development &amp; Capital Program</p> <p>Other: <i>John</i></p> <p>Prepared by: Jody Yates:slg                  Date Prepared: December 3, 2010</p> <p>Financial Impact Statement                  Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>                  Not Required <input type="checkbox"/></p> <p>Portland Policy Document                  If "Yes" requires City Policy paragraph stated in document.                  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Council Meeting Date  <b>December 15, 2010</b></p> <p><b>City Attorney Approval</b></p>	<p>CLERK USE: DATE FILED <u>DEC 10 2010</u></p> <p><i>on behalf of Mayor Adams</i>                  LaVonne Griffin-Valade                  Auditor of the City of Portland</p> <p>By: <i>[Signature]</i>                  Deputy</p> <p><b>ACTION TAKEN:</b></p>
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<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input type="checkbox"/></p> <p>Start time: _____</p> <p><b>Total amount of time needed:</b> _____                  (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input checked="" type="checkbox"/></p>
<p><b>REGULAR</b> <input type="checkbox"/></p> <p><b>Total amount of time needed:</b> _____                  (for presentation, testimony and discussion)</p>

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