

## **ORDINANCE No. 185204**

Authorize acquisition of property at 14912 NE Airport Way from D. Ross Enterprises LLC by the Bureau of Internal Business Services for a Training Center complex for Portland Police Bureau (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Facilities Services Division of the Bureau of Internal Business Services ("Facilities Services") was tasked by the Mayor's Office and Portland Police Bureau ("PPB") to develop a Preliminary Program to analyze the needs of a consolidated Training Center Complex for PPB ("Training Center"). Once those program needs were identified, a site search was commenced.
2. A budget note to the 2011-12 adopted budget authorized a General Fund target adjustment of \$1,785,000 annually for ten consecutive years, beginning in FY 2012-13, for repayment of a \$15 million bond to support the construction of a public safety training center.
3. A consultant was used to identify potential public and private held properties which would fit the program needs of the Training Center. Police and Facilities Services staff reviewed and toured the best choices from the 49 options provided and narrowed the prospective property list. Significant preliminary research has been completed on several potential properties including a property in Scappoose, a BES owned property near the St. John's Landfill, a property owned by Union Pacific on the Barnes Rail Yard and a Parks property near at the Portland International Raceway.
4. From the preliminary site search and property review, it was concluded that the property at 14912 NE Airport Way, in Portland, could accommodate the program needs for Training Center.
5. Facilities Services has completed extensive due diligence study of the property at 14912 NE Airport Way, including but not limited to conducting an appraisal, an environmental review, geotechnical review, structural review, survey and property inspection. These studies confirm that this property is suitable for acquisition and use for a Training Center.
6. Facilities Services, on behalf of the City and PPB, has negotiated a Purchase and Sale Agreement for acquisition of the property at 14912 NE Airport Way at a sale price of \$6,500,000 plus closing costs. The remaining balance of the \$15 million bond (\$8.5 million), will apply towards the tenant improvements required to meet the needs of the Police Training Program.

7. Facilities Services Division verifies that all conditions included in the Purchase and Sale Agreement have been satisfied.
8. The Facilities Services Division of the Bureau of Internal Business Services has sufficient funds and budgetary appropriation to cover the initial acquisition until permanent debt financing is secured. The Facilities Services Division will be reimbursed for the initial acquisition costs out of the bond proceeds.
9. A separate ordinance will be presented simultaneously by the Debt Manager authorizing the sale of Bonds through a competitive bidding process to provide funding for the acquisition of this property.
10. All property acquisition and closing documents will be approved as to form by the City Attorney.

NOW, THEREFORE, the Council directs:

- a. The Chief Administrative Officer, or designee, is authorized to execute all necessary documents, once approved as to form by the City Attorney, for acquiring interest in the property.
- b. The Chief Administrative Officer, or designee, is authorized to release all funds necessary to perform due diligence, close and accept title to the property. The Chief Administrative Officer, or designee, requests the Bureau Accounting Office to prepare, as needed, wire transfers from the City Treasury for the purchase price including closing costs. The purchase price and closing costs shall be chargeable to the Facilities Services Fund.
- c. The Chief Administrative Officer, or designee is hereby authorized and directed to sign and accept deeds for the acquisition of the property at 14912 NE Airport Way, Portland, Oregon.
- d. The FY 2011-12 budget for the Facilities Service Division of the Bureau of Internal Business Service will be amended in the next Budget Monitoring Report for this acquisition.

Passed by the Council:

MAR 14 2012

Mayor Sam Adams

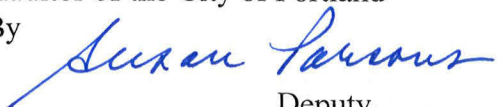
Prepared by: Janene Edgerton

Date Prepared: 2-23-12

**LaVonne Griffin-Valade**

Auditor of the City of Portland

By



Deputy

408281

-213-270-

Agenda No.  
**ORDINANCE NO. 185204**  
 Title

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*for a Training Center Complex for Portland Police Bureau*

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Adams</b>	CLERK USE: DATE FILED <u>MAR 02 2012</u>
<b>COMMISSIONER APPROVAL</b> Mayor—Finance and Administration - Adams <i>[Signature]</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Leonard	LaVonne Griffin-Valade Auditor of the City of Portland  By: <i>[Signature]</i> Deputy
<b>BUREAU APPROVAL</b> Bureau: Internal Business Services Bureau Head: Bryant Enge, Director <i>[Signature]</i>	<b>ACTION TAKEN:</b>  MAR 07 2012 PASSED TO SECOND READING MAR 14 2012 9:30 A.M.
Prepared by: Janene Edgerton Date Prepared: 2-23-11	
Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Council Meeting Date <b>March 7, 2012</b>	
<b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter	

<b>AGENDA</b>
<b>TIME CERTAIN</b> <input checked="" type="checkbox"/> Start time: <u>10:15</u>  Total amount of time needed: _____ (for presentation, testimony and discussion)
<b>CONSENT</b> <input type="checkbox"/>
<b>REGULAR</b> <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

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