

RESOLUTION No. 3 6 9 7 3

Approve the Third Amendment to the Amended and Restated River District Urban Renewal Plan to clarify that public buildings are included within the Plan's Projects Including Public Buildings and establish authority to allow urban renewal funds to be expended on certain publicly-owned buildings and spaces (Resolution)

WHEREAS, the City Council of the City of Portland (the "Council") adopted the River District Urban Renewal Plan on October 21, 1998, by Ordinance No. 172808 (the "Original Plan");

WHEREAS, the Original Plan was subsequently amended through the Second Amendment to the Amended and Restated River District Urban Renewal Plan (as amended, the "Plan");

WHEREAS, the Council wishes to further amend the Plan to clarify that urban renewal funds may be spent on public buildings in general and to allow urban renewal funds to be expended on development of the easterly half of Block U for the Multnomah County's Health Department headquarters and clinics building (the "MCHD Building"), in particular;

WHEREAS, the Portland Development Commission, the duly organized and acting urban renewal agency of the City of Portland (the "Commission"), has prepared and, at a duly noticed public hearing on October 24, 2012, approved the Third Amendment to the Plan (the "Third Amendment"), a copy of which is attached hereto as Exhibit A, and incorporated herein by this reference;

WHEREAS, the Commission also approved the Technical Report accompanying the Third Amendment (the "Report"), a copy of which is attached hereto as Exhibit B and incorporated herein by this reference;

WHEREAS, the Council has considered the materials presented by the Commission and finds that the Third Amendment is necessary to fulfill the goals of the Plan;

WHEREAS, the Council further finds and determines, based upon the information contained in the Third Amendment and the Report, that:

1. The Plan was adopted based upon findings of the existence of blight in the Plan area; that accomplishing the goals of the Plan were necessary to eliminate such blight; and that by eliminating blight, the public health, safety or welfare is protected.
2. The Third Amendment does not propose rehabilitation or redevelopment activities under the Plan that are different from the rehabilitation and redevelopment activities before the Third Amendment. The Third Amendment only allows the Commission to assist in the development of a public building, specifically the MCHD Building.
3. The Commission's participation in this public building project will benefit the Plan area by developing a vacant half-block adjacent to the newly-opened Bud Clark Commons, owned and operated by Home Forward and located on NW Broadway between NW Hoyt and NW Irving Streets (the "Commons").

4. The MCHD Building will permit relocation of Multnomah County's Health Department facilities and services from the McCoy Building, which currently houses Multnomah County's Health Department and other essential services but would require substantial seismic upgrades to assure continuation of Multnomah County's public health emergency services following an earthquake.
5. The MCHD Building will house Multnomah County's Health Department headquarters, administrative offices, specialty clinics, a laboratory, and a pharmacy facility, among other potential uses that will benefit the community, including those residing in and using the services of the Commons.
6. When completed, the MCHD Building will be an asset to the Broadway Corridor/Union Station and Old Town/China Town subdistricts of the Plan area, will complement the adjacent Commons, and will include a ground-floor design and functions that interact with the Commons, the adjoining sidewalks, the Broadway Corridor/Union Station subdistrict, and the adjoining Old Town/China Town subdistrict within the Plan area.
7. Based on the Report and projected Plan revenues, the estimated cost of the urban renewal actions contemplated by the Plan and remaining to be completed, and the anticipated availability of financing from others, there are sufficient resources to implement the Plan, as amended by the Third Amendment, including the activity added by the Third Amendment. Accordingly, adoption and implementation of the Plan, as amended by the Third Amendment, is economically sound and feasible.

NOW, THEREFORE, BE IT RESOLVED that the Third Amendment is hereby approved;

BE IT FURTHER RESOLVED that the Report is hereby accepted by the Council;

BE IT FURTHER RESOLVED that the City Auditor shall forward to the Commission certified copies of this Resolution upon adoption by the Council; and

BE IT FURTHER RESOLVED that the Commission shall file in the Deed Records of Multnomah County, Oregon, a copy of this Resolution and the Third Amendment upon adoption by the Council.

Adopted by the Council: OCT 31 2012

Commissioner Sam Adams
Prepared by: Lisa Gramp
Date Prepared: October 18, 2012

LaVonne Griffin-Valade
Auditor of the City of Portland

By



Deputy

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<p>INTRODUCED BY Mayor/Auditor: Sam Adams</p>	<p>CLERK USE: DATE FILED <u>OCT 26 2012</u></p>
<p>COMMISSIONER APPROVAL</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><i>on behalf of Sam Adams</i> <i>Peter Parisot</i></p> <p>LaVonne Griffin-Valade Auditor of the City of Portland</p> <p><i>[Signature]</i></p> <p>By: _____ Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Portland Development Commission Bureau Head: Patrick Quinton</p> <p><i>P.O. At</i> <i>PQ (KW)</i></p> <p>Prepared by: Lisa Gramp Date Prepared: October 24, 2012</p> <p>Financial Impact & Public Involvement Statement 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 checked="" type="checkbox"/></p> <p>Council Meeting Date October 31, 2012</p> <p>City Attorney Approval <i>KS Beaumont</i></p>	<p>ACTION TAKEN:</p>

AGENDA
<p>TIME CERTAIN <input checked="" type="checkbox"/></p> <p>Start time: <u>10:00</u> (1 of 2)</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p> <p>CONSENT <input 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	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Leonard	✓	
Adams	_____	