

185718

ORDINANCE No.

Authorize a Disposition Agreement with Multnomah County for the eastern lots of Block U (Ordinance)

The City of Portland ordains:

SECTION 1. The Council finds that:

1. In furtherance of the objectives of Oregon Revised Statutes, Chapter 457, and Chapter XV of the Charter of the City of Portland, the Portland Development Commission ("PDC") has undertaken a program for the development and redevelopment of blighted areas within the city limits and in connection therewith prepared and approved an Urban Renewal Plan for the River District Urban Renewal Area (the "URA"), which was approved by the City Council of the City of Portland on October 21, 1998 by Ordinance No. 172808 (as amended from time to time and as constituted on the date hereof, the "Urban Renewal Plan"), and recorded in the records of Multnomah County, Oregon.
2. In July, 2010, in connection with a governmental reorganization, PDC transferred title to certain properties and responsibility for a number of agreements for redevelopment consistent with the Urban Renewal Plan to the Portland Housing Bureau ("PHB") through a set of related agreements between PDC and PHB (the "IGAs").
3. Under the IGAs, PHB acquired real property of 17,500 square feet located in northwest Portland, Oregon bounded by NW Sixth Avenue, NW Hoyt Street, and NW Irving Street from PDC, comprising the vacant, easterly portion of Block U, adjacent to the PHB-funded Bud Clark Commons (the "BCC"), and further described as Lots 1, 4, 5 and 8, Block U, City of Portland, Multnomah County, Oregon (the "Property") and assumed responsibility for an agreement with HOME FORWARD, an Oregon public body corporate and politic ("HOME FORWARD"), that gave HOME FORWARD the exclusive right to present a proposal to PHB for the development of the Property and further provided that a proposal could propose the Property be conveyed to HOME FORWARD at no cost (the "Option to Present Development Proposal").
4. Pursuant to the Option to Present Development Proposal, HOME FORWARD worked with the County of Multnomah, Oregon (the "COUNTY") to prepare a Feasibility Study which outlined, in general, the requirements of a Multnomah County Health Department ("MCHD") building; developed a conceptual analysis of MCHD's requirements for its new headquarters, administrative offices and health clinics; established the Property's suitability for this use; and, in December 2011, presented a preliminary proposal to PHB for the development of the Property on behalf of COUNTY.

5. As a whole, the MCHD serves more than 119,000 clients in its primary care, dental, school based health centers and corrections health clinics. Primary care services are provided at eight locations in the greater Portland area including a building originally constructed in 1923 at 426 SW Stark Street (the "McCoy Building") which serves as the MCHD headquarters, and houses administrative offices in addition to clinical services.
6. COUNTY has determined that the McCoy Building inadequately meets its current and future operational needs and, working with HOME FORWARD, the COUNTY has taken preliminary steps to pursue the development of a 90,000 square foot, concrete building on the Property, to house, among other potential County-approved uses and functions, the MCHD administrative headquarters, clinical services functions, and the emergency operations currently located at the McCoy Building (collectively the "Project").
7. In May 2012, the HOME FORWARD Board of Commissioners and the COUNTY's Board of Commissioners approved an agreement providing for COUNTY's procurement of development services for the Project from HOME FORWARD and County's funding of the design, engineering, entitlement and construction of the Project.
8. When completed, the Project will be an asset to the Broadway Corridor/Union Station and Old Town/China Town subdistricts of the Plan area, will complement the adjacent BCC, and will include a ground-floor design and functions that interact with the BCC, the adjoining sidewalks, the Broadway Corridor/Union Station subdistrict, and the adjoining Old Town/China Town subdistrict within the URA
9. PHB further recognizes the value of the Project to the broader community, to the low income households targeted by PHB programs, and particularly to the medically vulnerable residents and users of the day center at the adjacent BCC who will use facilities and programs available at the Project.
10. Under Ordinance 185007 passed November 16, 2011, the Council adopted guidelines for affordable housing tax increment financing set aside policy including changes to the set aside implementation plan which provided for the use of set aside resources for community facilities with programs primarily intended to serve low income people.
11. COUNTY and PHB negotiated the terms of an agreement (the "Disposition Agreement") and are prepared to execute the Disposition Agreement to provide for conveyance of the Property at no cost to COUNTY to support the development of the Project.
12. PHB, finding it necessary and in the public interest to implement the Urban Renewal Plan pursuant to the IGAs, desires to enter into this Disposition Agreement.

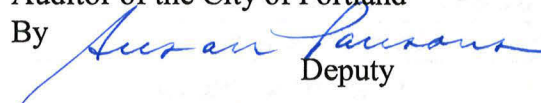
NOW, THEREFORE, the Council directs:

- a. The Director of PHB is authorized to execute a Disposition Agreement with the County of Multnomah, Oregon substantially in the form as shown in Exhibit A for property described in Exhibit B, and in accordance with the findings set forth above and upon approval as to form of the Project's documents by the City Attorney's Office.

Passed by the Council: NOV 07 2012
Commissioner: Nick Fish
Prepared by: Barbara Shaw
Date Prepared: October 23, 2012

LaVonne Griffin-Valade
Auditor of the City of Portland

By


Deputy

Agenda No.
ORDINANCE NO.
Title

185718

Authorize a Disposition Agreement with Multnomah County for the eastern lots of Block U (Ordinance)

INTRODUCED BY
Commissioner/Auditor:
Nick Fish

CLERK USE: DATE FILED

OCT 26 2012

COMMISSIONER APPROVAL

Mayor /Finance and Administration - Adams
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:

Deputy

BUREAU APPROVAL

Bureau: Portland Housing Bureau
Bureau Head: Traci Manning

ACTION TAKEN:

OCT 31 2012 PASSED TO SECOND READING

NOV 07 2012 9:30 A.M.

Prepared by: Barbara Shaw
Date Prepared: October 23, 2012

Financial Impact & Public Involvement
Statement
Completed ☒ Amends Budget ☐

Portland Policy Document
If "Yes" requires City Policy paragraph stated
in document. Yes ☐ No ☒

Council Meeting Date
October 31, 2012

City Attorney Approval

AGENDA

TIME CERTAIN ☒

Start time: **10:00AM**

Total amount of time needed: **20 minutes**
(for presentation, testimony and discussion)

CONSENT ☐

REGULAR ☐

Total amount of time needed: _____
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA

**COMMISSIONERS VOTED AS
FOLLOWS:**

		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman	<input checked="" type="checkbox"/>	
4. Leonard	4. Leonard	<input checked="" type="checkbox"/>	
Adams	Adams	<input checked="" type="checkbox"/>	