

GATEWAY DEVELOPMENT MOUIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Bob Earnest	1119 NE 107 th PL. PDX 97220	bob.earnest@gmail.com
✓ Jessica Vega Pederson	13137 SE Mill St Pdx OR 97233	jvpederson@gmail.com
✓ Frieda Christopher	13311 SE Sherman Pdx 97233	friedajc@comcast.net
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✓ Colleen Gifford	10901 NE Eugene, PDX 97220	colleen@abesustainable-solutions.com

Portland, Oregon

FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT For Council Action Items

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator C. Atha Mansoor		2. Telephone No. 823-4572	3. Bureau/Office/Dept. Mayor's Office
4a. To be filed (hearing date): 12/19/12	4b. Calendar (Check One) <div style="display: flex; justify-content: space-around;"> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> 4/5ths <input type="checkbox"/> </div>		5. Date Submitted to Commissioner's office and FPD Budget Analyst: 12/13/12
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed	

1) Legislation Title:

Authorize a Memorandum of Understanding to redevelop vacant properties at or near the Gateway Transit Center in order to fulfill economic development objectives for the district (Resolution)

2) Purpose of the Proposed Legislation:

This Memorandum of Understanding allows the City and the Portland Development Commission to evaluate and consider the feasibility of developing a building on certain PDC-owned property at or near the Gateway Transit Center.

3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?

- | | | | |
|--|---|------------------------------------|--------------------------------|
| <input type="checkbox"/> City-wide/Regional | <input checked="" type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East |
| <input checked="" type="checkbox"/> Central City | | | |

FINANCIAL IMPACT

4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

This legislation does not generate or reduce current or future revenue.

5) Expense: What are the costs to the City as a result of this legislation? What is the source of funding for the expense?

There are no costs to the City related to this legislation.

6) Staffing Requirements:

- Will any positions be created, eliminated or re-classified in the current year as a

result of this legislation?

No City positions are being created, eliminated, or re-classified in FY 2012-13.

- **Will positions be created or eliminated in *future years* as a result of this legislation?**

No City positions are anticipated to be created or eliminated in future years as a result of this legislation.

7) Change in Appropriations

No change in appropriations.

[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]

PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

- ☒ **YES:** Please proceed to Question #9.
☐ **NO:** Please, explain why below; and proceed to Question #10.

9) If “YES,” please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

None. This Memorandum of Understanding is non-binding and contemplates working towards a definitive agreement.

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

The Gateway Regional Center Program Advisory Committee (PAC), made up of east Portland residents, business interests and other stakeholders from the Portland community has met regularly since early 2010 to advise on opportunities for the district.

c) How did public involvement shape the outcome of this Council item?

The Gateway PAC had regular input on the desired outcome of potential developments at or near the Gateway Transit Center, and helped shape the Gateway Request for Information (RFI), made available through the Portland Development Commission earlier this year. Gateway stakeholders were involved in the evaluation of the RFI responses, and ultimately in advising on this Memorandum of Understanding.

d) Who designed and implemented the public involvement related to this Council item?

The Portland Development Commission, in concert with the Mayor’s Office, designed and implemented the public involvement process.

e) Primary contact for more information on this public involvement process (name, title, phone, email):

Juanita Swartwood, Public Participation Coordinator to the Gateway Regional Center, 503-823-3209, SwartwoodJ@pdc.us

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.

The Gateway PAC will continue to advise on potential development going forward.

Sam Adams

APPROPRIATION UNIT HEAD (Typed name and signature)

MEMORANDUM OF UNDERSTANDING

DATED: _____, 2012 (the "MOU Date")

BETWEEN: Portland Development Commission ("PDC")

AND: City of Portland Office of Management and Finance ("OMF")

AND: City of Portland Mayor's Office ("Mayor's Office")

AND: Portland State University ("PSU")

AND: David Douglas School District ("DDSD")

AND: Parkrose School District ("PSD")

RECITALS

- A. PDC is the duly authorized urban renewal agency of the City of Portland (the "City") and administers the City's urban renewal plans.
- B. The Urban Renewal Plan for the Gateway Regional Center Urban Renewal Area (the "Plan") was adopted by the Portland City Council on June 21, 2001, by Ordinance No. 175699.
- C. The City, through its urban renewal agency, the PDC, issued a Gateway Request for Information (the "Gateway RFI"), which generated a number of qualified responses.
- D. Responses to the Gateway RFI included a proposal for a multi-use development on privately-owned property located near the Gateway Transit Center, which may act to catalyze future development on City-owned property in the district.
- E. The City leases nearly 100,000 square feet of privately owned office space in downtown Portland for City office use.
- F. The Mayor's Office is contemplating relocation of City office space from downtown Portland to the Gateway Transit Center.
- G. OMF manages leases for City office space and is engaged in current space and facilities planning.
- H. PDC owns approximately two acres of property, currently leased to Oregon Clinic, located near the Gateway Transit Center as depicted on Exhibit A (the "PDC Property").
- I. The Mayor's Office, OMF, and PDC are contemplating the construction of a City-services building on the PDC Property (the "Project"), that could include tenants such as those proposed in qualified responses to the Gateway RFI, Multnomah County, health care users, and medical training and education providers.
- J. PSU has expressed a desire for space in the City owned 1900 Building to augment its campus network of buildings in downtown Portland and allowing PSU to meet its immediate and future academic and research needs.

- K. Reaching an agreement with PSU to secure space in the 1900 Building will allow OMF to manage City leases more efficiently and leverage City resources to further the vision of an East Portland City-services center, as well as realize the goals of the Gateway Regional Center.
- L. DDSO is seeking additional space for facilities, classrooms, and/or administrative uses.
- M. PSD is interested in creating meaningful connections between its K-12 programs and the medical education and training industry.
- N. The Mayor's Office has assembled a committed group of Gateway project advocates (the "Gateway Stakeholders") who will continue to serve as a connection to the East Portland community and its workforce goals.

AGREEMENT

NOW, THEREFORE, the signatories hereto desire to set out their current mutual expectations and intentions in this non-binding Memorandum of Understanding ("MOU") in order to provide a framework for possible future discussions on the Project:

1. **NON-BINDING MOU.** This MOU is only a statement of the current intent of PDC, OMF, the Mayor's Office, PSU, DDSO, and PSD (the "Parties") as of the MOU Date, and does not create and is not intended to create a legally binding or enforceable obligation, liability or agreement on the part of any signatory to this MOU ("Signatory"). This MOU may not be relied upon as a basis for contract by estoppel or serve as the basis for a claim based on detrimental reliance or any other theory. The Signatories solely intend this MOU to provide a framework for future discussions on potential terms of implementation of the Project.
2. **TERM OF MOU.** It is the Signatories' current intent to engage in discussions on the Project and take certain actions contemplated by this MOU during the eighteen months following the MOU Date (the end of such eighteen month period, the "Termination Date"). Any Signatory may end its participation in the discussions and discontinue actions contemplated by this MOU at any time. Nothing in this MOU requires the Signatories to enter into a binding agreement related to the Project, any other project or with any other signatory to this MOU.
3. **STATEMENTS OF INTENT.** PDC desires to redevelop vacant properties at or near the Gateway Transit Center and to fulfill economic development objectives for the district. OMF desires to explore the possibility of relocating City office space from downtown Portland to Gateway in an effort to more effectively manage City office space needs and better serve customers and constituents.

It is the Signatories' intent during the term of this MOU to work towards memorializing a development program for the Project, including City Council action approving one or more documents related to the Project.

All Signatories intend, wherever practicable, to work in close coordination with private developers at or near the Gateway Transit Center to ensure a development pattern that is beneficial to the district as a whole, taking into account the recommendations of the Gateway Stakeholders.

All Signatories involved in the Project intend to work with the selected developer to support DDSO and PSD towards achieving their development objectives, as indicated herein.

All Signatories involved in the Phase 2 Project intend to work with the Gateway EcoDistrict to achieve certain sustainability goals. This includes striving to meet ILFI Living Building Certification for the Phase 2 Project. At a minimum, all Signatories involved in the Phase 2 Project intend to work to ensure that the Phase 2 Project meets USGBC LEED Platinum Certification.

4. CONTEMPLATED PDC ACTIONS

- 4.1. PDC currently anticipates offering development feasibility and other technical assistance which may include identification of small developer contractors on PDC's flexible service contract list.
- 4.2. PDC will consider funding master planning services to ensure that the Project is complementary to the immediately surrounding uses, including the any private and neighborhood.
- 4.3. PDC currently anticipates re-evaluating its parking obligations on the PDC Property it owns at the Gateway Transit Center and investigating options that may accelerate the potential redevelopment of that property for Project.
- 4.4. PDC currently anticipates working with OMF to begin planning of the Project.

5. CONTEMPLATED MAYOR'S OFFICE ACTIONS

- 5.1. Mayor's Office currently anticipates facilitating communications between the Parties.
- 5.2. Mayor's Office anticipates sponsoring any ordinances and/or resolutions with accompanying documentation that the Mayor's Office determines must be presented to City Council for approval related to the Project.

6. CONTEMPLATED OMF ACTIONS

- 6.1. OMF will evaluate and consider the feasibility in locating City bureau space from downtown Portland to the PDC Property in the Project.
- 6.2. OMF will explore opportunities at the PDC Property with PDC including:
 - 6.2.1. Square footage and tenant improvement needs for relocated office space;
 - 6.2.2. Parking requirements;
 - 6.2.3. Financing options; and
 - 6.2.4. Other relevant development considerations.
- 6.3. OMF and PSU will discuss the feasibility of providing to PSU space in the 1900 Building, including:
 - 6.3.1. Space needs;
 - 6.3.2. Lease rates;
 - 6.3.3. Terms; and
 - 6.3.4. Other conditions and terms.
- 6.4. OMF will work with PDC to begin planning of the Project.

7. CONTEMPLATED PSU ACTIONS

- 7.1. PSU will consider leasing or purchasing up to three floors of the 1900 Building to meet current and future academic and research needs to better serve the community.

8. CONTEMPLATED DDSD ACTIONS

- 8.1. DDSD will work with the Signatories involved in the Project to identify opportunities to secure space for facilities, classrooms, and/or administrative uses.

9. CONTEMPLATED PSD ACTIONS

- 9.1. PSD will act as lead, with input from DDSD, in working to identify partners for the Project that both complement the overall development program and achieve the goal of creating meaningful medical education and training connections for their K-12 programs as well as the overall community.

10. MISCELLANEOUS

- 10.1. **Contact Information.** The current contact information for each of the Parties is as follows:

PDC:	Portland Development Commission Attn: Justin Douglas, Senior Project Manager 222 NW 5 th Avenue Portland, OR 97209 E-mail: DouglasJ@pdc.us
Mayor's Office:	City of Portland Mayor's Office Attn: Peter Parisot, Economic Development Director 1221 SW 4th Ave, Room 340 Portland, OR 97204 E-mail: Peter.Parisot@portlandoregon.gov
OMF:	City of Portland Office of Management and Finance Attn: Bryant Enge, Director, Bureau of Internal Business Services 1120 SW 5th, Room 1250 Portland, OR 97204 Email: bryant.enge@portlandoregon.gov
PSU:	Portland State University Attn: Dan Zalkow, Executive Director of Planning, Construction and Real Estate Portland State University Post Office Box 751 Portland, OR 97207 Email: zalkowd@pdx.edu

DDSD: David Douglas School District
Attn: Don Grotting, Superintendent
1500 Southeast 130th Avenue
Portland, OR 97233
Email: don_grotting@ddouglas.k12.or.us

PSD: Parkrose School District
Attn: Karen Gray, Superintendent
10636 NE Prescott St. Portland, OR 97220
Portland, OR 97220
Email: karen_gray@parkrose.k12.or.us

- 10.2. **Termination.** Any Signatory may end its participation in the discussions and discontinue actions contemplated by this MOU at any time. In any event, the Signatories anticipate that the discussions on the Project and actions contemplated by this MOU will end no later than the Termination Date.
- 10.3. **Exhibits.** The following exhibits are attached to this MOU:
Exhibit A: PDC Property
- 10.4. Nothing in this MOU waives the public entities' responsibility or requirement to comply with all applicable laws, rules and policies related to public contracting, competitive bidding, workforce equity, or other legal or policy requirements, or to satisfy real property due diligence actions including environmental and property condition inspections.

SIGNATURE PAGE FOLLOWS

The parties have signed this MOU to memorialize their current understandings.

City of Portland, Mayor's Office:

Portland State University

By: _____

By: _____

Sam Adams, Mayor

Dan Zalkow, Executive Director of Planning,
Construction and Real Estate

City of Portland, Office of Management and
Finance

David Douglas School District

By: _____

By: _____

Jack Graham, Chief Administrative Officer

Don Grotting, Superintendent

Approved as to form:

Parkrose School District

By: _____

By: _____

City Attorney

Karen Gray, Superintendent

Portland Development Commission

By: _____

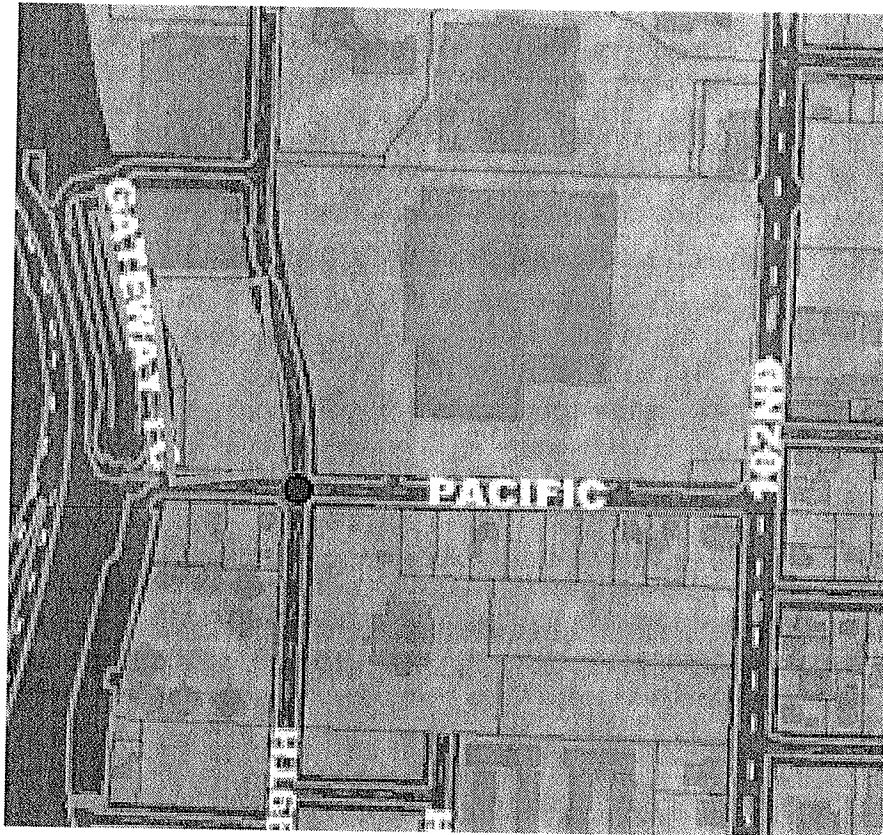
Patrick Quinton, Executive Director

Approved as to form:

By: _____

Eric Iverson, PDC Legal Counsel

Exhibit A: The PDC Property
1111-1125 NE 99th Avenue, Portland, Oregon



Phase 2 Project site

RESOLUTION No.

Authorize a Memorandum of Understanding to redevelop vacant properties at or near the Gateway Transit Center in order to fulfill economic development objectives for the district (Resolution)

WHEREAS, the Portland Development Commission ("PDC") is the duly authorized urban renewal agency of the City of Portland (the "City") and administers the City's urban renewal plans.

WHEREAS, the Urban Renewal Plan for the Gateway Regional Center Urban Renewal Area (the "Plan") was adopted by the Portland City Council on June 21, 2001, by Ordinance No. 175699.

WHEREAS, the City, through its urban renewal agency, the PDC, issued a Gateway Request for Information (the "Gateway RFI"), which generated a number of qualified responses.

WHEREAS, the Mayor's Office is contemplating relocation of City office space from downtown Portland to the Gateway Transit Center.

WHEREAS, the City of Portland Office of Management and Finance ("OMF") manages leases for City office space and is engaged in current space and facilities planning.

WHEREAS, PDC owns approximately two acres of property, currently leased to Oregon Clinic, located near the Gateway Transit Center (the "PDC Property").

WHEREAS, the Mayor's Office, OMF and PDC are contemplating the construction of a City-services building on the PDC Property (the "Project").

WHEREAS, Portland State University ("PSU") has expressed a desire for space in the City owned 1900 Building.

WHEREAS, reaching an agreement with PSU to secure space in the 1900 Building will allow OMF to manage City leases more efficiently and leverage City resources to further the vision of an East Portland City-services center, as well as realize the goals of the Gateway Regional Center.

WHEREAS, David Douglas School District ("DDSD") is seeking additional space for facilities, classrooms, and/or administrative uses.

WHEREAS, Parkrose School District ("PSD") is interested in creating meaningful connections between its K-12 programs and the medical education and training industry.

WHEREAS, the Mayor's Office has assembled a committed group of Gateway project advocates (the "Gateway Stakeholders") who will continue to serve as a connection to the East Portland community and its workforce goals.

WHEREAS, the identified stakeholders desire to state their mutual expectations and intentions in a non-binding Memorandum of Understanding in order to provide a framework for possible future

discussions on the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the Chief Administrative Officer of OMF may undertake contemplated actions in furtherance of the expectations and intentions of the Project; and

BE IT FURTHER RESOLVED, that the above-identified parties and Project stakeholders shall work to finalize a non-binding Memorandum of Understanding in substantially similar form to Exhibit A attached to this resolution; and

BE IT FURTHER RESOLVED, that the Mayor and the Chief Administrative Officer may sign a non-binding Memorandum of Understanding in substantially similar form to Exhibit A attached to this resolution.

Adopted by the Council:

Mayor Sam Adams

Prepared by: C. Atha Mansoor

Date Prepared: December 13, 2012

LaVonne Griffin-Valade


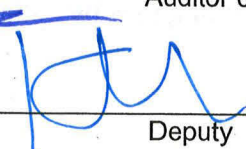
Auditor of the City of Portland

By

Deputy

Agenda No.
RESOLUTION NO.
 Title

Authorize a Memorandum of Understanding to redevelop vacant properties at or near the Gateway Transit Center in order to fulfill economic development objectives for the district. (Resolution)

INTRODUCED BY Commissioner/Auditor: Mayor Sam Adams	CLERK USE: DATE FILED <u>DEC 14 2012</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Adams 	LaVonne Griffin-Valade Auditor of the City of Portland By:  Deputy
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Leonard	
BUREAU APPROVAL Bureau: Office of the Mayor Bureau Head: Mayor Sam Adams	ACTION TAKEN: DEC 19 2012 REFERRED TO COMMISSIONER OF FINANCE AND ADMINISTRATION
Prepared by: C. Atha Mansoor Date Prepared: 12/13/12	
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 12/19/12	
City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan	

AGENDA
TIME CERTAIN <input checked="" type="checkbox"/> Start time: 10:15am Total amount of time needed: 45min. (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <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		