

ORDINANCE No. 187882

Amend Intergovernmental Agreement with the Portland Development Commission to provide funding for the design and construction of the 10th & Yamhill SmartPark Garage Renovation Project in the amount of \$5,000,000 (Ordinance; amend Contract No. 30005195)

The City of Portland ordains:

Section 1. The Council finds:

1. The Portland Bureau of Transportation (“PBOT”) is responsible for transportation operations and improvements within the City’s public rights-of-way. It is assigned responsibility for the management and continuing operations of the SmartPark garage system.
2. The SmartPark mission is to support the economic viability of the Central City by providing an affordable system of parking garages, which primarily meets the short-term parking needs of shoppers, visitors and business clients and by investing in other Central City transportation improvements. High-quality customer service and affordable rates are hallmarks of the City’s SmartPark system.
3. The 10th & Yamhill SmartPark Garage (Garage) is a seven-story building with 27,000 square feet of leasable retail space at or near the ground level with 799 parking spaces on floors two through seven. As part of the City’s SmartPark Garage System, the 10th & Yamhill Garage lends vital support to the downtown retail core by providing short-term parking at affordable rates to customers of nearby office, retail, and restaurant businesses.
4. On May 25, 2011 City Council passed ordinance 184605 authorizing an Intergovernmental Agreement with the Portland Development Commission (PDC). This Agreement outlines terms for the City and PDC to back the City Loan Guaranty for a \$5 million SoloPower loan.
5. The Garage currently requires a number of improvements beyond what could be considered standard maintenance and upkeep activities including structural stability, building systems, ADA compliance, and renovation of the interior and exterior of the ground floor retail space.
6. In 2014 the Portland Bureau of Transportation partnered with the Portland Development Commission to hire a design firm to review all past studies and building reports to determine relevance and develop a scope of improvements necessary to bring the Garage into compliance and make improvements to the ground floor retail space.
7. The estimated total project cost is \$25,000,000. The Bureau’s level of confidence in the cost estimate for this project is low because no design work has been completed.
8. The amendment outlines PDC’s contribution in an amount \$5,000,000.00 to the 10th & Yamhill SmartPark Garage Project and calls for PBOT and PDC to develop a retail

management agreement for the newly renovated ground floor retail spaces.

NOW, THEREFORE, the Council directs:

- a. That the Commissioner-in-Charge is hereby authorized to execute this amendment attached as Exhibit A with the Portland Development Commission. Similar in form to the agreement attached to the original of this ordinance, by reference a part of.
- b. This is budgeted in FY16-17 in grant fund 217007 and grant ID TR000176
- c. The Commissioner-in-Charge is authorized to execute amendments, approved as to form by the City Attorney, to the scope of the service or the terms and conditions of this Agreement, provided the changes do not increase the City's financial risk. Increases to the contribution amount must be approved by the City Council.
- d. The OMF Grants Office is authorized to perform all administrative matters in relation to the grant application, grant agreement or amendments, requests for the reimbursement from the grantor, and to submit required online grant documents on the Commissioner-in-Charge's behalf.

Passed by the Council, JUL 06 2016

Commissioner Steve Novick
Prepared by: Chris Armes: tlc
Date Prepared:

Mary Hull Caballero

Auditor of the City of Portland

By

Gayla Jennings

Deputy

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Agenda No.
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30005195

<p>INTRODUCED BY Commissioner/Auditor: COMMISSIONER STEVE NOVICK</p>	<p>CLERK USE: DATE FILED <u>JUN 21 2016</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick <i>Novick</i></p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Transportation Parking Operations Division Mgr: Malisa McCreedy Director: Leah Treat <i>on behalf of Dir. Treat 6/13/16</i></p> <p>Prepared by: C. Arnesen <i>tick</i></p> <p>Date Prepared:</p> <p>Supervisor: M. McCreedy</p>	<p>ACTION TAKEN:</p> <p>JUN 29 2016 PASSED TO SECOND READING JUL 06 2016 9:30 A.M.</p>
<p>Impact Statement</p> <p>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>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i></p>	
<p>Council Meeting Date June 29, 2016</p>	

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

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