

ORDINANCE No. 187938

Authorize an Intergovernmental Agreement with Portland State University to perform a Pre-Development Building Programming Study for the Jasmine Block property (Ordinance)

The City of Portland ordains:

Section 1. The Council Finds:

1. The City currently owns The Portland Building and is a co-owner other buildings, including the 1900 Building, among others in the downtown core. These buildings do not have enough space to bring all City Bureaus located in office space in the downtown core into City owned space.
2. The City currently leases more than 70,000 square feet of non-City-owned office space within the downtown area for City bureaus.
3. The City would like to explore opportunities to increase its stock of City-owned office space within the downtown core.
4. The City has a history of working with PSU to promote development and vitality in the South Downtown/University District through collaborative planning, and through condominium projects. Examples of prior collaboration and joint property development or ownership are: the 1900 Building which houses several city bureau operations including the Permit Center and the Code Hearings Office; and the Academic Student Recreation Center, which is home to Archives and Records Center.
5. On October 13, 2014, the City signed a non-binding Letter of Intent (LOI) with Portland State University (PSU) indicating the City's interest in potentially pursuing a joint development of an office and classroom building in the PSU campus area that, among other criteria:
 - a. advances a mutually beneficial relationship between the City and PSU,
 - b. provides a minimum of 30,000 gross square feet of useable office space for the City, and
 - c. supports the parties' goals, policies, and requirements.
6. The Jasmine Block (Tax lots 1S1E03CB2600 and 1S1E03CB 2800) is one of the sites identified in the LOI as potential development site. The Jasmine Block is located between SW 4th and 5th Avenues, and SW Harrison and SW Montgomery Streets, and is owned by the Portland Development Commission (PDC). Although the parcels are owned by PDC, through a Disposition and Development Agreement dated April 3, 2015, PSU has the right to complete studies and seek funding to develop the Jasmine Block as well as potentially acquire ownership.

7. In order to better understand each party's needs, desires, constraints and concerns for potential joint commitment in the Jasmine Block development project, a pre-development building programming study (Study) must be conducted. Completing the Study will not obligate the City to development of the Jasmine Block.
8. The parties agree that the City's maximum responsibility for this study will not exceed \$20,000. The anticipated study cost is \$60,000. The Bureau of Internal Business Services has sufficient funds in the Facilities Services Operating Fund for the Study.
9. PSU has the capacity to take the lead to engage contractor(s) for the Study, and will solicit and manage the contract for the State.
10. An Intergovernmental Agreement will set forth the parties' responsibilities in undertaking the Study.

NOW THEREFORE, the Council directs:

- a. Mayor Charlie Hales, or designee, is authorized to execute an Intergovernmental Agreement with Portland State University, in a form substantially similar to Exhibit A upon approval to form by the City Attorney's Office, to undertake a pre-development building programming study for the development of the Jasmine Block.
- b. The Director of the Bureau of Internal Business Services is authorized to execute amendments to the Intergovernmental Agreement, provided such amendments do not increase the City's financial obligation and are subject to approval to form by the City Attorney's Office. Any modifications that increase financial obligation must be authorized by the Council.

Passed by the Council: AUG 10 2016

Mayor Charlie Hales
Prepared by: Alexandra Howard
Date Prepared: May 19, 2016

Mary Hull Caballero

Auditor of the City of Portland

By

Gayla Jennings

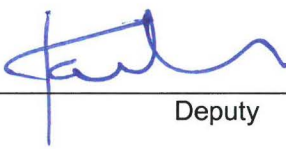
Deputy

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Agenda No.
ORDINANCE NO.
Title

187938

Authorize an Intergovernmental Agreement (IGA) with Portland State University to perform a Pre-Development Building Programming Study for the Jasmine Block property (Ordinance)

INTRODUCED BY Commissioner/Auditor: Mayor Hales	CLERK USE: DATE FILED <u>JUL 26 2016</u>
COMMISSIONER APPROVAL	Mary Hull Caballero Auditor of the City of Portland
Mayor—Finance and Administration - Hales	By:  Deputy
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick	
BUREAU APPROVAL	ACTION TAKEN: AUG 03 2016 PASSED TO SECOND READING AUG 10 2016 9:30 A.M.
Bureau: Internal Business Services OMF CAO: Fred Miller Bureau Head: Bryant Enge	
Prepared by: Alexandra Howard Date Prepared: June 27, 2016	
Impact 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"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter	
Council Meeting Date	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)			
CONSENT <input checked="" type="checkbox"/>			
REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)			
		YEAS	NAYS
	1. Fritz	1. Fritz	✓
	2. Fish	2. Fish	✓
	3. Saltzman	3. Saltzman	✓
	4. Novick	4. Novick	✓
	Hales	Hales	✓