

ORDINANCE No. 189917

Authorize an 18-month lease extension with GVI-LC Harrison Square Owner, LP for office space at Harrison Square, 1800 SW First Ave, through April 30, 2022 at an estimated cost of \$345,729 for the Fire & Police Disability & Retirement Board (Ordinance; amend Contract No.30006217)

The City of Portland ordains:

Section 1. The Council finds:

1. The Fire & Police Disability & Retirement Board (“FPDR”) offers disability and retirement planning services to active members and pension benefit services to retired members.
2. In 1994, FPDR began leasing office space from Oregon Pacific Investment and Development Company (“Landlord”) located in certain office space at 1800 SW First Avenue, Suite 450, Portland, Oregon, and more commonly known as the Harrison Square Building (“Building”). Effective January 29, 2020, the Building was acquired by GVI-LC Harrison Square Owner, LP and assumed all obligations of the lessor under the lease.
3. FPDR wishes to extend the lease expiring October 31, 2020 through April 30, 2022, and the Landlord is willing to lease at commercially reasonable rental rates and terms.
4. Pursuant to Resolution #3701 “Reaffirming the City’s Interest to Maximize Investment in City-Owned Facilities and Directing the Office of Management and Finance to Fully Implement ADM” 13.01, the Office of Management and Finance (“OMF”) is working with bureaus to fully implement ADM 13.01 and ART 3.01 by bringing City operations back into City-owned facilities when possible.
5. OMF and FPDR have strategically assessed the space needs against availability of space in existing City-owned facilities. There are no viable options within City-owned facilities to provide sufficient space to accommodate FPDR’s needs by October 31, 2020.
6. The expected financial impact is estimated at \$345,729 which is already built into the office space lease budget for FY 20/21 and moving forward. Annual increases over the remaining term of the lease extension are approximately 3%.
7. By resolution, the FPDR Board of Trustees has authorized that the FPDR Director be, and hereby is, authorized to execute on behalf of the Board of Trustees and FPDR an extension addendum to the lease agreement.

NOW, THEREFORE, the Council directs:

- a. The Chief Administrative Officer or designee is authorized to execute any documents including, but not limited to, amendments and extensions necessary to lease property in the Harrison Square Building for Fire and Police Disability Review Board's purposes. All documents will be approved as to form by the City Attorney prior to execution.

Passed by the Council: **April 8, 2020**

Mayor Ted Wheeler
Prepared by: Sam Hutchison / Pauline Goble
Date Prepared: February 23, 2020

Mary Hull Caballero
Auditor of the City of Portland
By: *Keelan McClymont*
Deputy

Agenda No. 254 273
Item Type: Ordinance No. 189917
Council Meeting Date: April 1, 2020

Title: Authorize an 18-month lease extension with GVI-LC Harrison Square Owner, LP for office space at Harrison Square, 1800 SW First Ave, through April 30, 2022 at an estimated cost of \$345,729 for the Fire & Police Disability & Retirement Board (Ordinance; amend Contract No.30006217)

AGENDA TYPE

Consent

Regular

Time Certain Start Time

Item 1 of 1

Total amount of time needed for presentation, testimony and discussion (Regular and Time Certain Only): N/A (Consent)

INTRODUCED BY: Mayor Wheeler

COMMISSIONER / AUDITOR APPROVAL

Mayor - Finance & Admin. - Wheeler Mustafa Washington Digitally signed by Mustafa Washington Date: 2020.03.24 11:33:34 -0700

Position 1/ Utilities - Fritz

Position 2/ Works - Vacant

Position 3/ Affairs - Hardesty

Position 4/ Safety - Eudaly

City Auditor - Hull Caballero

1) Is a completed Impact Statement attached? Yes

3) Is the item a Code ordinance? Yes No

If yes, **Auditor Office** Approval

5a) Is item a Portland Policy Document or Administrative Rule? Yes No

BUREAU APPROVALS

Bureau: OMF/CAO

OMF/CAO: Tom Rinehart Digitally signed by Tom Rinehart Date: 2020.03.11 09:36:58 -0700

Bureau Approval: Carmen Merlo Digitally signed by Carmen Merlo Date: 2020.03.10 14:31:55 -0700

Prepared By: Sam Hutchison / Pauline Goble

Date Prepared: March 6, 2020

2) Does the item amend the budget? Yes No
If yes, **Budget Office** Approval

4) Is this item a contract (current or future), code, easement, franchise, comp plan or Charter? Yes No
If yes, **Attorney Office** Approval

L Law

Digitally signed by L Law Date: 2020.03.24 15:24:24 -0700

5b) If yes, is the City Policy/Admin Rule directive in the ordinance or resolution? Yes No

ACTION TAKEN:

April 1, 2020 Passed to second reading April 8, 2020 at 9:30 a.m.

CLERK USE: DATE FILED 3/24/20

Mary Hull Caballero
Auditor of the City of Portland

By: Keelan McClymont Digitally signed by Keelan McClymont Date: 2020.03.24 16:56:16 -0700
Deputy

FOUR-FIFTHS AGENDA

- | |
|-------------|
| 1. Fritz |
| 2. Vacant |
| 3. Hardesty |
| 4. Eudaly |
| Wheeler |

COMMISSIONERS VOTED AS FOLLOWS:

	YEAS	NAYS
1. Fritz	✓	
2. Vacant		
3. Hardesty	✓	
4. Eudaly	✓	
Wheeler	✓	