

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. \_\_\_\_\_**

**Approving Purchase of Jefferson Station Condominium Unit 2 (1236 SW First Ave) and Storage Unit S-4, Portland, OR**

**The Multnomah County Board of Commissioners Finds:**

- a. By Resolution #2015-031, adopted April 16, 2015, the Board selected the Hawthorne Bridgehead Block 8 site (Courthouse Site) for construction of the Courthouse Project. The County Chair has executed Agreements for Purchase and Sale (PSA) for Jefferson Station Condominium Unit 2, at 1236 SW First Avenue, and Storage Unit S-4, Portland, Oregon (together, the Property), subject to the Board approving the closing of the purchases of the Property. The Jefferson Station Condominium is a registered historic landmark building on the southwest quarter of the Courthouse Site (Jefferson Station).
- b. On December 17, 2015, the Board adopted Resolution #2015-129: Approving the FAC-1 Project Plan and authorizing the Schematic Design and Design Development Phases of the Project. On the same day, the Board adopted Resolution #2015-130: Authorizing the County Chair to execute an IGA with the Oregon Department of Administrative Services (DAS) and the Oregon Judicial Department (OJD) for funding the Central Courthouse Project, Phase I.
- c. The County is fee title owner of Units 1, 3, 4, 5, 6, 7, 8 and 9, comprising a majority, controlling interest of the Commercial Units in Jefferson Station, and is fee title owner of all of the basement storage units except for S-4. Upon adoption of the recommended resolution, the County will purchase Unit 2 and Storage Unit S-4, giving the County one hundred percent (100%) ownership of all Commercial Units and Storage Units in Jefferson Station.
- d. Chapter 705, Oregon Laws 2013, authorized creation of the Oregon Courthouse Capital Construction & Improvement (OCCCI) Fund and provides for the sale of Article XI-Q bonds to finance the State's matching share of costs for new or renovated courthouses, or portions thereof, owned or operated by the State under a long-term lease or IGA with each county.
- e. The Courthouse Project was approved by the Oregon Chief Justice and Department of Administrative Services (DAS) on March 16, 2015, which qualifies the project for 50% State funding to match the County's 50% contribution. On March 31, 2015, the State issued Article XI-Q bonds, including \$15 million to fund the State's initial Courthouse Project match.

- f. On January 15, 2016, the County, the Oregon Judicial Department (OJD) and DAS executed the Multnomah County Courthouse Funding Agreement – Phase I. The Board has authorized funds needed for the remaining Property purchases as part of the 2017 Courthouse Project budget. The cost of acquiring the Property will qualify for the State's 50% match, because the Property will be incorporated into the Courthouse Project.
- g. By Resolution #2016-067, adopted June 16, 2016, the Board approved the FAC-1 Project Design and Construction Plan for the new Courthouse and authorized the team to proceed with development of detailed construction documents. Acquisition of the Property will complete the County's acquisition of Jefferson Station, permitting construction of seismic shear walls to enhance earthquake survival of the building and expanding the County-owned floor area available for high volume courts, family court mediation rooms, Court Care daycare facilities, employee bicycle parking and Circuit Court administrative offices.

**The Multnomah County Board of Commissioners Resolves:**

- 1. It is in the best interests of the County and the public to purchase the Property for use as part of the Courthouse Project, on the terms and conditions set forth in the PSAs.
- 2. The Chair is authorized to execute all documents necessary to complete the purchases of the Property substantially consistent with the terms and conditions of the PSAs.

ADOPTED this 3rd day of November, 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Kenneth M. Elliott, Assistant County Attorney

SUBMITTED BY:  
Sherry Swackhamer, Director, Department of County Assets