

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Accepting the Surplus Property Report for the Wikman Building, 4420 SE 64th Avenue, Portland, Oregon.

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 04-185, dated December 9, 2004, the Multnomah County Board of Commissioners adopted a policy for declaring real property owned by the County as surplus ("Surplus Property Process").
- b. By Resolution 2011-106, the Wikman Building ("Property"), was declared "Surplus" by the Board, commencing the Surplus Property Process. Facilities and Property Management Division (FPM), in conjunction with the Communications Office, was directed to prepare a report to the Board not later than 45 days from public input deadline of November 7, 2011.
- c. The Surplus Property Process included notice, signage, electronic notification, public meetings, and other channels for publicizing the surplus declaration and soliciting public comment, as documented in the attached Surplus Report ("Report").
- d. As detailed in the Report (Attachment), public comment was overwhelmingly in support of a concept for the acquisition and redevelopment of the Property as a neighborhood center by ROSE Community Development, Southeast Uplift, Foster Area Business Association, and Foster-Powell Neighborhood Association ("Coalition"). As presented, the Coalition concept includes preservation of the building's historic character and property acquisition at market value, while supporting recognized County values. The Coalition indicated that it needed more time for full development of a proposal.
- e. The public interest would be best served by FPM working with District 3 Commissioner Judy Shiprack, the Communications Office, and the Economic Development Director on implementing the following plan:
 1. Negotiate exclusively with the Coalition on an Acquisition and Re-development Proposal ("Proposal") for the Property that preserves its historic character, requires its use as a neighborhood center, and provides fair market value to the County;
 2. Ensure that the Proposal includes a business plan with a re-development pro forma and an operations schedule for the successful re-purposing of the Property as a neighborhood center;

3. Provide due diligence information on operations, capital investment, deferred maintenance and related aspects to fully inform the Proposal;
4. Support the inclusion, recruitment, and participation of other stakeholders and continue working with community groups, neighbors, and interested parties in support of a Proposal; and,
5. Submit to the County Board for its consideration the Proposal at a regular Board Meeting, on a date not later than 180 days from the date of this Resolution.

The Multnomah County Board of Commissioners Resolves:

1. To accept the attached Surplus Property Report.
2. District 3 Commissioner Judy Shiprack, the Communications Office, the Economic Development Director, and FPM are directed on behalf of the County to enter into exclusive negotiations with the Coalition on an Acquisition and Re-development Proposal for the Property as set forth herein, provided that any such Proposal shall be subject to County Board approval.
3. District 3 Commissioner Judy Shiprack and FPM are further directed to submit to the Board for consideration a Proposal at a regular Board Meeting on a date not later than 180 days from the date of this Resolution.

ADOPTED this 22nd day of December, 2011.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:
JENNY M. MORF, ACTING COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Jenny M. Morf, Acting County Attorney

SUBMITTED BY:
Commissioner Judy Shiprack, District 3