

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 04-169

Declaring the Former State Medical Examiner's Office, Hansen Building, Multnomah County Corrections Facility and Edgefield Properties, and Portland Building 14th and 15th Floors as Surplus Properties and Authorizing Sale

The Multnomah County Board of Commissioners Finds:

- a. The County owns the former State Medical Examiner's Office located at 301 NE Knott Street.
 - i. It was built in 1926 and was leased by the State Medical Examiner until October 2004. The Medical Examiner is vacating the building in October, 2004.
 - ii. There is no requirement for the building in the County portfolio after October, 2004.
- b. The County owns the Hansen Building located at 12240 NE Glisan Street.
 - i. It is currently used by the Sheriff's office and can be phased out and the Sheriff's personnel transferred to other locations.
 - ii. There is no long term requirement for the building in the County portfolio.
- c. The Multnomah County Correctional Facility (MCCF) is a County-owned property located at 1906 SW Halsey in Troutdale.
 - i. MCCF currently houses MCSO work crews that were formerly located at the Multnomah County Inverness Jail (MCIJ).
 - ii. There is sufficient bed capacity in the Multnomah County Jail System to house work crews from MCCF. Therefore, MCCF and the other undeveloped Edgefield property is County-owned surplus property.
- d. The County has a perpetual lease for the 14th and 15th floors of the Portland Building located at 1220 SW 5th Avenue.
 - i. It was built in 1981 and the County has leased approximately 39,138 square feet on the 14th and 15th floors in accordance with a lease entered into with the City of Portland on January 22, 1981.
 - ii. The building lease cost is currently over \$21.40 per square foot.
 - iii. The 14th floor is partially vacant and it is anticipated that the remaining programs will be moved to existing County facilities in January 2005. There is no current or long-term expected requirement for the space.
 - iv. The 15th floor is occupied, and the space is required for the foreseeable future:
 - a) The space is occupied by Courts, District Attorney and other uses that require space in the vicinity of this building but not necessarily in this building.

- b) The City of Portland is discussing the potential purchase of the County's interest in the building and desires to purchase both floors in order to perfect its ownership of the building and to minimize the transaction costs for financing the purchase.
- c) A provision for the leaseback of this floor at market rates is being discussed. This should result in lower annual operating costs in addition to providing a source of one-time revenue to the County.
- v. It is anticipated that significant revenue can be obtained for the property if sold.

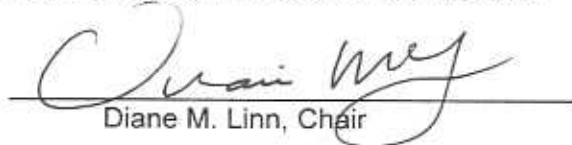
The Multnomah County Board of Commissioners Resolves:

1. The former State Medical Examiner's Office at 301 NE Knott Street, the Hansen Building at 12240 NE Glisan Street, the MCCF and Edgefield Properties, and the 14th floor of the Portland Building are declared surplus property.
2. The MCCF and Edgefield properties are described as (Section 26 1N 3E; Partition Plat 1993-97, TL 100; Partition Plat 1993-97; Lot 2 TL 600; Lot 2, Partition Plat 1998-166, Lot 1 TL 405; Partition Plat 1998-166, Lot 1 TL 212; Partition Plat 1998-166, Lot 1 TL 408; Partition Plat 1998-166, Lot 1 TL 211; Partition Plat 1998-166, Lot 1 TL 213).
3. It is in the best interests of the County to sell the 15th floor of the Portland Building to the City of Portland and lease back the space from the City.
4. Facilities and Property Management Division is authorized to offer the State Medical Examiner's Office for sale and Portland Building floors 14 and 15 for sale or lease and to negotiate a lease from the City or Portland for the 15th floor of the Portland Building. All net proceeds from the sales shall be applied to the County's General Reserve Fund or the one time only costs associated with the Disposition and Consolidation Strategy adopted by the Board.
5. Facilities and Property Management Division is authorized to offer the Hansen Building, MCCF and Edgefield Properties for sale. All net proceeds from the sales shall be applied to the County's General Reserve Fund subject to the provisions of Resolution 04-159 or specific disposition to be determined by the Board at time of sale.

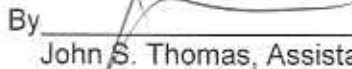
ADOPTED this 18th day of November, 2004.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Assistant County Attorney