



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 03/25/11)

Board Clerk Use Only

Meeting Date:	<u>5/16/13</u>
Agenda Item #:	<u>R.1</u>
Est. Start Time:	<u>10:00 am</u>
Date Submitted:	<u>5/1/13</u>

Agenda Title:	Approving a Lease of Real Property to Albertina Kerr Center, Inc. For Property Located at 2124 N. Williams Ave., Portland, Oregon, And Authorizing County Chair to Execute Appropriate Documents to Complete The Transaction
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Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date:	<u>May 16, 2013</u>	Amount of Time Needed:	<u>10 Minutes</u>
Department:	<u>Department of County Assets</u>	Division:	<u>Facilities & Property Mgmt</u>
Contact(s):	<u>Carla Bangert</u>		
Phone:	<u>(503) 988-4128</u>	Ext.	<u>84128</u>
Presenter Name(s) & Title(s):	<u>Carla Bangert, Sr. Property Management Specialist</u>		

General Information

1. What action are you requesting from the Board?

Approving a lease of real property to Albertina Kerr Centers, Inc. for property located at 2124 N. Williams Ave., Portland, Oregon, and authorizing County Chair to execute appropriate documents to complete the transaction.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The former Port City property is a vocational training center for developmentally disabled County residents located on approximately 1.15 acres. Port City conveyed the property to the County on April 11, 2013, in satisfaction of Port City's financial obligation to the County, under the terms of Resolution 2013-029, dated March 21, 2013. The County has not "participate[d] in the management of a facility" as that phrase is used and defined in Oregon Revised Statutes (ORS) 465.200 et seq. And Oregon Administrative Rules (OAR) 340-122-120 concerning the property, and accepted title "primarily to protect a security interest" as that phrase is used and defined in ORS 465.200 et seq. and OAR 340-122-120. A material consideration for release of Port City from its full payment obligation was continued operation of the vocational training center on the property, through Port City's transfer of its operating agreement to another qualified vocational services provider. The County now wishes to lease the property directly to Albertina Kerr Centers, Inc. to provide

continued use of the property for such vocational training.

3. Explain the fiscal impact (current year and ongoing).

The lease to Albertina Kerr Centers, Inc. will become effective upon full execution of the lease document with an original term expiration date of June 30, 2014. Tenant will have two (2) one (1) year renewal options available. Tenant shall pay as base rent the sum of \$3,350.00 per month which reflects the costs realized by County to ready the property for tenant along with estimated maintenance costs. The lease also provides to either party the ability to terminate the lease for any reason with a minimum ninety (90) day written notice to the other party.

4. Explain any legal and/or policy issues involved.

None

5. Explain any citizen and/or other government participation that has or will take place.

None

Required Signature

**Elected Official or
Department/**

Agency Director:

Sherry Swackhamer \s\

Date: 4-30-13