

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 04-167**

Declaring the Morrison Bridgehead Property Surplus and Authorizing Negotiations to Sell the Property to the Portland Development Commission

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

- a. In 1955 the county acquired the city block at 530 SW 2nd Avenue. In 1957 the county acquired three parcels at the west end of the Morrison Bridge at 1st and SW Alder Street. The properties are shown on maps attached as Exhibit A, and the legal description of the properties is Lots 1, 2, 16 and 39, City of Portland (hereafter, "the Morrison Bridgehead Property.")
- b. Today the Morrison Bridgehead Property is occupied by the County's motor pool and provides approximately 500 parking spaces.
- c. The Morrison Bridgehead Property is located in a major downtown area which is considered to be a primary gateway into Downtown Portland. The County does not foresee any further county development opportunities for the Morrison Bridgehead Property.
- d. The Portland Development Commission (PDC) included the Morrison Bridgehead Property in its 2003 Downtown Waterfront Master Plan and received the County Board's endorsement of a four year extension of the Downtown Waterfront Urban Renewal Area which dedicated \$9 million in future bond funding capability for assistance with site acquisition for a new courthouse in downtown Portland.
- e. For the past three decades the County has sought a solution to preserve its existing courthouse ("Historic Courthouse"). Numerous reports and studies over the years have recommended that the County build a new facility to replace the Historic Courthouse.
- f. Resolution 04-028 convened a Downtown Land Acquisition Work Group to recommend site proposals and viable financing strategies for land acquisition for a new courthouse. The Work Group is recommending that the County proceed with the sale of the Morrison Bridgehead Property to PDC and use the proceeds to acquire a full block in close proximity to the existing Government Center in Downtown Portland.
- g. Proceeding with land acquisition will provide momentum towards a solution to the problem of replacing the Historic Courthouse. Replacing the Historic Courthouse will eliminate approximately \$83 million of deferred maintenance and seismic costs associated with the Historic Courthouse.

- h. The County's Chief Finance Officer has identified that the Morrison Bridgehead Property has no current debt service and the proceeds from the sale of the property are not dedicated to any other county program.

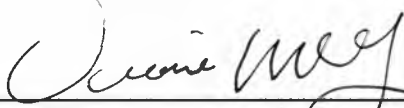
**The Multnomah County Board of Commissioners Resolves:**

1. The Morrison Bridgehead Property is declared surplus.
2. Facilities and Property Management (FPM) is directed to obtain an appraisal of the Morrison Bridgehead Property.
3. FPM is directed to prepare a detailed plan for replacement parking for motor pool and parking lot for consideration by the Board of County Commissioners.
4. FPM is directed to proceed with negotiation with the Portland Development Commission for sale of the Morrison Bridgehead Property. The agreement shall be presented to the Board for approval prior to execution.
5. All net proceeds from the sale of the property to be deposited in the County's General Reserve Fund and earmarked for use toward a downtown courthouse.
6. FPM is directed to begin preliminary conversations with property owners for potential purchase of a site for a new courthouse in downtown Portland using the Morrison Bridgehead proceeds and report back to the Multnomah County Board of Commissioners by March 2005.

ADOPTED this 18th day of November, 2004.

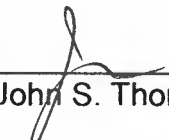


BOARD OF COUNTY COMMISSIONERS  
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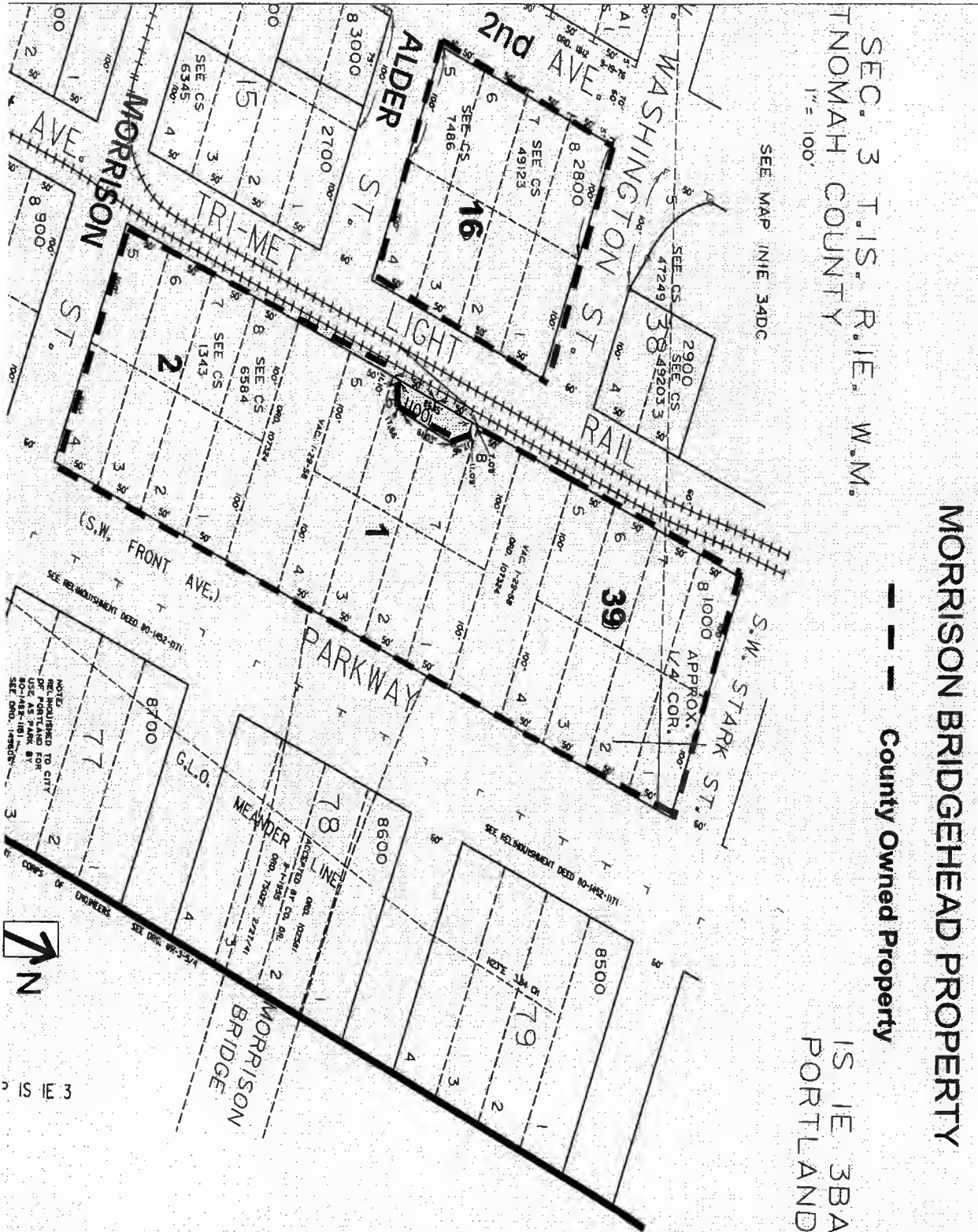
  
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Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
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John S. Thomas, Assistant County Attorney

# EXHIBIT A





**2002  
Aerial  
Photo**