



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised March 2016)

Board Clerk Use Only

Meeting Date: 11/3/16
Agenda Item #: R.4
Est. Start Time: 10:40 am approx
Date Submitted: 10/26/16

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

Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.

Requested

Meeting Date: November 3, 2016 **Time Needed:** 10 minutes

Department: Board Chair & DCA **Division:** Facilities & Property Management

Contact(s): Ken Elliott

Phone: (503) 988-7604 **Ext.** 87604 **I/O Address:** 503/500

Presenter

Name(s) & Title(s): Ken Elliott, Assistant County Attorney; JD Deschamps, Central Courthouse Project Manager

General Information

1. What action are you requesting from the Board?

The Department of County Assets, Facilities & Property Management Division (FPM) is asking the Board of County Commissioners:

- (a) To approve the County's purchase of Jefferson Station Condominium Unit 2 (1236 SW First Ave, ground floor), Portland, Oregon;
- (b) To approve the County's purchase of Jefferson Station Condominium Storage Unit S-4 (1230 SW First Ave, basement), Portland, Oregon (together, the Property); as part of the site assembled for the new Central Courthouse Project (Courthouse Project); and
- (c) To authorize the Chair to execute all documents needed to accomplish the Property purchases and to close the purchases under the terms and conditions of the Agreements for Purchase and Sale (PSA) for the Property.

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.

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).

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.

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.

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.

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

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.

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.

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.

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

Oregon Revised Statute § 1.185 requires each County to "provide suitable and sufficient courtrooms, office and jury rooms for the court, the judges, other officers and employees of the court and juries in attendance upon the court, and provide maintenance and utilities for those courtrooms, offices and jury rooms."

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

The Project Team has continued to meet regularly with the courthouse users'

group, Oregon DAS and OJD, and community stakeholder groups to advise them of progress and milestones achieved and to obtain input on the Courthouse programming and design progress. The Project has a dedicated web page on the County website that includes past studies and reports, FAQ's, photos and links to past news articles.

Required Signature

**Elected
Official or
Department
Director:**

/s/ Sherry Swackhamer, Director,
Department of County Assets

Date: October 26, 2016