

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing Exclusive Negotiations with Melvin Mark Development Company for a Disposition and Development Agreement for the Morrison Bridgehead Properties, Portland, Oregon

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County assembled the Morrison Bridgehead Properties, Blocks 1,2, 16, and 39 in Downtown Portland, ("the Property"), through a series of acquisitions in the late 1950's for staging and construction of the third Morrison Bridge and access ramps. The Property has subsequently been operated as a surface parking lot and a Multnomah County Motor Pool facility.
- b. Resolution 04-167, adopted by the Board of County Commissioners on November 18, 2004, declared the Morrison Bridgehead Properties (Blocks 1, 2, 16, and 39 in SW Portland, "the Property") surplus, directed the Facilities and Property Management Division (FPM) to negotiate with the Portland Development Commission (PDC) for the sale of the property, and directed that the proceeds from the sale be deposited in the County's General Reserve Fund and earmarked for use toward a downtown courthouse.
- c. Resolution 06-121, adopted by the Board of County Commissioners on June 29, 2006, directed the Facilities and Property Management Division ("Facilities") to offer the Property for sale and to brief the Board regularly on sale progress. It further directed that all net proceeds from the sale of the property be deposited in the County's General Reserve Fund and earmarked for use toward a downtown courthouse site.
- d. Resolution 07-174, adopted by the Board of County Commissioners on November 1, 2007, approved an Intergovernmental Agreement ("IGA") with the Portland Development Commission ("PDC") which provided for Multnomah County and PDC cooperation for the timely and appropriate sale and private redevelopment of the Property. The IGA further provided for specific responsibilities for Multnomah County and PDC on the solicitation and selection processes for a Request for Proposals for the Property ("RFP") and the negotiation of a Disposition and Development Agreement ("DDA") for eventual sale of the Property.
- e. In November 2009, Multnomah County issued a Request for Interest ("RFI") for acquisition and redevelopment of the Property. Multnomah County and PDC staff facilitated a Board Policy Discussion in April 2010 to present three RFI responses. There was direction to develop a formal RFP for the site with PDC in accordance with the IGA.
- f. Multnomah County and PDC Staff worked to develop a Draft RFP which was submitted for review by Board of County Commissioners staff and technical review by Multnomah County programs, including Bridge Operations, County Attorney, Facilities, Fiscal and Budget, Fleet, and Purchasing. The RFP was agreed to in accordance with the IGA and issued in November 2010. (Exhibit 1.)

- g. The deadline for submissions was February 9, 2011. Two submissions were received for evaluation: 1. Gerding Edlen Development Company and Downtown Development Group; and, 2. Melvin Mark Development Company and the James Beard Public Market ("Melvin Mark Proposal").
- h. An Evaluation Committee was formed in accordance with the IGA. Membership included solicited nominations from Board of County Commissioners and evaluation sessions were convened in March 2011. The Evaluation Committee scored the RFP submittals independently using the detailed criteria in the RFP. The Evaluation Committee Report (Exhibit 2) scored the Melvin Mark Proposal highest.

The Multnomah County Board of Commissioners Resolves:

- 1. The Board recognizes the work of the Evaluation Committee and acknowledges that the Melvin Mark Proposal presents an opportunity for the private redevelopment of a Property identified as surplus since declaration in 2004.
- 2. The County Attorney and Facilities, in conjunction with PDC in accordance with the IGA, are directed to enter into exclusive negotiations with the development entity for the Melvin Mark Proposal. Negotiations shall be conducted on the basis of the RFP submittal with additional transaction conditions as agreed. The Board shall be briefed at regular intervals on the conduct of the DDA negotiations.
- 3. After negotiations are complete, Facilities is directed to submit the final DDA, as reviewed and approved by the County Attorney, to the Board for final consideration and approval.

ADOPTED this 26th day of May, 2011.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED: HENRY H. LAZENBY, JR., COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Henry H. Lazenby, County Attorney

SUBMITTED BY: Jeff Cogen, Chair