



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

## Board Clerk Use Only

**Meeting Date:** 4/21/16  
**Agenda Item #:** R.5  
**Est. Start Time:** 11:05 am approx.  
**Date Submitted:** 4/18/16

**Agenda Title:** Briefing on the status of the project development for the Health Department Headquarters (HDHQ) project.

*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:** April 21, 2016 **Time Needed:** 30 minutes

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

**Contact(s):** Brett Taute

**Phone:** (503) 988-3284 **Ext.** 83284 **I/O Address:** 274/FPM

## Presenter

**Name(s) & Title(s):** Brett Taute, Facilities & Property Management; Doug Obletz, Shiels Obletz Johnsen, Inc.; Gene Sandoval, ZGF Architects LLP

## General Information

### 1. What action are you requesting from the Board?

No action requested. This item is to provide a briefing on the status of project development for the HDHQ project.

### 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.

In November 2015, by Resolution # 2015-118, the Board of County Commissioners approved the FAC-1 Amended Project Plan and authorized the Schematic Design and Design Development Phases for the HDHQ project.

The HDHQ project team will provide periodic briefings to the Board of County Commissioners on the status of the project development; this is the second of such briefings.

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

The conceptual project budget for the HDHQ project is \$85M - \$95M.

Per the Chief Financial Officer's Financing Strategy: The project will be partially funded with approximately \$36.4 million in tax increment financing (TIF) funds from the River District Urban Renewal Area, as provided in an Intergovernmental Agreement (Grant IGA) between the County and the Portland Development Commission (PDC). It is assumed that the balance of the project will be financed primarily with County-issued long-term debt. Prior, and any future, General Fund cash contributions will limit the amount of long-term debt needed.

The current phase of the project, Schematic Design and Design Development, is estimated to cost \$3.2M. These activities will occur in FY16.

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

Under the Disposition Agreement with the Portland Housing Bureau (PHB), the County is required to complete building design and City of Portland permitting (including PHB approval of the exterior design) prior to acquiring the eastern portion of Block U. In addition, the County is obligated to obtain all PHB and City of Portland approvals and show funding capacity for the Project prior to accessing final TIF funds under the Grant IGA.

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

The County has actively engaged with the Old Town/Chinatown Neighborhood Association, Bud Clark Commons, Transition Projects, Inc., Pacific Northwest College of Art, City of Portland, PHB, PDC, along with other key community stakeholders throughout all phases of this project and remains committed to this process for all future phases of the HDHQ development.

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**Required Signature**

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**Elected  
Official or  
Department  
Director:**

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

**Date:** April \_\_\_\_, 2016

*Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.*