

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. \_\_\_\_\_**

**Authorizing an Intergovernmental Agreement with the Portland Development Commission (PDC), accelerating PDC's grant to the County of tax increment from the River District Urban Renewal Area (URA).**

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

- a) The County owns the McCoy Building at 426 SW Stark Street which houses the County's Health Department ("MCHD") and is located in the River District Urban Renewal Area (URA).
- b) A geotechnical report prepared on behalf of the County concludes that renovation of the McCoy Building would require substantial seismic upgrades to assure continuation of the County's public health emergency services following an earthquake. The County decided to pursue relocation of MCHD's headquarters, administrative offices, specialty clinics, a laboratory, and a pharmacy facility, among other potential uses (collectively, the "Project") to a new seismic-reinforced building on the vacant, easterly portion of Block U (the "Property"), also located in the URA and currently owned by the Portland Housing Bureau ("PHB").
- c) The County and PHB have, or will have, prior to June 30, 2014, entered into an Agreement for Disposition of Property (the "DA") under which PHB accepts the County as purchaser of the Property for purposes of developing, operating and owning the Project.
- d) Pursuant to ORS 457.470(10)(e), PDC is obligated to provide direct economic benefits to the County from the URA equal to 10.18% of the URA Plan's amendment increasing maximum indebtedness after June 1, 2008. Applying the statutory formula results in PDC's obligation to pay \$26,948,460 to the County in two installments: \$10,000,000 no later than June 30, 2014 and the balance of \$16,948,460 on June 30, 2021.
- e) To enable the County to commence construction of the Project during the summer of 2014, the County has requested that PDC accelerate the Final Payment to the County to be concurrent with the Initial Payment no later than June 30, 2014 (the Closing). PDC, recognizing the critical need for the Project on the Property agrees, subject to the terms and conditions in the IGA, to accelerate the Final Payment.
- f) Concurrent with the IGA, PDC is amending the URA Plan to allow for the expenditure in connection with the Project which is a public building.

- g) Conveyance of the Property to the County from PHB for the purpose of completing the Project is a material inducement to PDC to enter into the IGA.

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

1. The County Chair is authorized to enter into the IGA and modify the IGA as necessary or desirable to further the intent of the IGA, so long as such modifications do not result in a material increase in the obligations of Multnomah County or a material decrease in the benefits for Multnomah County under the IGA.

ADOPTED this 8<sup>th</sup> day of November 2012.

**BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

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**Jeff Cogen, Chair**

**REVIEWED:**

**JENNY M. MORF, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON**

By \_\_\_\_\_  
**Kenneth M. Elliott, Assistant County Attorney**

**SUBMITTED BY: Emerald Bogue, Senior Policy Advisor, Office of Chair  
Cogen**