



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 1/9/14
Agenda Item #: R.5
Est. Start Time: 10:05 am
Date Submitted: 12/26/13

Agenda Title: **RESOLUTION Approving Issuance of a Request for Proposals for the Disposition of the Wikman Building-Arleta Library**

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: January 9, 2014 **Time Needed:** 15 minutes

Department: County Assets **Division:** Facilities & Property Management

Contact(s): Michael Bowers, FPM, X86294; Mike Sublett, FPM, X84149

Phone: 503.988.4149 **Ext.** X84149 **I/O Address:** _____

Presenter

Name(s) &

Title(s): Michael Bowers, Director, FPM; Mike Sublett, Strategic Projects Lead, FPM

General Information

1. What action are you requesting from the Board?

Approve issuance of a Request for Proposals for the disposition of the Wikman Building-Arleta Library, 4420 SE 64th Avenue, Portland, Oregon

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 2011-106, dated September 8, 2011, the Wikman Building-Arleta Library ("Property"), was declared "Surplus" by the Board, commencing the Surplus Property Process. The County's Facilities and Property Management Division ("FPM"), in conjunction with the Communications Office, was directed to prepare a report to the Board no later than 45 days from the public input deadline of November 7, 2011.

By Resolution 2011-145, dated December 22, 2011, the Board accepted the Surplus Property Report for the Property and directed the County to enter into exclusive negotiations with ROSE Community Development, Southeast Uplift, Foster Area Business Association, and Foster-Powell Neighborhood Association ("Coalition") on an acquisition and re-development proposal for the Property.

FPM led the County effort to provide broad support and property access during the negotiations with the Coalition to develop a business plan and pro forma for the

redevelopment of the Property. While the Coalition's good faith efforts provided significant achievements in understanding the Property's physical structure, it was determined by FPM that plans for sustained operations of the Property remained a fundamental challenge, while simultaneously creating sufficient resources to preserve and maintain the historic structure.

It is in the County's interest to conclude the exclusive relationship with the Coalition and open up the process for additional proposals through a broadly distributed, fully accessible Request for Proposals ("RFP") process to be administered by FPM.

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

In 2013, an independent appraisal valued the Property at \$260,000. Ongoing maintenance of the vacant Property is approximately \$30,000 per annum.

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

n/a

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

FPM will convene an Industry Forum, an approach used for the Downtown Courthouse, for broad input from the community to inform a RFP. The RFP will be broadly distributed to stakeholders, including Coalition members, the brokerage community, and media.

Required Signature

**Elected
Official or
Department
Director:**

Sherry Swackhamer /s/

Date:

December 26, 2013

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