

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-155

Approving the Lease and Subleases Termination Agreement with the Children's Land Trust, Morrison Child and Family Services, and the Multnomah Education Service District at the Regional Children's Campus Property at Edgefield and Authorizing County Chair to Execute Appropriate Documents to Complete the Agreement

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 05-131, dated July 28, 2005, the Multnomah County Board of Commissioners approved the sale of the Regional Children's Campus Property ("Property"), along with the Edgefield Property and the Multnomah County Correctional Facility, to the Reynolds School District and Michael R. McMenamin.
- b. The Property was leased by the County to the Children's Land Trust ("Trust") pursuant to a lease-purchase agreement in October 1998. The Trust subleased portions of the Property under two separate subleases currently held by Morrison Child and Family Services ("Morrison") which operates the Edgefield and Counterpoint programs for children at the Property. The Trust subleased a different portion of the Property to the Multnomah Education Service District ("MESD") in October 1998.
- c. Multnomah County issued bonds to provide financing for the construction of improvements on the Property ("Bonds").
- d. Multnomah County also leased the land and provided an infrastructure loan to the Trust.
- e. The Trust and Morrison also provided funds to be used to fund the construction of improvements on the Property.
- f. The terms of the attached Lease and Subleases Termination Agreement ("Agreement") allocate \$4,450,000 from the sale to Reynolds to the Property. The Agreement provides for payment to the County of all sums due the County from the Trust (including arrearages) with the balance paid to the Trust and Morrison as provided in the Agreement. The agreement further provides The County will also make a separate payment to Morrison in the sum of \$330,000 from sources other than the \$4,450,000 allocated to the Property. This payment will be paid \$300,000 from bond reserves and the balance from proceeds of the sale of other Edgefield properties.
- g. The terms of the proposed sale to the Reynolds School District approved by Resolution 05-131 require that the Property be unencumbered by leases or

subleases. The attached Agreement terminates the Trust lease and the Morrison subleases and modifies the MESD sublease to accommodate a Property sale, either through a lease or transfer and partition. Morrison will relocate the Counterpoint and Edgefield programs from the Property.

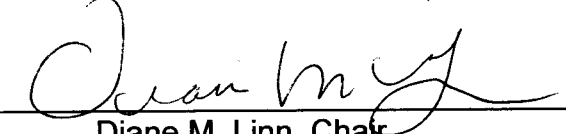
The Multnomah County Board of Commissioners Resolves:

1. It is in the best interests of the County to terminate the lease and subleases at the Property and to make the payments to Morrison and the Trust under the terms of the attached Agreement and as provided above.
2. The Chair is authorized to approve terms of a lease and subleases termination agreement substantively consistent with the attached Agreement and to execute all appropriate documents necessary to complete the transactions.

ADOPTED this 14th day of September, 2006.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Deputy County Attorney