

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-144

Approving Amendments to Real Property Leases and Authorizing County Chair to Execute Further Lease Amendments with Hacienda Community Development Corporation at the Baltazar F. Ortiz Community Center, 6856 NE Killingsworth Street, Portland, Oregon

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County leases approximately 7,439 square feet from the Hacienda Community Development Corporation ("Hacienda") under two separate leases ("Leases"), in the Baltazar F. Ortiz Community Center, located at 6856 NE Killingsworth Street, Portland, Oregon ("Property"). Multnomah County operates La Clara Vista Family Resource Center and La Clinica programs at the Property.
- b. The terms of the original leases, entered into in March 2000, allowed for annual rent escalations at the Consumer Price Index (CPI). Hacienda has maintained the rent without increase since that time, although the CPI has increased twenty-one percent during County occupancy.
- c. In order to maintain prudent and stable property operation for the County and Hacienda, Facilities and Property Management Division has negotiated a new rate for both leases which provide for base rent increases of 5.5% in 2007 and 2008.
- d. Attached identified as Exhibits A and B are copies of the proposed lease amendments for the County occupied sites at the Property, that reflect the rent increase. All other terms and conditions of the Leases remain the same and in full force and effect.
- e. It is in the best interests of the County to amend the Property Leases on the terms and conditions set forth in Exhibits A and B.

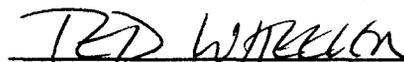
The Multnomah County Board of Commissioners Resolves:

1. The lease amendments with Hacienda as proposed herein are approved.
2. The County Chair is authorized to execute lease amendments substantially in the form of the attached Exhibits A and B.
3. The County Chair is authorized to execute future amendments to the leases without further Board action.

ADOPTED this 16th day of August 2007.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

Carol M. Ford, Director, Dept. of County Management

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates set opposite their signatures below, but this Agreement on behalf of such party shall be deemed to have been dated as of the date first above written.

For Landlord: **HACIENDA COMMUNITY DEVELOPMENT CORP**

Date: _____ By: _____

For Tenant: **MULTNOMAH COUNTY, OREGON**

Date: _____ By: _____
Ted Wheeler, Chair

Date: _____ By: _____
Matthew O. Ryan, Asst. County Attorney

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