



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 7/31/14
Agenda Item #: R.2
Est. Start Time: 9:35 am
Date Submitted: 7/16/14

Agenda Title: **RESOLUTION Accepting the Disposition Report for the Wikman Building at 4420 SE 64th Avenue, Portland, Oregon and Approving a Sale to Brandon Brown and Rahim Abbasi.**

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: July 31, 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:** 274

Presenter

Name(s) &

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

General Information

1. What action are you requesting from the Board? Accept the Disposition Report for the Wikman Building, 4420 SE 64th Avenue, Portland, Oregon and approve a sale to Brandon Brown and Rahim Abbasi.

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. Facilities and Property Management Division ("FPM"), in conjunction with the Communications Office, was directed to prepare a report to the Board not 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.

By Resolution 2014-004, dated January 9, 2014, the Board directed FPM to prepare and distribute a Request for Proposals ("RFP") and staff to open up the process for the

disposition of the Property

A final RFP was issued March 6, 2014. The RFP was broadly distributed and inspection tours of the Property were offered to potential respondents. The RFP was administered through the FPM Surplus County Property website along with available building information. The website was updated weekly.

Four responses were received by the April 24, 2014 deadline, as detailed in the attached Disposition Report. An Evaluation Committee was formed to review the proposals. The Evaluation Committee scored the RFP submittals independently using the detailed criteria in the RFP. The Evaluation Committee awarded the Brandon Brown and Rahim Abbasi ("Brown/Abbasi") the highest score.

Staff Recommends the Board recognize the work of the Evaluation Committee and accept the Disposition Report and RFP Recommendation that the Brown/Abbasi proposal presents the best opportunity for the disposition and repurposing of the Property. It is in the best interests of the County to sell the Property to a purchasing entity representing the Brown/Abbasi proposal on the terms contained in the Memorandum of Understanding in the Disposition Report ("MOU"). Staff recommends the Chair be authorized to execute all documents necessary to complete the sale of the Property substantially consistent with the MOU.

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

The purchase price is \$260,000.

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.

Facilities convened an Industry Forum, offered two inspection tours of the Property, posted signage on the Property, and maintained updates on the public Surplus Property website.

Required Signature

**Elected
Official or
Department**

Director: Sherry Swackhamer /s/ **Date:** 7/16/14

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