



## MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

### Board Clerk Use Only

Meeting Date: 5/24  
Agenda Item #: R.5  
Est. Start Time: 9:45 am  
Date Submitted: 5/16/12

### Agenda Title:

**RESOLUTION Authorizing the County Chair to Execute the Intergovernmental Agreement (with Exhibits A through G) with Home Forward defining roles, responsibilities and process pertaining to the development of a new headquarters for the Multnomah County Health Department on the easterly half of Block U, adjacent to the newly opened Bud Clark Commons.**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

Requested Meeting Date: May 24, 2012 Time Needed: 20 minutes  
Department: Non-Departmental—Chair's Office Division: Chair Jeff Cogen  
Contact(s): Emerald Bogue  
Phone: 503-988-5772 Ext. \_\_\_\_\_ I/O Address: \_\_\_\_\_  

- Emerald Bogue, Senior Policy Advisor, Office of Chair Cogen
- KaRin Johnson, Deputy Director, Multnomah County Health Department
- Brett Taute, Project Manager, Strategic Projects Team, Facilities and Property Management

  
Presenter Name(s) & Title(s):  

- Mike Andrews, Director of Development and Community Revitalization, Home Forward

### General Information

#### 1. What action are you requesting from the Board?

Authorize the County Chair to execute the attached Intergovernmental Agreement (with Exhibits A through G) between Home Forward and Multnomah County defining roles, responsibilities and process pertaining to the development of a new headquarters for the Multnomah County Health Department on the easterly half of Block U, adjacent to the newly opened Bud Clark Commons.

#### 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.

The County Health Department is housed in the McCoy Building, an aging, retail building, in need of costly seismic upgrades and not well suited for provision of health services to the public. The County has searched for a replacement Health Department headquarters building for a number of years. In December of 2011, the Multnomah County Board of Commissioners approved Resolution 2011-141: FAC-1 Health Department Headquarters Preliminary Planning Proposal. Resolution

2011-141 directed the Health Department and Facilities to work in partnership with Home Forward to submit the proposal to the Portland Housing Bureau to secure the site for the project – the proposal was submitted on December 21, 2011. With favorable reception of the Preliminary Planning Proposal by the Portland Housing Bureau, the Facilities and Property Management Division, in conjunction with the Health Department, County Finance and the County Attorney, were directed to negotiate and draft a final Intergovernmental Agreement with Home Forward defining roles, responsibilities and process for the project to be presented to the Board of County Commissioners. The agreement was approved by the Home Forward Board of Directors on May 15, 2012.

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

The estimated budget for this project is approximately \$38.5 million, of which the main funding source is \$26,948,460 in TIF from the River District Urban Renewal Area. Multnomah County will provide the remainder of the funding through internal or external financing mechanisms to be determined at a later time. There will be no impact on the General Fund.

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

The \$26,948,460 in TIF must be devoted to a redevelopment project within the River District URA. Block U is located within the River District, and Home Forward holds an option to purchase the site from the Portland Housing Bureau at no cost.

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

This agreement is with Home Forward, and directs Home Forward to attempt to negotiate a Development and Disposition Agreement with the Portland Housing Bureau for the acquisition of the land at zero or nominal cost. Community engagement around this possible development began before the submission of the Preliminary Planning Proposal (and is summarized within it). Public involvement will continue throughout the project.

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**Required Signature**

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<b>Elected Official or Dept Director:</b>	Jeff Cogen /s/	Chair	<b>Date:</b>	5/16/12
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