

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 08-095

Authorizing the Multnomah County Library and Facilities and Property Management Division to Commence Exclusive Lease Negotiations with Craig Osbeck, Owner of the Property Located at 8226 North Denver Avenue, Portland, Oregon as the Site of the New North Portland Library Branch

The Multnomah County Board of Commissioners Finds:

- a. Measure No. 26-81, "Renew Five-Year Local Option Levy to Continue Library Services", approved in November 2006, included a specific requirement for new library branches in North Portland and East County. Funding for operations beginning mid-year 2009, is included in the 2006 levy rate. There are separate program offers for siting leased library premises, constructing tenant improvements, purchasing computers and peripherals, and building the opening day collection.
- b. Planning for a new branch in North Portland began in early 2007. An extensive public outreach process was begun through a collaboration of the Office of Jeff Cogen, Multnomah County Commissioner for District 2 ("Commissioner Cogen"); the Multnomah County Library ("the Library"); and Facilities and Property Management Division ("Facilities"). In addition, Facilities conducted an extensive investigation and solicitation for potential sites throughout the commercial real estate community. Public meetings were held in September, October, and November 2007, in addition to Commissioner Cogen and the Library soliciting public comment through multiple channels.
- c. Based on public comment and site investigations, the Multnomah County Board of Commissioners, at its December 13, 2007 Board Meeting, directed the Library and Facilities to enter into exclusive negotiations with three potential branch sites: "Craig Osbeck" (8226 North Denver Avenue); "Tri-Met" (2133 North Argyle Street); and, "Kenton Commons" (8408 North Brandon Avenue).
- d. Facilities issued a Lease Terms Solicitation in February 2008 to commence negotiations with the three sites. All were competitive and cooperative during the process. The Tri-Met and Craig Osbeck sites had strengths that staff believed made them especially well-suited for the new branch. A final public outreach meeting was held May 29, 2008. With overwhelming expressed public support and a more certain development timeline, Commissioner Cogen recommends authorization to proceed with exclusive negotiations with Craig Osbeck.

The Multnomah County Board of Commissioners Resolves:

1. It is in the best interests of the County to commence exclusive lease and purchase negotiations with Craig Osbeck, owner of the property at 8226 North Denver Avenue, Portland, Oregon, for the site of the new North Portland library branch.
2. The Library and Facilities are directed to submit to the Board for consideration a draft lease with option to purchase as soon as practicable. The Library and Facilities are directed to report back to the Board in the event negotiations are unable to produce a recommended lease transaction.

ADOPTED this 26th day of June 2008.




BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Deputy County Attorney

SUBMITTED BY:

Molly Raphael, Director of Libraries