

**PORTLAND DEVELOPMENT COMMISSION**

Portland, Oregon

**RESOLUTION NO. 7141**

**AUTHORIZING A SPECIAL AUTHORITY GRANT TO MAJESTIC REALTY COMPANY FOR \$122,705 AS PART OF THE DISPOSITION AND DEVELOPMENT AGREEMENT TO CONVEY 1.79 ACRES OF REAL PROPERTY IN THE INTERSTATE CORRIDOR URBAN RENEWAL AREA TO MAJESTIC REALTY COMPANY**

**WHEREAS**, Portland Development Commission (“PDC”) is the owner of a 1.79 acre parcel in the Interstate Corridor Urban Renewal Area, made up of eight separate tax lots on Block 25, which is bounded by NE Martin Luther King, Jr. Boulevard, NE Alberta, NE Garfield and NE Sumner streets (the “Property”);

**WHEREAS**, the Albina Community Plan (“ACP”), adopted by the City of Portland in July 1993, directed to “revive commerce on NE Martin Luther King, Jr. Boulevard and foster the development of strong commercial nodes at the intersections of NE Martin Luther King, Jr. Boulevard and NE Killingsworth and NE Alberta streets;”

**WHEREAS**, PDC acquired the Property, along with Lot 1 on Block 25, and the full block to the north (“Vanport Square”) to implement a multi-block, mixed-use development pursuant to the ACP and the PDC-developed King Neighborhood Commercial Development Strategy with the intent of catalyzing significant retail and commercial development along this section of NE Martin Luther King, Jr. Boulevard;

**WHEREAS**, development of the Property constitutes the final phase of a three-phased redevelopment project where the first two phases have been successfully completed (with 16 commercial condominiums and 10 fee-simple homes on the block to the north) and have supported PDC goals of wealth creation and revitalization of NE Martin Luther King, Jr. Boulevard;

**WHEREAS**, the Vanport Project Advisory Committee, originally convened in 2000 to guide the implementation of the King Commercial Development Strategy and Vanport Square, expressed consistent interest in the Property being developed with an anchor grocery store that brings fresh, affordable, high-quality food to the neighborhood;

**WHEREAS**, in 2011, PDC identified the area surrounding the Property as underserved by a full service grocery store, offering fresh produce and healthy foods, and issued a Request for Interest (“RFI”) to the development community for interest in developing grocery stores throughout underserved areas of Portland, including the area surrounding the Property;

**WHEREAS**, PDC desires to sell the Property to a developer who will commit to constructing a commercial center anchored by a full service grocery in order to meet the needs of the neighborhood and the community (“Project”);

**WHEREAS**, Majestic Realty Company (the “Developer”), a developer with extensive experience in property development and the management of commercial real estate in several states and the Portland metropolitan area, expressed interest in developing this Property in alignment with the RFI;

**WHEREAS**, Natural Grocers, a nationally recognized grocery chain, has signed a Lease Agreement with Developer to locate at the Property and be part of the Project;

**WHEREAS**, PDC convened a Project Working Group (“PWG”) composed of community partners to provide advice and feedback on building and site design which resulted in key design changes including incorporating a retail tenant on the southeast corner of Building B with an entry facing NE Alberta Street and/or NE Martin Luther King, Jr. Boulevard, specific direction on type of masonry, and additional glazing on the east façade of Building B that will enable a demonstration kitchen to be visible to passersby;

**WHEREAS**, the Developer estimates these design changes to add \$122,705 to the total project cost and PDC desires to support the PWG design recommendations; and

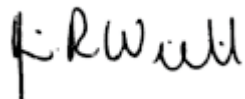
**WHEREAS**, PDC and Developer have negotiated a disposition and development agreement (“MLK Alberta/Majestic DDA”) and the terms of providing the \$122,705 grant are included in the agreement.

**NOW, THEREFORE, BE IT RESOLVED**, that the PDC Board of Commissioners authorizes the Executive Director to execute the Special Authority Grant Agreement substantially in the form attached as Exhibit O to the MLK Alberta/Majestic DDA accompanying Resolution No. 7139;

**BE IT FURTHER RESOLVED**, that the Executive Director may approve changes to the Special Authority Grant Agreement, if such changes do not materially increase PDC’s obligations or risks, as determined by the Executive Director in consultation with PDC’s General Counsel; and

**BE IT FURTHER RESOLVED**, that this resolution shall become effective immediately upon its adoption.

Adopted by the Portland Development Commission on August 19, 2015



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Gina Wiedrick, Recording Secretary

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**RESOLUTION TITLE:**

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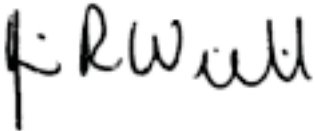
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PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Tom Kelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Gustavo Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Aneshka Dickson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Mark Edlen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner William Myers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda				

**CERTIFICATION**

**The undersigned hereby certifies that:**

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and as duly recorded in the official minutes of the meeting.*

	<b>Date:</b>  August 21, 2015
<b>Gina Wiedrick, Recording Secretary</b>	