

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 7229

AUTHORIZING A PURCHASE OPTION AGREEMENT TO CONVEY 0.99 ACRES OF REAL PROPERTY IN THE INTERSTATE CORRIDOR URBAN RENEWAL AREA TO TRANSITION PROJECTS, INC.

WHEREAS, the Portland Development Commission (“PDC”) is undertaking the Interstate Corridor Urban Renewal Plan, adopted August 2000;

WHEREAS, on May 11, 2011, the PDC Board approved Resolution No. 6872, authorizing the acquisition of four properties in the Interstate Corridor Urban Renewal Area (“URA”), including a 43,287 square foot (“SF”) (0.99 acre) site located at 2221 N. Argyle Way (the “Property”);

WHEREAS, PDC has not identified a strategic redevelopment scenario for the Property, and it remains vacant;

WHEREAS, Transition Projects, Inc. (“TPI”), identified the Property as a suitable location to demonstrate lower cost housing for low income people exiting homelessness; and

WHEREAS, PDC and TPI have negotiated a Purchase Option Agreement with terms as reflected in Exhibit A (“Term Sheet”);

NOW, THEREFORE, BE IT RESOLVED, that the PDC Board of Commissioners authorizes the Executive Director to execute a Purchase Option Agreement, in substantial accord with the terms and conditions reflected in Exhibit A;

BE IT FURTHER RESOLVED, that the Executive Director may approve changes to the Purchase Option Agreement terms and conditions, 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 March 8, 2017



Pam Micek, Recording Secretary

TERM SHEET - PURCHASE OPTION AGREEMENT TO TPI

Property:	Approximately 43,287 square feet located at 2221 N. Argyle Way, Portland together with the vacated aspect of the adjacent cul-de-sac
Buyer:	Transition Projects, Inc.
Seller:	PDC
Intended Use:	72 units of affordable housing, including 35 single person occupancy units in a common building with shared kitchen, restroom and other facilities; 36 studios; and 1 one-bedroom manager's unit.
Contract Format:	Option
Option Consideration:	\$100
Option Term:	18 months from effective date
Purchase Price:	Market value to be determined by a mutually agreed upon appraiser within 120 days
Exercise Condition:	Secured financing
Closing:	No more than 24 months from effective date
Due Diligence:	18 months from effective date (vacation of cul-de-sac, utility removal, title, environmental, etc)
Title Review and Approve	6 months from effective date
PDC Policies:	Applicable: Business Equity, Workforce Equity, Green Building
Prevailing Wage:	Assumed, triggered by anticipated federal sources (not triggered by PDC)
Construction Commence:	No later than 30 months from effective date

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RESOLUTION TITLE:

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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 Mark Edlen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Alisha Moreland-Capuia MD	<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 checked="" type="checkbox"/>	Commissioner Gustavo J. Cruz, Jr.	<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.

	Date: March 9, 2017
Pam Micek, Recording Secretary	