

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6813

**AUTHORIZING AN INCREASE TO THE PUBLIC
IMPROVEMENT CONTRACT WITH J.E. DUNN
CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$360,000
AND AMENDMENT TO THE PERMIT OF ENTRY FOR
CONSTRUCTION OF A BIOSCIENCE WET LAB AT 2828 SW
CORBETT AVENUE IN THE NORTH MACADAM URBAN
RENEWAL AREA**

WHEREAS, on behalf of the City of Portland, the Portland Development Commission (“PDC”) has created plans to partner with the Oregon Health & Science University (“OHSU”) to develop infrastructure, housing, bioscience-related industry, and related service industries in the North Macadam Urban Renewal Area (“URA”);

WHEREAS, the bioscience industry encompasses any business involved in the technological application of knowledge in the areas of medicine, health, food science, and agriculture;

WHEREAS, the URA Plan goals include creating appropriate infrastructure, amenities, services, and development opportunities to bring new jobs to the URA, as well as encouraging opportunities for potential capture of spin-off activities from OHSU’s bioscience/health technologies research and development;

WHEREAS, PDC, OHSU, and certain other entities are parties to the South Waterfront Central District Development Agreement dated August 14, 2003 (as amended, the “Central District DA”), which provides, among other things, for the development of the bioscience industry in the URA;

WHEREAS, OHSU and PDC entered into that certain Intergovernmental Agreement on April 4, 2007 (the “IGA”), to work cooperatively and collaboratively on the recruitment of private sector companies to locate in and near the URA, so as to further the URA Plan and Central District DA goals;

WHEREAS, the IGA sets forth PDC’s financial commitment for bioscience industry development in the URA as agreed by PDC and OHSU;

WHEREAS, the Economic Development Strategy was adopted by the Portland City Council in July of 2009, and the Strategy called out a connection to Higher Education and technology transfer opportunities;

WHEREAS, PDC and OHSU have identified certain real property in the URA (the “Building”) owned by 2828 Corbett, Inc., an Oregon nonprofit corporation (“Grantor”) and leased to Portland State University (“PSU”);

WHEREAS, by prior PDC Board of Commissioners (the “Board”) authorization under Resolution 6772, Grantor and PSU entered into that certain Permit of Entry and Assignment and Release Agreement dated February 11, 2010 (the “Agreement”), to enable PDC to access the Building for the purpose of constructing certain tenant improvements in a portion of the Building (the “Wet Lab Suite”);

WHEREAS, Resolution 6772 also authorized the award of a construction contract to J.E. Dunn Construction in an amount not to exceed \$800,000 to construct the Wet Lab Suite;

WHEREAS, OHSU and PDC recommend authorizing additional construction funds including a contingency to complete the Wet Lab Suite; and

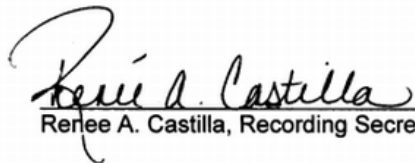
WHEREAS, the parties to the Agreement desire to amend the Agreement to provide such additional construction funds.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the Executive Director to increase the construction contract with J.E. Dunn Construction, for additional funding in an amount not to exceed \$360,000 for six (6) additional construction alternatives for the Wet Lab Suite;

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to enter into the First Amendment to the Permit of Entry and Assignment and Release Agreement in the form attached hereto as Exhibit A; and

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

Adopted by the Portland Development Commission on July 26, 2010.


Renee A. Castilla, Recording Secretary

PDC

PORTLAND DEVELOPMENT COMMISSION

Resolution Number 6813

Title:

AUTHORIZING AN INCREASE TO THE PUBLIC IMPROVEMENT CONTRACT WITH J.E. DUNN CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$360,000 AND AMENDMENT TO THE PERMIT OF ENTRY FOR CONSTRUCTION OF A BIOSCIENCE WET LAB AT 2828 SW CORBETT AVENUE IN THE NORTH MACADAM URBAN RENEWAL AREA

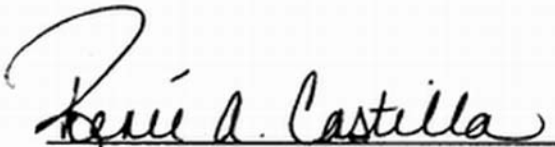
Adopted by the Portland Development Commission on July 26, 2010.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Steven Straus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Charles Wilhoite	<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 duly recorded in the official minutes of the meeting.


Renee A. Castilla, Recording Secretary

Date: August 19, 2010