

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6840

AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE PREDEVELOPMENT LOAN WITH BEAM DEVELOPMENT TO INCREASE THE PRINCIPAL AMOUNT BY \$256,000 FOR A TOTAL AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$456,000 TO ASSIST WITH PREDEVELOPMENT COSTS ON THE CONVENTION PLAZA BUILDING LOCATED AT 123 NE THIRD AVENUE ON THE BURNSIDE BRIDGEHEAD SITE IN THE CENTRAL EASTSIDE URBAN RENEWAL AREA.

WHEREAS, on August 27, 1986, City Council Ordinance No. 158940 adopted the Central Eastside Urban Renewal Plan (the "Plan") and the goals of the Plan emphasize revitalization, retention, and new business development and access to the river;

WHEREAS, the Portland Development Commission ("PDC") acquired Blocks 67, 68, and 76, and portions of Blocks 69 and 75 (collectively, the "Burnside Bridgehead Property") in the Central Eastside Urban Renewal Area to implement the Eastbank at Burnside Plan;

WHEREAS, the City of Portland's *Economic Development Strategy, a Five-Year Plan for Promoting Job Creation and Economic Growth* identifies the Burnside Bridgehead Property as a key catalytic site within the Central City and calls for the creation of a significant mixed-use gateway development at this location;

WHEREAS, PDC entered into a Memorandum of Understanding with Beam Development, as PDC's strategic advisor, to partner on the creation of a framework plan (the "Framework Plan") that provides a strategic guide to redevelopment of the 4.04-acre property, and in exchange it was anticipated that Beam Development would have the right to exclusive negotiations with PDC to develop a portion of the site that, at a minimum, is equal to twenty percent of the site;

WHEREAS, the PDC Board of Commissioners adopted the Framework Plan as the guiding document for the evaluation of future development of the Burnside Bridgehead Property;

WHEREAS, Beam Development declared their interest to exclusively negotiate with PDC for the acquisition of the Convention Plaza building and the remainder of Block 68;

WHEREAS, the PDC Executive Director authorized staff to negotiate with Beam Development a Disposition and Development Agreement ("DDA") for the redevelopment of the Property;

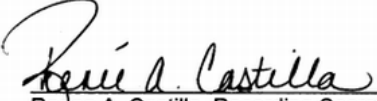
WHEREAS, the PDC Executive Director, upon a recommendation by the PDC Loan Review Committee, approved a \$200,000 predevelopment loan (the "Predevelopment Loan") to Beam Development to assist with certain predevelopment costs; and

WHEREAS, additional predevelopment efforts are needed to advance the negotiation of a DDA.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to prepare and execute such loan documents and agreements, subject to approval by PDC General Counsel, necessary to amend the Predevelopment Loan to increase the principal amount by \$256,000 on terms recommended by the PDC Loan Review Committee for a total aggregate principal amount not to exceed \$456,000; and

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

Adopted by the Portland Development Commission on December 8, 2010.



Renee A. Castilla, Recording Secretary

PDC

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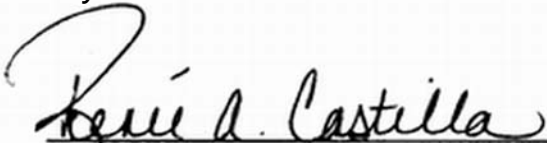
Adopted by the Portland Development Commission on December 8, 2010.

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 checked="" type="checkbox"/>	Commissioner Aneshka Dickson	<input checked="" 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 type="checkbox"/>	Commissioner Charles Wilhoite	<input 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: February 10, 2011