

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6880

**AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT
WITH PORTLAND PARKS & RECREATION FOR THE
CONSTRUCTION OF THE FIELDS NEIGHBORHOOD PARK IN
THE RIVER DISTRICT URBAN RENEWAL AREA; PROVIDING
FUNDING IN AN AMOUNT NOT TO EXCEED \$5,140,000.**

WHEREAS, the Portland Development Commission (“PDC”) is undertaking the River District Urban Renewal Plan, adopted September 25, 1998 (the “Plan”);

WHEREAS, the Plan promotes the provision of services and amenities that support housing; creating and enhancing connections between the neighborhood and the Willamette River, including the extension of the North Park Blocks through the River District; and creating open spaces that provide an attractive setting for area residents;

WHEREAS, on October 21, 1998, City Council adopted the Tanner Creek Park and Water Feature Steering Committee Report, which identified the basic size, configuration, location and programming for four River District public parks, including The Fields Neighborhood Park (the “Park”) located north of NW Overton Street between NW 10th Avenue and NW 11th Avenue; and directed PDC and Portland Parks & Recreation (“PP&R”) to work with Hoyt Street Properties (“HSP”) to implement the River District parks;

WHEREAS, on March 2, 1999, the City of Portland and HSP entered into an Amended and Restated Agreement for Development, which called for the acquisition of approximately 90,198 square feet (2.1 acres) of property owned by HSP for the development of the Park;

WHEREAS, 2.1 acres of the site was purchased by PDC and conveyed to PP&R for park use on February 1, 2005;

WHEREAS, in March 2006, HSP completed the Hoyt Street Properties Master Plan, through which the City and HSP mutually agreed to include HSP-owned Blocks 22 and 25 as part of the Park, thereby increasing the size of the Park to approximately 144,423 square feet (3.3 acres);

WHEREAS, in August 2010 HSP, PDC, and PP&R entered into an Agreement to Donate Property for Park Purposes Regarding The Fields Neighborhood Park (“Donation Agreement”) whereby HSP will donate Blocks 22 and 25 to the City for the purposes of constructing the Park and HSP will be eligible for System Development Charge (SDC) credits not to exceed \$650,000, with PDC reimbursing the SDC fund for SDC credits approved in excess of \$250,000 with a maximum PDC reimbursement of \$400,000;

WHEREAS, PP&R is the City of Portland’s designated bureau for parks, open space, and recreation operations, services and improvements;

WHEREAS, PDC and PP&R entered into Interagency Agreement Work Order No. 506008-11 dated June 29, 2007, for the design and development of the Park whereby PDC provided \$179,749 to PP&R to prepare a Concept Plan for the Park;

WHEREAS, PDC and PP&R entered into Intergovernmental Agreement 509007 dated September 15, 2009, as amended, whereby PDC has provided \$593,586 to PP&R to prepare the final design and associated construction documents for the Park;

WHEREAS, PP&R has prepared a design for the Park that has been reviewed by a Citizen Advisory Committee and the general public at a variety of presentations to ensure the design meets the needs of the neighborhood;

WHEREAS, construction of the Park will improve the livability and attractiveness of a high-density, transit-oriented Central City neighborhood for residents, employers, employees, and visitors;

WHEREAS, construction is anticipated to begin in the early of 2012 and to be completed by the fall of 2012;

WHEREAS, this expenditure is included in the River District Urban Renewal Area Proposed FY 2011-12 budget for the construction of the Park; and

WHEREAS, the design and development of the Park is included in the January 13, 2009, "Portland Job Creation and Business Stimulus Package."

NOW, THEREFORE, BE IT RESOLVED that the PDC Board of Commissioners authorizes the Executive Director to execute an Intergovernmental Agreement ("IGA") with PP&R for FY 2011-12 and FY 2012-13 substantially in the form attached hereto as Exhibit A specifying PDC to provide an amount not to exceed \$5,140,000 to PP&R for the construction of the Park;

BE IT FURTHER RESOLVED that the Executive Director may approve changes to the IGA prior to and subsequent to execution, if such changes, in the opinion of the Executive Director and General Counsel, do not materially change PDC's obligations or risks;

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

Adopted by the Portland Development Commission May 25, 2011.


Recording Secretary

PDC

PORTLAND DEVELOPMENT COMMISSION

Resolution Number 6880

Title:

**AUTHORIZE ENTERING INTO INTERGOVERNMENTAL
AGREEMENT WITH PORTLAND PARKS AND RECREATION
FOR CONSTRUCTION OF FIELDS NEIGHBORHOOD PARK**

Adopted by the Portland Development Commission on May 25, 2011.

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 type="checkbox"/>	<input checked="" 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.



Recording Secretary

Date: May 25, 2011