

PROSPER PORTLAND

Portland, Oregon

RESOLUTION NO. 7257

APPROVING TERMS FOR SUB-LEASE AGREEMENTS AT ALBERTA COMMONS

WHEREAS, the Albina Community Plan, 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, to deliver on the Albina Community Plan and Interstate Corridor Urban Renewal Plan, Prosper Portland acquired property bounded NE Martin Luther King, Jr. Boulevard, NE Alberta, NE Garfield and NE Sumner streets for the purposes of a multi-phased redevelopment project known as Vanport Square;

WHEREAS, to complete the final phase of Vanport Square, on August 19, 2015, the Prosper Portland Board of Commissioners (“Board”) through Resolution Nos. 7139, 7140, and 7141 authorized a disposition and development agreement, master lease agreement (“Master Lease Agreement”), and special authority grant agreement with Majestic Realty Company to construct an urban retail shopping center consisting of approximately 25,000 square feet of gross leasable space in two buildings (“Alberta Commons”);

WHEREAS, a Cooperation, Coordination, Project Implementation and Community Benefits Agreement (“CBA”) was prepared and supported by key community members of the 2014 Project Working Group CBA Subcommittee, including Prosper Portland, development team members, and community partners, that ensured benefits accrue to the community as a result of developing Alberta Commons, including long-term affordable commercial space;

WHEREAS, as part of the CBA, Prosper Portland committed to master lease 50 percent of the non-grocer retail space at Alberta Commons for at least ten years for the purpose of making commercial space and technical assistance available to local businesses;

WHEREAS, the Master Lease Agreement provides approximately 5,125 square feet of retail space to Prosper Portland to sub-lease to businesses that fulfill the objectives of the CBA;

WHEREAS, pursuant to the CBA, Prosper Portland periodically convenes a Tenant Advisory Committee to provide advice and guidance on the tenancing process;

WHEREAS, through a commercial real estate broker, Prosper Portland has begun marketing the space and developing a list of potential tenants; and

WHEREAS, according to the Real Property Management Policy, leases with total encumbrances longer than five years require approval from the Prosper Portland Board.

NOW THEREFORE, BE IT RESOLVED, that Prosper Portland Board authorizes the Executive Director to enter into sub-leases and extensions of sub-leases in general accordance with the terms

attached hereto as Exhibit A (“Sub Lease Term Sheet”); provisions in the Master Lease and subject to Prosper Portland Financial Investment Committee review; and

BE IT FURTHER RESOLVED, that the Executive Director may make changes and amendments to term sheet and the sub-leases if, after consultation with General Counsel, it is determined that such changes would not materially increase risk or cost to Prosper Portland; and

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

Adopted by the Prosper Portland Commission on November 9, 2017



Pam Micek, Recording Secretary

Sub-Lease Term Sheet

Maximum Total Term (initial term and option periods)	15 Years (subject to Master Lessor approval and remaining master lease term).
Minimum Rate	\$18 NNN
Tenant Strategy	Goal for tenanting will emphasize: <ul style="list-style-type: none">• Prosper Portland’s Strategic Plan objectives• Locally-owned businesses• Pacific Northwest-owned brands Other Considerations: <ul style="list-style-type: none">• Mix of services and products• Street activation• Increased foot traffic/visitation• Complimentary services/products
Permitted Uses	Retail Office/Service Restaurant Light Production/Manufacturing (as allowed by zoning - e.g., production ancillary to the retail use)



**PROSPER
PORTLAND**
Building an Equitable Economy

RESOLUTION NO. 7257

RESOLUTION TITLE:

APPROVING TERMS FOR SUB-LEASE AGREEMENTS AT ALBERTA COMMONS

Adopted by the Prosper Portland Commission on November 8, 2017

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Alisha Moreland-Capua MD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Francesca Gambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Peter Platt	<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 Prosper Portland Commission and as duly recorded in the official minutes of the meeting.

	Date: November 9, 2017
Pam Micek, Recording Secretary	