

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7343**

**AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH ZIMMER GUNSUL FRASCA ARCHITECTS FOR THE PREPARATION OF A DEVELOPMENT PLAN FOR THE BROADWAY CORRIDOR IN THE RIVER DISTRICT TAX INCREMENT FINANCE DISTRICT**

**WHEREAS**, Prosper Portland is undertaking the River District Urban Renewal Plan, adopted September 25, 1998, and subsequently amended;

**WHEREAS**, relocation and acquisition of the United States Postal Service Processing and Distribution Center (“USPS Property”) at 715 NW Hoyt Street in the River District Tax Increment Finance District has long been envisioned by the general public, elected officials, and adopted land use and development plans as one of the most significant redevelopment sites in Portland’s central city;

**WHEREAS**, the Broadway Corridor Framework Plan, adopted by the Prosper Portland Board of Commissioners (“Board”) through Resolution No. 7147 on October 14, 2015 and by Portland City Council on November 5, 2015, provides a strategic vision for development of the USPS Property and adjacent Prosper Portland-owned properties collectively referred to as the Broadway Corridor study area;

**WHEREAS**, Prosper Portland acquired the USPS Property in September 2016 and work is underway to relocate the USPS processing and distribution services to an alternate location, freeing the site for redevelopment;

**WHEREAS**, Prosper Portland intends to complete a development plan providing strategic direction for the Prosper Portland-owned properties within the Broadway Corridor and priorities for community benefits to be provided by the redevelopment (“Development Plan”), including work necessary to satisfy the Central City Master Plan requirements for the USPS Property;

**WHEREAS**, on April 11, 2018 the Prosper Portland Board through Resolution No. 7267 authorized the Executive Director to execute a Professional Services Contract with Zimmer Gunsul Frasca Architects (“ZGF”) for the purpose of preparing the Development Plan and Central City Master Plan, in an amount not to exceed \$2,215,250 including a five percent contingency; and

**WHEREAS**, on December 12, 2018 the Prosper Portland Board through Resolution No. 7297 authorized the Executive Director to execute an amendment to the Professional Services Contract with ZGF, for a total contract value not to exceed \$2,375,049 including a five percent contingency; and

**WHEREAS**, Prosper Portland, in consultation with project partners, has identified additional work necessary for the success of the project, the fee for which is not to exceed \$343,995 and exceeds the current expenditure authority.

**NOW, THEREFORE, BE IT RESOLVED**, that that the Prosper Portland Board authorizes the executive director to execute an amendment to the Professional Services Contract with ZGF, for a total contract value not to exceed \$2,719,044;

**BE IT FURTHER RESOLVED**, that the Executive Director may approve changes to the Professional Services Contract, if such changes do not materially increase Prosper Portland's obligations or risks, as determined by the Executive Director in consultation with Prosper Portland's General Counsel; and

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

Adopted by the Prosper Portland Commission on October 9, 2019



---

Pam Feigenbutz, Recording Secretary



**PROSPER  
PORTLAND**  
Building an Equitable Economy

**RESOLUTION NO. 7343**

**RESOLUTION TITLE:**

AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH ZIMMER GUNSUL FRASCA ARCHITECTS FOR THE PREPARATON OF A DEVELOPMENT PLAN FOR THE BROADWAY CORRIDOR IN THE RIVER DISTRICT TAX INCREMENT FINANCE DISTRICT


Adopted by the Prosper Portland Commission on October 9, 2019

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Alisha Moreland-Capuia MD	<input 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.*

	<p><b>Date:</b></p> <p style="text-align: center;">October 10, 2019</p>
<p><b>Pam Feigenbutz, Recording Secretary</b></p>	