

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6515

**APPROVING KEY ACTION ITEMS TO REDIRECT THE
BURNSIDE BRIDGEHEAD REDEVELOPMENT PROJECT
GIVEN CHANGES IN THE REAL ESTATE MARKET AND SITE
CONDITIONS.**

WHEREAS, the Portland Development Commission ("PDC") has entered into a Memorandum of Understanding ("MOU") with Opus Northwest to partner on the redevelopment of the Burnside Bridgehead site, which will expire on December 31, 2007;

WHEREAS, PDC staff and Opus Northwest have worked hard for the past two years and have successfully executed a majority of the pre-development work that is necessary for redevelopment, rendering the Burnside Bridgehead site virtually shovel-ready;

WHEREAS, the originally proposed development program was based on a strong condominium market which has now changed thereby requiring a reformulation of the development program;

WHEREAS, the PDC Board of Commissioners ("Board") and the Central Eastside community desire to see greater progress towards redevelopment at the Bridgehead site because the project is intended to generate future tax revenues that are needed for other investments in the district;

WHEREAS the MOU will be amended ("Amendment Five") and extended to December 31, 2007, to provide additional time for PDC staff and Opus Northwest to work together to complete the Board approved Key Action Items and jump-start the redevelopment;

WHEREAS, these Key Action Items are necessary to extend the MOU for twelve additional months and include: re-examining the proposed development program and strategies for securing a tenant with a roundtable of development specialists, hiring brokerage services to pursue commercial and office tenants, commissioning an independent market analysis, implementing a marketing and media strategy, re-examining the type and mix of affordable housing that is appropriate for the site, continuing public outreach efforts within the Central Eastside community, completing Convention Plaza tenant relocations, and preparing plans for demolition of site improvements in 2008; and

WHEREAS PDC staff and Opus Northwest will report back to the Board near the expiration of MOU Amendment Five to discuss the progress made with implementation of the Key Action Items.

NOW, THEREFORE, BE IT RESOLVED that PDC staff shall work with Opus Northwest to implement the Key Action Items identified in the Board Report Number 07-120;

BE IT FURTHER RESOLVED that the Executive Director may extend the MOU for up to twelve additional months if PDC staff and Opus Northwest complete the Key Action Items; and

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