

COUNCIL RESOLUTION No. 51-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, AUTHORIZING THE AWARD OF THE SPARROW SITE DESIGN AND DEVELOPMENT PROJECT TO DEVNW AND FOR THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH DEVNW.

WHEREAS the city purchased the Sparrow Site (Tax Lot No. 11E36CC00300) from TriMet in March 2019 for redevelopment targeted to help meet the city's affordable housing goals; and

WHEREAS the city developed project goals to be included in a competitive request for proposals (RFP) solicitation process for development of the Sparrow Site based on the city's affordable housing goals and City Council's established goals for the project; and

WHEREAS to accomplish the project goals through an RFP for future development, the acquisition of an additional parcel (Sparrow Auxiliary Site) was needed for right-of-way access improvements; and

WHEREAS the city purchased the Sparrow Auxiliary Site (Tax Lot No. 11E36CC05100) from TriMet in January 2023; and

WHEREAS the two Sparrow Site lots were designated as surplus, authorizing the city manager or designee to sell, transfer, or lease the properties after an RFP process; and

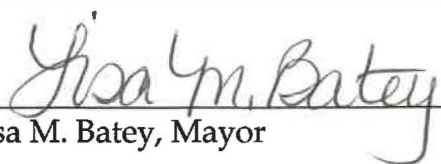
WHEREAS the city issued an RFP for the purpose of identifying a development partner for the Sparrow Site property; and

WHEREAS an evaluation committee consisting of city staff and external evaluators identified DevNW as the most qualified developer to meet the goals and vision for the Sparrow Site.

Now, Therefore, be it Resolved by the City Council of the City of Milwaukie, Oregon, authorizes the award of the Sparrow Site design and development project to DevNW and authorizes the city manager or designee to enter into an exclusive negotiating agreement with DevNW for the purpose of establishing terms for a development agreement that is consistent with the objectives and criteria stated in the RFP for the Sparrow Site.

Introduced and adopted by the City Council on **December 16, 2025**.

This resolution is effective immediately.



Lisa M. Batey, Mayor

APPROVED AS TO FORM:


Justin D. Gericke, City Attorney

ATTEST:


Scott S. Stauffer, City Recorder