

RESOLUTION NO. 29-2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON DIRECTING THE TOWN CENTER PROJECT MANAGEMENT GROUP TO ENTER EXCLUSIVE NEGOTIATIONS WITH MAIN STREET PARTNERS ON A MEMORANDUM OF UNDERSTANDING FOR DEVELOPMENT OF THE TOWN CENTER SITE (10700 SE MCLOUGHLIN AND 10721 SE MAIN STREET)

WHEREAS, the City of Milwaukie, through Resolution 39-2005, did enter an Intergovernmental Agreement with Metro for the purpose of jointly offering for development the property known as the Town Center site at 10700 SE McLoughlin and 10721 SE Main Street; and

WHEREAS, a Request for Proposals (RFP) was prepared and released in December 2006 by the Project Management Group (PMG), composed of the City's Community Development Director and City Manager, and Metro's Transit Oriented Development Director and Program Manager; and

WHEREAS, three proposals were received in February 2007 and evaluated by the PMG and an Advisory Committee, formed by Council in 2006, as well as by approximately 100 citizens who attended an Open House to view the proposals on March 13, 2007; and

WHEREAS, all three proposals were of high quality and considerable merit; and

WHEREAS, proposal evaluations by the Advisory Committee and PMG resulted in consensus that Main Street Partners, LLC was most likely to achieve the development objectives stated in the RFP; and

WHEREAS, the proposal submitted by the Winkler Development Corporation was also viewed as economically feasible and capable of meeting numerous development objectives; and

WHEREAS, both proposals are generally consistent with Milwaukie's adopted plans, policies and guidelines for the downtown site, and both have been submitted by reputable development teams capable of completing the projects substantially as proposed; and

WHEREAS, successful completion of this project requires close coordination and agreement between the City of Milwaukie and Metro's Centers program, and this recommendation evidences such coordination and agreement; and

WHEREAS, City Council has reviewed the PMG Recommendation Report and supports the methodologics and determinations described therein;

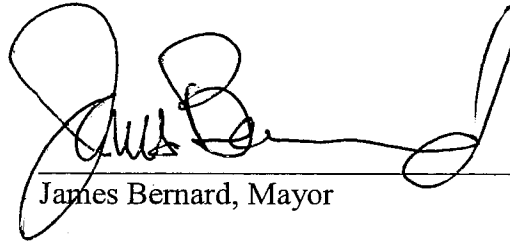
NOW, THEREFORE, BE IT RESOLVED that the PMG is directed to enter exclusive negotiations with Main Street Partners, LLC for 60 days on a Memorandum of Understanding (MOU) for development of the Town Center site; and

BE IT FURTHER RESOLVED that the "Items for Further Consideration" identified in the PMG Recommendation Report be included in the MOU deliberations, the outcomes of which to be reported to the Council at the conclusion of the MOU negotiation period; and

BE IT FURTHER RESOLVED that if for any reason the MOU negotiations between the PMG and Main Street Partners, LLC come to an impasse, the PMG is authorized to begin negotiations with Winkler Development Corporation on an MOU for development of the Town Center site;

Introduced and adopted by the City Council on April 17, 2007.


This resolution is effective on April 17, 2007.



James Bernard, Mayor

ATTEST:

APPROVED AS TO FORM:
Ramis, Crew, & Corrigan, LLP


Pat DuVal, City Recorder


City Attorney