

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6679

**AUTHORIZING EXTENSION OF CONSTRUCTION
COMMENCEMENT DATE TO DECEMBER 15, 2010,
WITH LENTS TOWN CENTER II, LLC FOR PHASE II OF
PROJECT IN LENTS TOWN CENTER URBAN
RENEWAL AREA**

WHEREAS, on October 12, 2005, through Resolution No. 6296, the Portland Development Commission ("PDC") Board of Commissioners ("Board") authorized the PDC Executive Director to enter into a Purchase and Sale Agreement and Loan Agreements with Lents Town Center I, LLC ("LTC I") and Lents Town Center II, LLC ("LTC II") for the sale of 77,000 square feet of PDC-owned property at 9005 SE Foster Road in the Lents Town Center Urban Renewal Area for the purpose of constructing a 30,000 square foot mixed-use commercial center in two phases (the "Project");

WHEREAS, in March 2007, LTC I commenced construction on Phase I of the Project;

WHEREAS, in December 2007, LTC I completed Phase I of the Project by constructing a 22,000 square foot mixed-use commercial building, with Assurety Northwest occupying the upper floor and 11,000 square feet of commercial space on the ground floor;

WHEREAS, Assurety Northwest relocated to Lents, bringing over 50 jobs that meet PDC's quality jobs program and investing over \$5 million in the Project;

WHEREAS, Board Resolution No. 6296 required LTC II to commence construction on Phase II of the Project within three years after the commencement of construction for Phase I (the "Construction Commencement Date"), with the Phase II property reverting back to PDC if LTC II failed to satisfy this requirement;

WHEREAS, PDC provided LTC II with a loan in the amount of \$315,850, which is evidenced by, among other documents, a promissory note and loan agreement (the "Loan Documents"), executed on December 22, 2006, for the purpose of acquisition of the Phase II land;

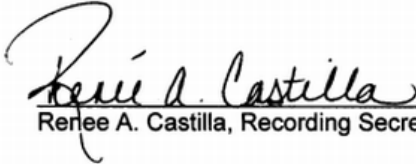
WHEREAS, due to a deteriorating economic climate and difficult credit market, LTC II has requested an extension to the Construction Commencement Date; and

WHEREAS, on January 15, 2009, the PDC Loan Review Committee recommended approval of a one-year extension to the Construction Commencement Date, with two optional one-year extensions to the Construction Commencement Date at PDC's discretion, and such changes to the schedule were approved by the PDC Executive Director on January 15, 2009.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to negotiate, execute, and deliver the necessary amendment(s) to the Loan Documents to provide for an extension to the Construction Commencement Date to December 15, 2010, and two optional one-year extensions to be granted by the PDC Executive Director if, at the PDC Executive Director's sole discretion, economic conditions have not improved sufficiently to make Phase II feasible; and

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

Adopted by the Portland Development Commission on March 11, 2009.



Renee A. Castilla
Renee A. Castilla, Recording Secretary

PDC

PORTLAND DEVELOPMENT COMMISSION

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Title:

AUTHORIZING EXTENSION OF CONSTRUCTION COMMENCEMENT DATE TO DECEMBER 15, 2010, WITH LENTS TOWN CENTER II, LLC FOR PHASE II OF PROJECT IN LENTS TOWN CENTER URBAN RENEWAL AREA

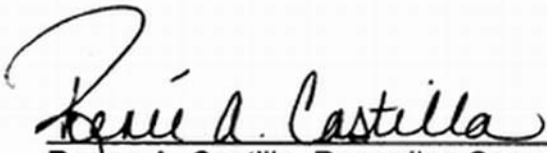
Adopted by the Portland Development Commission on March 11, 2009.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Charles Wilhoite, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bertha Ferrán	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Consent Agenda		<input 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 Portland Development Commission and duly recorded in the official minutes of the meeting.


Renee A. Castilla, Recording Secretary

Date: April 3, 2009