

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7268**

**AUTHORIZING THE SELECTION OF CONTINUUM PARTNERS LLC AS THE PREFERRED DEVELOPER PARTNER FOR THE USPS PROPERTY AND THE NEGOTIATION OF A MEMORANDUM OF UNDERSTANDING SUMMARIZING THE ROLES AND RESPONSIBILITIES FOR THE PREPARATION OF A DEVELOPMENT PLAN FOR THE BROADWAY CORRIDOR AND REDEVELOPMENT OF THE USPS PROPERTY IN THE RIVER DISTRICT URBAN RENEWAL AREA**

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

**WHEREAS**, the United States Postal Service Processing and Distribution Center (“USPS Property”) at 715 NW Hoyt Street in the River District Urban Renewal Area 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”) 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 USPS Property for redevelopment;

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

**WHEREAS**, Prosper Portland issued a Request for Qualifications (“RFQ”) in November 2017 seeking a developer partner to serve as an advisor during the preparation of the Development Plan and as the preferred developer for the redevelopment of the USPS Property upon completion of the Development Plan (“Preferred Developer Partner”);

**WHEREAS**, Continuum Partners LLC received a strong recommendation to be selected as the Preferred Developer Partner as the result of an extensive evaluation process which included project stakeholder input; and

**WHEREAS**, Prosper Portland intends to enter into a non-binding Memorandum of Understanding (“MOU”) with the Preferred Developer Partner that describes in general terms the conditions, contingencies, and commitments by the parties separately and/or jointly that must be completed during the preparation of the Development Plan and prior to negotiation of a Development Agreement, Community Benefits Agreement, and/or other transaction document(s).

**NOW, THEREFORE, BE IT RESOLVED**, that the Prosper Portland Board of Commissioners authorizes the Executive Director to select Continuum Partners LLC as the Preferred Developer Partner and negotiate a MOU for the purpose of completing the Development Plan and pursuing redevelopment of the USPS Property; and

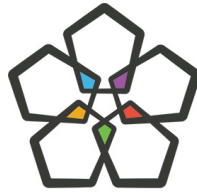
**BE IT FURTHER RESOLVED**, that this resolution shall become effective immediately upon its adoption.

Adopted by the Prosper Portland Commission on April 11, 2018



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Pam Micek, Recording Secretary



**PROSPER  
PORTLAND**  
Building an Equitable Economy

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**RESOLUTION TITLE:**

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Adopted by the Prosper Portland Commission on April 11, 2018

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

	<b>Date:</b> April 16, 2018
<b>Pam Micek, Recording Secretary</b>	