

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 17-10-31-07

IN THE MATTER OF DELEGATING
AUTHORITY TO THE COUNTY
ADMINISTRATOR TO EXECUTE
AMENDMENTS TO GROUND LEASE
OPTION AGREEMENTS FOR COUNTY
OWNED REAL PROPERTY ALONG 6TH
AVE IN DOWNTOWN EUGENE

WHEREAS, the Board of Commissioners wishes to optimize the use of County owned properties along East 6th Ave in downtown Eugene identified as taxlots 17-03-31-11-01400, 17-03-31-11-02100, 17-03-31-11-02800, and 17-03-31-11-03200; and

WHEREAS, Lane County issued a request for proposals (RFP) for property development of the subject parcels on October 29, 2012; and

WHEREAS, Housing and Community Services Agency of Lane County (HACSA) and Obie Companies (Market District LLC) submitted coordinated proposals the Board of County Commissioners determined best addressed the redevelopment objectives as stated in the RFP via Board Order 13-02-26-09; and

WHEREAS, the Board of Commissioners held a public hearing and delegated authority to the County Administrator to execute ground lease option agreements with each of the successful respondents via Board Order 13-11-12-02; and

WHEREAS, 48 month ground lease agreements were executed on December 13, 2013; and

WHEREAS, the optionees have worked closely to coordinate their planned developments, diligently pursued and reached established milestones within agreed upon timelines, and dedicated significant resources toward planning and design; and

WHEREAS, a primary source of funding for the affordable housing portion of the development was not made available as anticipated in 2017, causing at least a year delay in the funding plan for this portion of the development and jeopardizing the optionees' ability to exercise their options within the term of the current lease option agreement; and

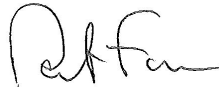
WHEREAS, HACSA has requested the inclusion of certain provisions in their ground lease option agreement to ensure their project is eligible for particular federal funding.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The County Administrator is delegated authority to extend the term of the ground lease option agreement between the County and HACSA and the ground lease option agreement between the County and Market District LLC from 48 months to 60 months, via amendment.
2. The County Administrator is delegated authority to add certain provisions to the ground lease option agreement between the County and HACSA intended to ensure the planned affordable housing development is eligible for particular federal funds, via amendment.

ADOPTED this 31st day of October, 2017.

APPROVED AS TO FORM
Date 10/20/17 Lane County
OFFICE OF LEGAL COUNSEL



Pat Farr, Chair
Lane County Board of Commissioners