

RESOLUTION NO. 54-2009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, DIRECTING THE CITY MANAGER TO SIGN A CONTRACT AMENDMENT WITH TASHMAN JOHNSON LLC TO PROVIDE ADDITIONAL SERVICES UNDER THE EXISTING URBAN RENEWAL FEASIBILITY STUDY SERVICES CONTRACT.

WHEREAS, City of Milwaukie is interested in exploring the possibility of urban renewal to support projects defined in the Milwaukie Downtown and Riverfront Plan and additional supporting efforts, such as re-balancing the costs of downtown Public Area Requirements between the public and private developers; and

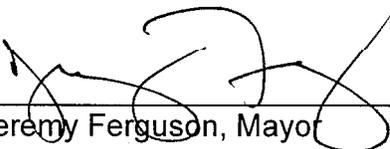
WHEREAS, The City issued a Request for Proposals for urban renewal feasibility study services and determined that TASHMAN JOHNSON LLC offered the best proposal to perform those services; and

WHEREAS, In consultation with the consultant team, City staff has determined that the City would be well-served by an additional element of work analyzing the financial significance of existing downtown development standards.

NOW, THEREFORE, BE IT RESOLVED that the City Manager is directed to sign an amendment to the professional services contract with TASHMAN JOHNSON to provide urban renewal feasibility study services increasing the amount not-to-exceed by \$5,000, from \$30,000 to \$35,000, as shown in Exhibit A.

Introduced and adopted by the City Council on September 1, 2009.

This resolution is effective on September 2, 2009.



Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Schrader Ramis PC



Pat DuVal, City Recorder



City Attorney



Addendum to Personal Services Contract between
City of Milwaukie
and
Tashman Johnson LLC
For
Contract #2009010
For Urban Renewal Feasibility Studies

This agreement hereby amends the above titled contract between the City of Milwaukie and **Tashman Johnson LLC**, the original compensation amount of which was up to **Thirty Thousand dollars (\$30,000)** for performance of services.

This amendment is as follows:

To change compensation amount by adding \$5,000.00, making contract amount of up to **Thirty-Five Thousand dollars (\$35,000)**.

To change scope of work to include Attachment A.

Except for the above, all other conditions remain in full force and effect.

In Witness to the above, the following duly authorized representatives of the parties referenced have executed this agreement:

CITY OF MILWAUKIE

Pat Duval Atk

Signature

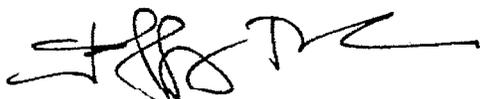
Mike Swanson
City Manager

Printed Name & Title

9/2/09

Date

CONTRACTOR



Signature

Jeffrey Tashman, Member

Printed Name & Title

2 September 2009

Date

EXHIBIT A

Attachment A

Key elements of additional work will be:

1. Examine four specific and representative types of redevelopment projects in terms of:
 - Site design, surface parking and access using the existing downtown parking standards
 - Building size using current zoning requirements
 - PAR costs
 - Pro forma financial feasibility
 - Each of the four would be examined for development under (1) existing parking requirements, and with no PAR subsidy and (2) under the parking requirements proposed in the 2007 TSP (1 space per residential unit and no other required parking), and assuming a 90% City match of PAR costs from urban renewal.
2. The four sites to be examined above are:
 - 10,000 square foot site within DS zone on Main Street
 - 20,000 square foot site within DR zone
 - 20,000 square foot site within the DO zone
 - Major renovation of 10818 SE Main
3. City Planning Staff will provide relevant development standards for each site
4. Initial findings shall be presented in a workshop format
5. Final findings shall be presented in a memo, including recommendations reflecting workshop discussions