

RESOLUTION NO. 27-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ACCEPTING RECOMMENDATIONS FROM PHASE TWO OF THE MINOR LEAGUE BASEBALL FEASIBILITY STUDY AND DIRECTING STAFF TO UNDERTAKE ACTIVITIES COMPRISING A THIRD FEASIBILITY PHASE.**

**WHEREAS**, the City Council adopted resolution 46-2011 establishing the goal to explore the opportunity of attracting minor league baseball to Milwaukie for economic development purposes; and

**WHEREAS**, the City Council adopted resolutions 89-2011 and 04-2012, enabling a team of development advisors to assist the City with studying project feasibility and accepting feasibility reports associated with the proposed site in a first feasibility phase; and

**WHEREAS**, resolution 04-2012 authorized the formation of an exploratory task force to advise the City Council on field orientation, facility programming, economic impact studies and good neighbor agreement terms; and

**WHEREAS**, Council adopted resolution 07-2012 forming a 13-member task force, which was assembled and carried forth its charge over six meetings in February, March and April 2012; and

**WHEREAS**, the task force achieved consensus on all four elements of its charge, and further, found reason to accept findings presented in an Economic Impact Analysis on the minor league baseball project; and

**WHEREAS**, the Economic Impact Analysis finds that the construction, operations and ancillary development associated with the proposed facility would generate substantial economic output, jobs and earnings for City of Milwaukie residents and businesses, and for those of Clackamas County and the City of Portland; and

**WHEREAS**, projected costs to construct the project have been studied and remain within estimates provided in earlier phases of the feasibility study; and

**WHEREAS**, likely neighborhood impacts have been studied and placed into a framework whereby the Ardenwald Neighborhood District Association and the City can negotiate a Good Neighbor Agreement with a future operator to mitigate or remove impacts that would threaten livability qualities in the adjacent residential neighborhood; and

**WHEREAS**, likely impacts to properties and business operations within the North Industrial District have been studied but require significantly more outreach and investigation with businesses and property owners to assist several Milwaukie businesses with project-related impacts; and

**WHEREAS**, negotiations with ODOT regarding City acquisition of the proposed site are ongoing and will be affected by the Council's decision to proceed to Phase Three; and

**WHEREAS**, negotiations with the Northwest League to reach agreement regarding the relocation of a team to Milwaukie to serve as the anchor tenant in the proposed facility have not yet been achieved, and will be affected by the Council's decision to proceed to Phase Three; and

**WHEREAS**, the objectives of Phase Two, as presented to the Council at its business meeting on January 9, 2012, have been achieved; and

**WHEREAS**, Phase Two expenditures are in line with the budget presented to the Council at its business meeting on October 4, 2011;

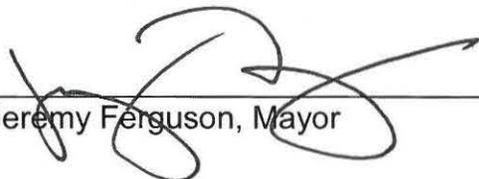
**NOW, THEREFORE, BE IT RESOLVED** that the City of Milwaukie accepts the findings from Phase Two of the minor league baseball feasibility study and authorize proceeding to a third feasibility phase that will by July 31, 2012:

- 1) Secure a commitment from a minor league team to execute Development and Use Agreements for the proposed facility, subject to necessary terms and conditions.
- 2) Demonstrate progress with all property owners potentially impacted by the construction and operation of the proposed facility, including the Oregon Department of Transportation.

**BE IT FURTHER RESOLVED** that findings and costs from the third phase of the feasibility study shall be presented to the Council in September 2012.

Introduced and adopted by the City Council on May 15, 2012.

This resolution is effective on May 15, 2012.

  
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Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:  
Jordan Ramis PC

  
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Pat DuVal, City Recorder

  
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City Attorney