

# City Hall Surplus Hearing

Milwaukie City Council  
Regular Session – April 19, 2022



# BACKGROUND & OVERVIEW HIGHLIGHTS

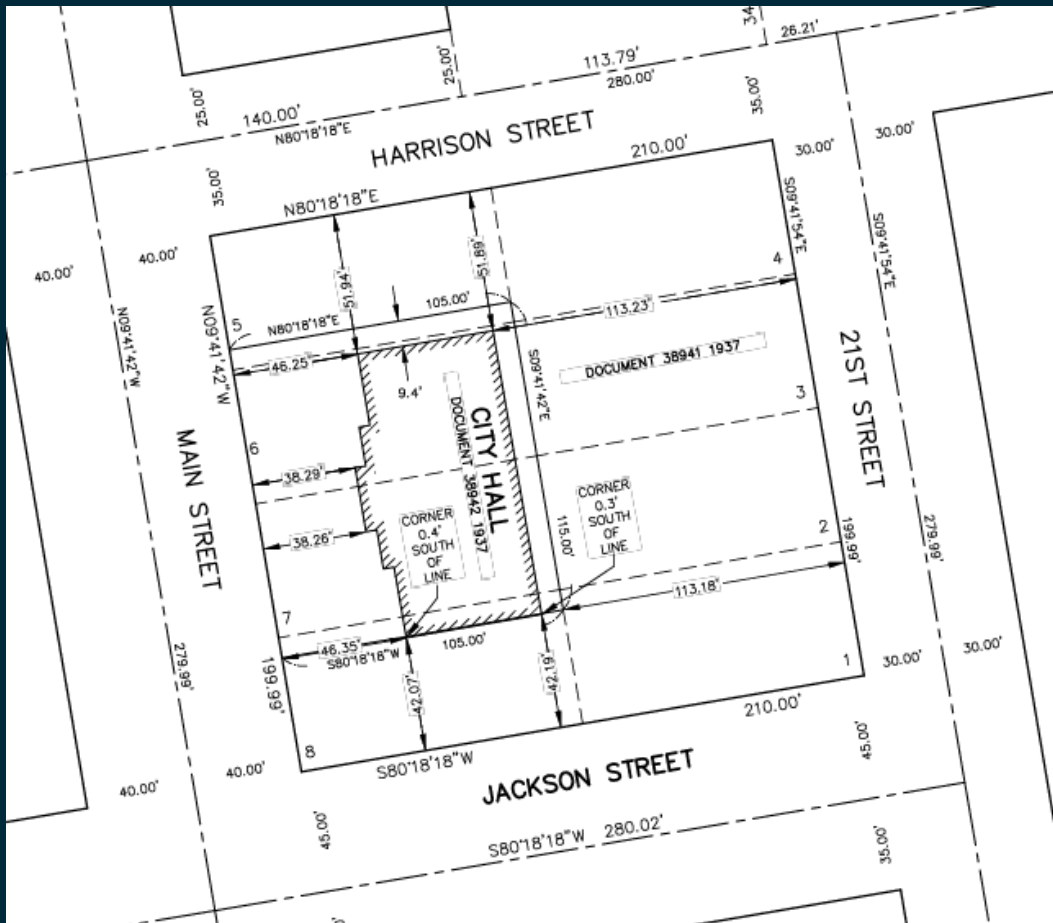
- March 2020 – The City closed on the Advantis Credit Union Building
- March 2020 – City Hall Blue Ribbon Committee meets over the next year
- October 2021 – Council adopts project development goals
- Beginning of 2022 – Replat of City Hall
- Sometime in 2023 - Staff Consolidation at New City Hall



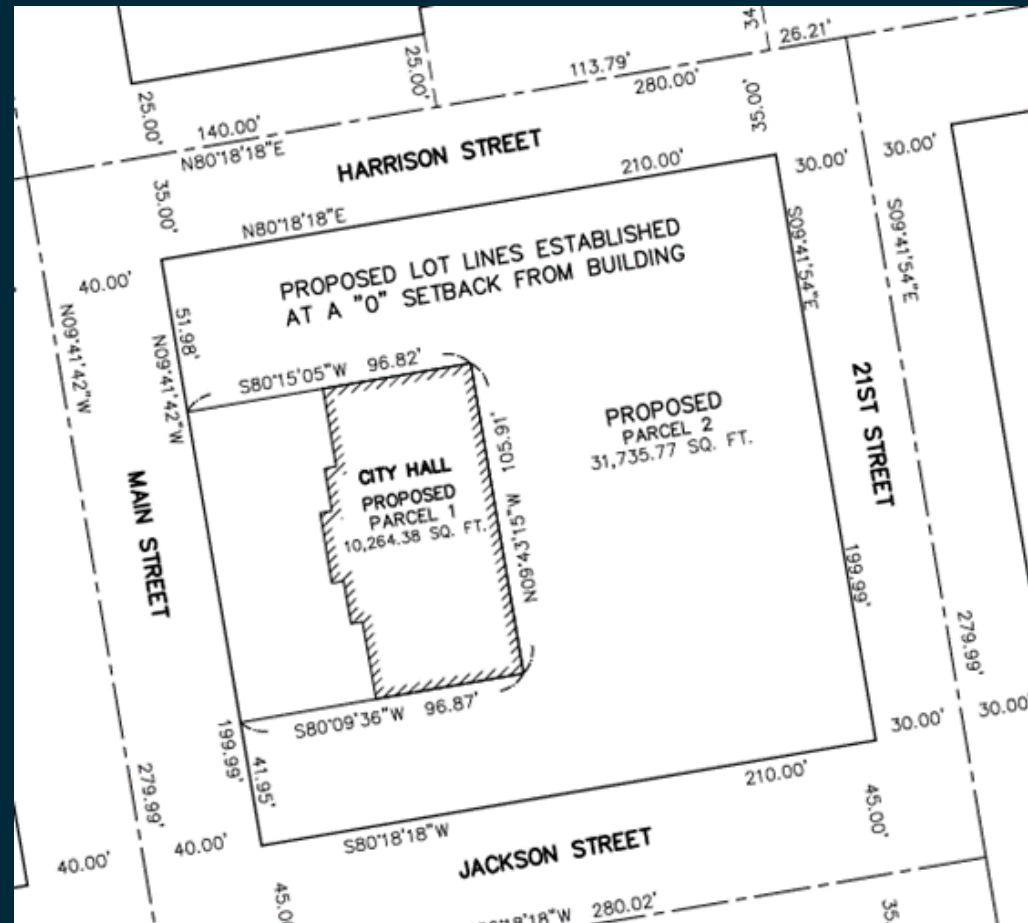


# CITY COUNCIL ADOPTED PROJECT GOALS

1. **Creates a destination.** A project that is an anchor for Downtown Milwaukie, a destination that attracts both residents and regional visitors.
2. **Historic Preservation.** A project that maintains the historic character defining features of the exterior of the building facade.
3. **Minority / Women Business Enterprise Contracting.** Project team that will make a good faith effort to utilize Minority / Women Business Enterprises in contracting.
4. **Sustainable practices.** A project uses sustainable and energy efficient design and construction methods.
5. **Maintains open space.** A project that maintains green spaces and/or trees on the property.



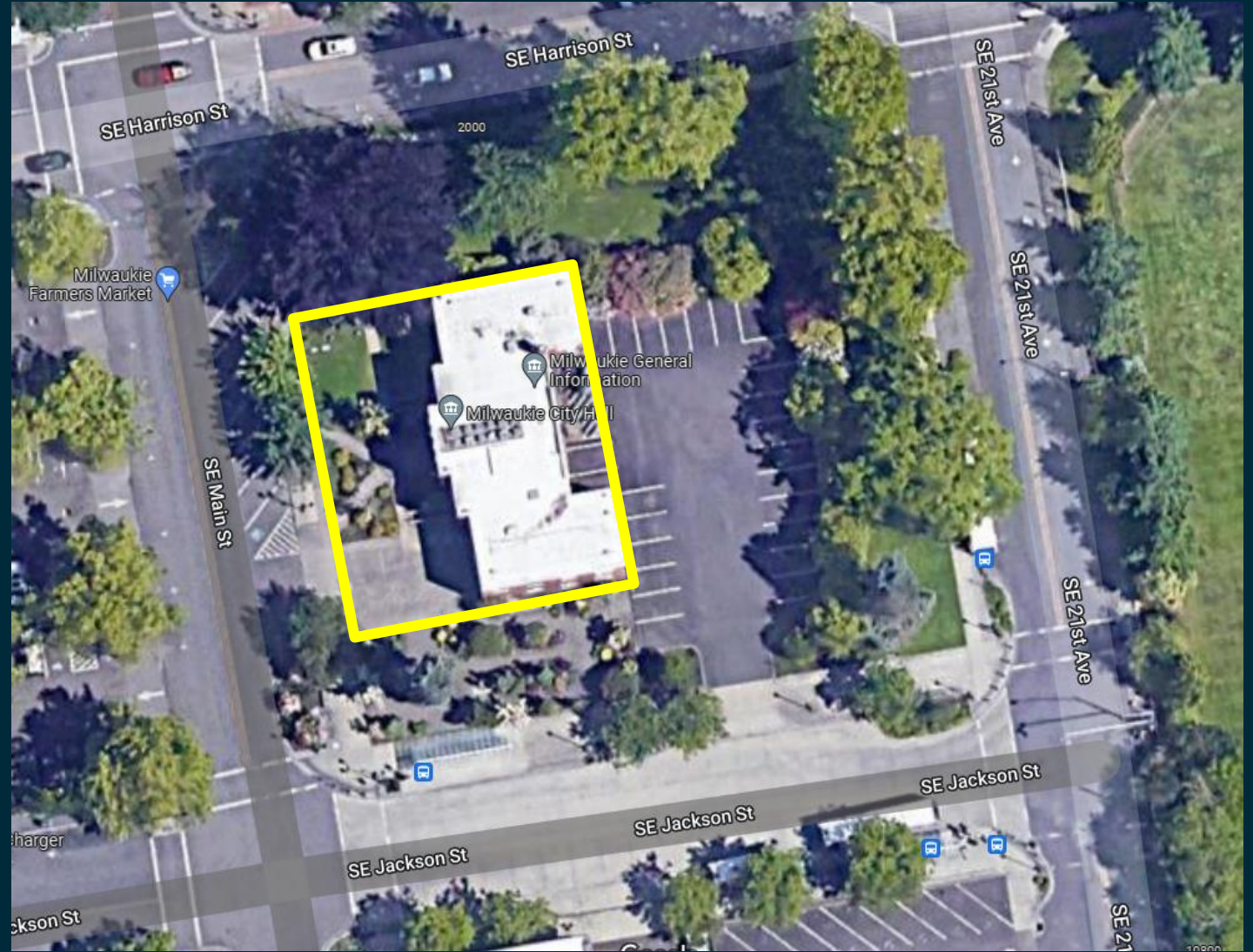
Before



After

# PROPOSED SURPLUS PROPERTY

- 10,264 Square-Foot Parcel
  - City Hall Building
  - Frontage Area
- All other areas will remain owned and maintained by the City
  - Trees
  - Sculpture Garden
  - Open Space/Park Area
  - Parking Lot



# DISPOSAL OF STANDARD DEVELOPED PROPERTY

---

## MMC 3.15.015

### Required Steps

- **Public Hearing:** April 19, 2022
- **Newspaper Notice:** at least five days prior to hearing – Clackamas Review & Business Journal  
April 12, 2022
- **Mailing Notice:** at least five days prior to hearing -  
all property owners within 300 feet (April 6, 2022)



# ACTIONS REQUESTED

- **Approve Resolution**
  - Designate City Hall as a surplus property
  - Authorize City Manager to proceed with sale and/or transfer
- **Set minimum criteria for the sale of the property**
  - Adopted Project Development Goals
  - Appraised market value of the property

## NEXT STEPS

---

- 1) **Broker Services:** Solicitation and negotiation assistance
- 2) **Develop and Release RFP:** Within the next 60-Days
- 3) **RFP Selection Committee:** Committee reviews bid proposals
- 4) **Executive Session:** Confirm direction and bid proposal selection
- 5) **Exclusive Negotiations:** Fall/Winter 2022-2023







Questions?