



DAN JOHNSON
MANAGER

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

June 29, 2016

Board of County Commissioners
Clackamas County

Members of the Board:

Approval of an Amendment to the Owner Participation and Development Agreement between
the Clackamas County Development Agency and Hoodland Fire District No. 74

Purpose/Outcomes	This amendment will allow the Development Agency (Agency) to provide additional funds to the Fire District to be used for a station remodel in Government Camp.
Dollar Amount and Fiscal Impact	Up to \$30,000 of additional funds for a total project contribution of \$600,000
Funding Source	Clackamas County Development Agency: Government Camp Urban Renewal District – no County General Funds involved.
Duration	The Agreement will terminate January 29, 2030.
Previous Board Action	The Board previously approved the Owner Participation and Development Agreement at a business meeting on January 29, 2015
Strategic Plan Alignment	Ensure safe, healthy and secure communities
Contact Person	Dan Johnson, Development Agency Manager 503.742.4325
Contract No.	N/A

BACKGROUND:

The Agency entered into an Owner Participation and Development Agreement with the Hoodland Fire District in January 2015 where the Agency would provide \$570,000 to the District and the District would design and construct improvements to the station in Government Camp.

Since that time, the District hired an architect and design is underway. Preliminary cost estimates for the remodel are approximately \$900,000. The District is committed to completing the project and are contemplating how best to raise the additional funds needed.

The Agency will not be budgeting funds in future years in the Government Camp Urban Renewal District, but the Agency does have a small amount of funds remaining this year that can be allocated to the Fire District to help offset the funding gap.

Per the Amendment before you today, the Agency will transfer up to an additional \$30,000 to the Fire District for design and construction of the station remodel. The remainder of the agreement is unchanged, which stipulates that they have final design plans completed by January 2017 and construct the improvements by January 2019. If they do not meet these milestones then the funds will be returned to the Agency.

RECOMMENDATION:

Staff recommends the Board approve and sign the Amendment to the Owner Participation and Development Agreement with Hoodland Fire District No. 74 in order to provide additional funding to the District for a remodel of the fire station in Government Camp.

Respectfully submitted,

Dan Johnson, Manager
Development Agency

**FIRST AMENDMENT TO THE
OWNER PARTICIPANT AND DEVELOPMENT AGREEMENT**

This Amendment to the Owner Participation and Development Agreement is entered into and is effective as of this ____ day of _____, 2016 by and between Clackamas County Development Agency, the Urban Renewal Agency of Clackamas County, Oregon (the "Agency"), and Hoodland Fire District No. 74 (the "Owner Participant"). The Agency and the Owner Participant hereby agree as follows:

RECITALS:

A. The Agency is undertaking to carry out the Government Camp Village Revitalization Plan & Report (the "Plan") pursuant to ORS Chapter 457. The Plan was duly adopted and approved by the Board of County Commissioners by Board Order No. 89-1143 on November 14, 1989.

B. On January 29, 2015, the Board of County Commissioners acting as the governing body of the Clackamas County Development Agency approved an Owner Participation Development Agreement (the "OPDA") whereby the Agency was to provide up to \$570,000 to the Owner Participant for the purposes of designing and constructing improvements to the Government Camp Fire Station.

C. The Agency has already disbursed \$570,000 as allowed under the OPDA.

D. The Owner Participant is currently completing design and will be constructing the improvements that are consistent with the terms and conditions of the OPDA.

E. The Agency has completed all projects in the Plan and has funds remaining available to provide to the Owner Participant for the Project.

F. Section 3(A) of the OPDA allows the amount of funding provided by the Agency to the Owner Participant to be adjusted by agreement, based upon the availability of funds and the needs of the project.

G. The Agency and Owner Participant now agree to amend the OPDA to provide up to an additional \$30,000 for the purpose of assisting in the development and construction of the Project.

The Agency and Owner Participant, having presented the preceding recitals as true and correct, now agree as follows:

1. That the OPDA is now amended at Section 3(A) to reflect that the total funding is not to exceed \$600,000.
2. The OPDA is otherwise unchanged.

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IN WITNESS WHEREOF, the Agency and the Owner Participant have executed this Agreement as of the date first above written.

"AGENCY"

BOARD OF COUNTY COMMISSIONERS acting as
the governing body of the Clackamas County
Development Agency

By: _____
John Ludlow
Chair

By: _____
Mary Raethke
Recording Secretary

"OWNER PARTICIPANT"

Hoodland Fire District No. 74

By: *Mic Eby*
Mic Eby
Fire Chief

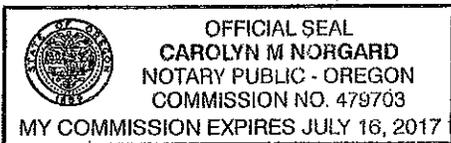
STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on _____, 2016 by John
Ludlow as Chair of the Clackamas County Development Agency

Notary Public for Oregon
My Commission expires _____

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on 9th day of June, 2016 by Mic
Eby as Fire Chief of Hoodland Fire District No. 74



[Signature]
Notary Public for Oregon
My Commission expires July 16, 2017