

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS Staff Presentation Worksheet

Presentation Date: October 6, 2009 Time: 2:30 P.M. Length: 15 Minutes

Presentation Title: I-205 Green Line Intergovernmental Agreements with TriMet

Department: Transportation and Development

Presenters: Dan Johnson, Development Agency Program Coordinator

POLICY QUESTION: None

ISSUE & BACKGROUND:

On September 12th TriMet commenced Light Rail service to Clackamas County with the opening of the I-205 Green Line. With service underway there are two remaining Intergovernmental Agreements: the Maintenance Agreement and Continuing Control Agreement. The agreements are needed to outline maintenance responsibilities, ensure the continued operation of the line, and complete the project.

In addition, the Clackamas County Development Agency is requesting authorization to enter into a separate Funding Agreement with TriMet to assist with the opening of the retail area found on the first floor of the Clackamas Town Center Park and Ride. The Park and Ride facility was constructed with approximately 7,300 square feet of unfinished retail space. Approximately 2,100 square feet of this space has been improved for a Transit Police facility but the remaining 5,200 square feet is currently vacant. Improvement costs for these areas are sizable for a small business so the Development Agency has worked closely with TriMet to provide funding to offset these costs and transform the remaining area into a viable retail space.

The agreement as proposed would call for a loan to TriMet from the Agency for an amount up to \$250,000. The sole purpose of this funding is to offset tenant improvement costs for the remaining retail area at the Clackamas Town Center Park and Ride. The agreement stipulates that the full amount of the loan would be repaid by TriMet to the Agency through tenant lease payments. Furthermore, TriMet shall provide matching funds in the amount of \$100,000 prior to any request of Agency funds.

TriMet will handle all construction coordination and requests for proposals but will continue to consult with the Agency throughout the process.

QUESTION(S) PRESENTED FOR CONSIDERATION:

1.) Shall Department of Transportation and Development staff advance the Maintenance Agreement and Continuing Control Agreement with TriMet to the Board for approval?

2.) Shall Development Agency staff advance the proposed Funding Agreement with TriMet to the Board, acting on behalf of the Development Agency Board, for approval?

OPTIONS AVAILABLE:

For Question 1:

- Direct staff to advance the Maintenance Agreement and/or the Continuing Control Agreement to the Board's consent agenda for approval.
- Direct staff to advance the Maintenance Agreement and/or the Continuing Control Agreement to the Board's hearing agenda for discussion.
- Request additional information concerning one or both of the proposed agreement(s).

For Question 2:

- Direct staff to advance the Funding Agreement to the Board's consent agenda, acting on behalf of the Development Agency Board, for approval.
- Direct staff to advance the Funding Agreement to the Board's hearing agenda, acting on behalf of the Development Agency Board, for discussion.
- Request additional information regarding the proposed agreement.

RECOMMENDATIONS:

For Question 1: Staff recommends advancing the Maintenance Agreement and Continuing Control Agreement to the Board's consent agenda for approval.

For Question 2: Staff recommends advancing the Funding Agreement to the Board's consent agenda, acting on behalf of the Development Agency Board, for approval.

SUBMITTED BY:

Division Director/Head Approval M. Barbara Cortright 9/30/09

Department Director/Head Approval Cam Gilman

County Administrator Approval _____