

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2025-063

Declaring Suite 277 in the Multnomah Building, Located at 501 SE Hawthorne Blvd., Portland, Oregon as Surplus; and Approving a Lease Extension with Voya to Occupy that Space.

The Multnomah County Board of Commissioners Finds:

- A. This matter comes to the Board pursuant to administrative procedure FAC-3, which establishes the County's policy for declaring property surplus, and leasing surplus County real property to a non-County tenant.
- B. In FY 2026, The Board of Commissioners adopted Program Offer #78255 (ADA All-Gender Restroom Multnomah Building) which will convert Suite 109 in the Multnomah Building ("TMB") into an all-gender, American with Disabilities Act (ADA) accessible single-stall restroom. Suite 109 is currently leased to Voya.
- C. Voya will be relocated to Suite 277 within the TMB via amendment to its existing lease. Suite 277 is not needed for any County use and is presently being infrequently used as a meeting room, and not assigned to any County department, office, or program.
- D. Voya's lease amendment will have the same terms and conditions as the original lease with the following exceptions: an increase of square footage (SF) from 108 SF to 197 SF; and a lease extension with five, one-year terms with each year having a 4% annual escalation rate. The commencement date will be January 1, 2026 and will automatically renew for five, one-year terms, provided that, at the time of each such renewal, Tenant is still providing the services to Multnomah County. The current lease rate is \$351/month (\$39/SF). The new rate commencing on January 1, 2026 will be \$665/month (\$41/SF).
- E. Following administrative procedure FAC-3, Multnomah County Facilities & Property Management (FPM) has determined that Suite 277 is not needed for use by Multnomah County and is appropriate to be declared surplus.
- F. It is in the best interests of the County to act on FPM's determination and recommendation.

The Multnomah County Board of Commissioners Resolves:

- 1. Suite 277 of the TMB is declared surplus for the term of a lease with Voya (as extended by renewal or amendment).

2. Approving an extension to the lease with Voya to occupy Suite 277 at TMB.
3. The Board Chair is authorized to execute such lease extensions and any ancillary instruments and to execute renewals or amendments of Voya's lease without further Board action.

ADOPTED this 6th day of November, 2025.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By:

Andrew MacKendrick, Sr. Assistant County
Attorney

SUBMITTED BY: Tracey Massey, Department of County Assets Director and CIO