

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 25-29-10-02H

In the Matter of Authorizing the Development
of Parcel 2 River District located at the NW
corner of 4th and Mill Street in Eugene,
Oregon.

WHEREAS, Housing Authority and Community Services Agency of Lane County doing business as Homes for Good Housing Agency (the "**Authority**") is a public body corporate and politic, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes of the ORS 456.055 to 456.235 (the "**Housing Authorities Law**"); and

WHEREAS, a purpose of the Authority under the Housing Authorities Law is to construct, acquire, manage and operate affordable housing for persons of lower income; and

WHEREAS, the Authority is authorized by ORS 456.120 to enter in a partnership agreement with or loan money to an individual, partnership, corporation or other association to finance, plan, undertake, construct, acquire, manage or operate a housing project; and

WHEREAS, the Authority desires to enter into a Memorandum of Understanding Regarding the Development of Parcel (the "**MOU**") with Parcel 2 River District LLC, an Oregon limited liability company ("**P2RD**"), an entity currently wholly owned by Atkins Dame, Inc. ("**ADI**") to develop certain real property located at the NW corner of 4th and Mill Street in Eugene, Oregon (the "**Property**"); and

WHEREAS, the Property is currently owned by the Urban Renewal Agency of the City of Eugene (the "**URA**"); and

WHEREAS, in furtherance of the Project, P2RD has or will enter into an option agreement with the URA to acquire the Property for the Project; and

WHEREAS, consistent with its purposes and powers, the Authority desires to develop an approximately 75-unit multifamily housing project on the Property (the "**Project**"); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority and the Project for the Authority to obtain a predevelopment loan for the Project in the amount of \$400,000 from the URA (the "**Predevelopment Loan**") and to provide the proceeds of the Predevelopment Loan to P2RD to pay predevelopment costs of the Project pursuant to a Funding Agreement (the "**Funding Agreement**"); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority to enter into a joint development agreement with P2RD and/or ADI to articulate the terms of the joint development of the Project (the "**Joint Development Agreement**"); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority to enter into an option agreement with P2RD to, once the Project is entitled and financing is secured, to acquire either the Property or the interests of ADI in P2RD (the "**Project Option**"); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority to enter into a development services agreement or development management agreement (the "**DMA**") with ADI or its affiliate to set forth the obligations and responsibilities of ADI in developing the Project; and

WHEREAS, the Authority has determined it to be in the best interests of the Authority to cooperate with ADI in funding applications for the Project, including but not limited to applications for funding to Oregon Housing and Community Services, City of Eugene, Lane County, other public funders and private lenders; and

WHEREAS, the Board of Commissioners of the Authority desires to consent to these transactions, consent to the documents which will be executed, to grant authority to certain individuals to execute documents on behalf of the Authority, and to ratify certain actions pertaining to these transactions taken prior to the date of this resolution; and

WHEREAS, ORS 456.135 authorizes Housing Authority to delegate to one or more of its agents and employees such powers as it deems proper.

NOW, THEREFORE, THE AUTHORITY ADOPTS THE FOLLOWING RESOLUTIONS:

1. Authorize Execution of the MOU.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority the MOU in the form approved by any Authorized Representative.

2. Authorize the Predevelopment Loan.

BE IT RESOLVED that the Predevelopment Loan is approved and ratified and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority the Predevelopment Loan Documents listed on the attached Exhibit A (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the Predevelopment Loan, all in the form approved by any single Authorized Representative.

3. Authorize Funding Agreement.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver the Funding Agreement with ADI and/or P2RD in the form approved by any Authorized Representative.

4. Authorize Joint Development Agreement.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver the Joint Development Agreement with P2RD and/or ADI in the form approved by any Authorized Representative.

5. Authorize Project Option.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver the Project Option with P2RD in the form approved by any Authorized Representative.

6. Authorize DMA.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver the DMA with ADI in the form approved by any Authorized Representative.

7. Authorized Representatives.

BE IT RESOLVED that the following identified persons shall be the Authorized Representatives as that term is used in these Resolutions and are each individually authorized, empowered and directed to perform the actions authorized herein on behalf of the Authority.

Jacob Fox, Executive Director or his assignee or successor
Ela Kubok, Deputy Director or her assignee or successor

8. General Resolutions Authorizing and Ratifying Other Actions

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute, and deliver on behalf of the Authority such other applications, agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document, or certification has heretofore been taken, executed, delivered, or performed by an Authorized Representative named in these Resolutions on behalf of the Authority in furtherance of the Project, the same is hereby ratified and affirmed.

DATED this 29th day of October, 2025

Larissa Ennis

Larissa Ennis (Oct 29, 2025 15:04:00 PDT)

Chair, Homes for Good Board of Commissioners

JP

Secretary, Homes for Good Board of Commissioners

Exhibit A

Predevelopment Loan Documents

1. [Business Loan Agreement](#)
2. [Promissory Note](#)
3. [Trust Deed](#)
4. [Security Agreement](#)
5. [Offer Letter](#)
6. [Amendment I](#)