



Memo

Date: January 28, 2026

To: Board of Directors

From: Sam Desue, Jr. 

Subject: **RESOLUTION 26-01-03 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET)
AUTHORIZING THE ACQUISITION BY VOLUNTARY PURCHASE
OF CERTAIN REAL PROPERTY NECESSARY FOR THE NORTH
MALL OPERATOR LAYOVER FACILITY**

1. Purpose of Item

This Resolution requests the TriMet Board of Directors (Board) authorize the General Manager or his designee to acquire, by voluntary purchase, certain real property located at 550 NW 6th Avenue in Portland (Property) that is necessary for the North Mall Operator Layover Facility, and to approve the Title VI Equity Analysis in the Title VI Report related to the siting of the bus facility.

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other: Authorization to Acquire Real Property by Voluntary Purchase and to Approve Title VI Analysis

3. Reason for Board Action

TriMet's Delegated Authority policy requires the Board to approve all property acquisitions that exceed \$2,000,000 in value. Further, Federal Transit Administration (FTA) Title VI Circular 4702.1B, implementing Title VI of the Civil Rights Act, requires the Board to approve a Title VI Equity Analysis related to the siting of a bus facility.

4. Type of Action

- Resolution
- Ordinance 1st Reading
- Ordinance 2nd Reading
- Other _____

5. Background

In December 2016, the City of Portland (the City) passed Resolution 37254 (City's Resolution), which adopted the Locally Preferred Alternative (LPA) for the Division Transit Project. The City's Resolution stated that TriMet should work collaboratively with the City to identify, plan, and design a permanent off-street layover facility downtown for bus layover and operator breaks, located near the north terminus of the Portland Transit Mall (hereinafter "North Mall Layover Facility"). The City's Resolution stated that the bus

facility site should complement other regional transit functions, accommodate high-capacity transit and local buses, support mixed-use urban redevelopment, and should be implementable within five years from the Division Transit Project opening, which occurred in September 2022.

After the City passed the City's Resolution in 2016, TriMet began looking for an affordable site in Old Town that meets the goals set out in the City's Resolution and meets TriMet's criteria to function as a safe and efficient operator layover facility. TriMet's search criteria includes factors such as size, geographic location, acquisition and development costs, operational costs, and ensuring that there are no disparate impacts associated with the selected site. Due to the fact that the facility needs to be a site near downtown that can accommodate bus access, suitable locations were limited. TriMet identified three potential sites for an off-street layover facility. These sites are as follows:

- 510 NW 3rd Avenue (Firehouse)
 - Former Firehouse site, owned by Prosper Portland
 - Near the Transit Mall, but challenging site access/egress for buses
 - Cleared site, but would require a full rebuild for layover operations, which will increase the overall project cost
- NW 1st and NW Everett (ODOT Right of Way)
 - Now unavailable; planned for the future City of Portland Skate Park
- 550 NW 6th Avenue (Greyhound Bus Terminal)
 - Former Greyhound Bus Terminal
 - Unique 2 acre property with purpose-built bus yard that would accommodate layover needs and provide safe and secure facilities for operators
 - Lowest upfront capital investment requirements and the greatest long-term flexibility
 - Efficient ingress and egress to and from the Transit Mall, making it the site best aligned with existing bus routes and schedules

Staff has consistently identified the former Greyhound Bus Terminal as the best site to satisfy TriMet's obligations, fulfill our needs, and provide beneficial future use as a transit hub, given its proximity to Union Station, MAX facilities, the Transit Mall, and the Steel Bridge. For these reasons, it is superior to the 510 NW 3rd Avenue site.

When TriMet first identified the Property as a candidate for the North Mall Layover Facility, the land cost was prohibitively high, as evidenced in mid-2019 when a residential developer put the site under contract at a purchase price of approximately \$35,000,000. The sale failed in spring 2020 when the buyer withdrew its offer due to deteriorating market conditions linked to the start of the COVID-19 pandemic. In the last five years, real estate market conditions have changed significantly in favor of buyers and, with the assistance of real estate broker Apex Real Estate Partners, TriMet has negotiated a purchase price of \$7,000,000 for the Property, which is believed to be the fair market value and a reasonable price in the current market.

The proposed transaction will be funded exclusively by Federal Restricted Account Funds (Restricted Account) held by TriMet. The Restricted Account holds the federal share of land

sale proceeds from the historic sales of excess TriMet property purchased with federal grant funds. Under federal rules, these funds are restricted from being used for service operations or other agency expenditures.

Before moving forward with the purchase of the Property, TriMet will complete due diligence, work with the City to secure necessary support and collaboration, negotiate a satisfactory purchase and sale agreement with the seller, and obtain all necessary Federal approvals to proceed with the acquisition. TriMet expects to close on the Property in summer 2026.

Further, TriMet has conducted a Title VI Equity Analysis and drafted a Title VI Report (included in the Board materials), which determined use of the Property as an operator layover facility does not result in disparate impacts on the basis of race, color, or national origin.

6. Financial/Budget Impact

The proposed transaction specifically leverages existing federal funds and federal grant money, which are not available for service operations or other agency expenditures. The property purchase will use funds in the Restricted Account, consisting of proceeds from the historic sales of excess TriMet property purchased with federal grant funds. The Restricted Account funds are available exclusively for property acquisition associated with an existing federal grant. The construction of the layover facility will be funded with federal Section 5339 Formula Funds allocated specifically for Buses and Bus Facilities.

7. Impact if Not Approved

This Resolution is required in order for TriMet to acquire the Property, which, for the reasons set out above, is the best site available for our North Mall Operator Layover Facility, providing safe and secure operator layover facilities, and meeting TriMet's obligations to the City.

RESOLUTION NO. 26-01-03

**RESOLUTION NO. 26-01-03 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING
THE ACQUISITION BY VOLUNTARY PURCHASE OF CERTAIN REAL
PROPERTY NECESSARY FOR THE NORTH MALL OPERATOR LAYOVER
FACILITY**

WHEREAS, in December 2016, the City of Portland (the City) passed Resolution 37254, which adopted the Locally Preferred Alternative for the Division Transit Project. The resolution stated that TriMet should identify, plan, and design a permanent off-street layover facility for bus layover and operator breaks downtown near the north terminus of the Portland Transit Mall within five years of the Division Transit Project opening; and

WHEREAS, the North Mall Operator Layover Facility (Facility) will meet TriMet's obligations to the City and provide safe, secure and efficient restroom and layover facilities for bus operators in Old Town; and

WHEREAS, TriMet has determined that the former Greyhound site property, located at 550 NW 6th Avenue (Property), is the best location for the Facility. The Facility will include secure off-street operator restrooms, break and layover spaces, as well as efficient ingress and egress to and from the Transit Mall; and

WHEREAS, pursuant to ORS 267.200(2), TriMet is authorized and empowered to acquire by voluntary purchase real and personal property or any interest therein located within the TriMet district for the purpose of providing or operating a mass transit system and aiding in the objects of the District; and

WHEREAS, by Resolution No. 25-06-29, the Board of Directors (the Board) adopted a Statement of Policies requiring it to approve all property acquisitions that exceed \$2,000,000 in value; and

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NOW, THEREFORE, BE IT RESOLVED:

1. The Board, pursuant to the authority of ORS Chapter 267, has reviewed, considered and approved the Title VI Equity Analysis contained in the Title VI Report for the Facility.
2. That the General Manager or his designee is authorized to negotiate for and purchase the Property in an amount not to exceed \$7,000,000.
3. That the General Manager or his designee is authorized to execute the necessary documents related to the purchase of the Property on behalf of the Board in a form approved by TriMet's General Counsel.

Dated: January 28, 2026

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department