



PAN AMERICAN HEALTH ORGANIZATION
WORLD HEALTH ORGANIZATION



28th DIRECTING COUNCIL
33rd SESSION OF THE REGIONAL COMMITTEE

Washington D.C., 21 September – 1 October 1981

RESOLUTION

CD28.R29

GOVERNOR SHEPHERD BUILDING

THE 28th DIRECTING COUNCIL,

Noting that the Governor Shepherd building, 2121 Virginia Avenue, N. W., Washington, D.C., 20037, owned by the Pan American Health Organization, requires substantial and costly repairs and replacement of operating systems, including heating, ventilating, electrical power, plumbing, and elevators;

Considering that a consulting firm of architects, engineers, and planners has conducted a feasibility study of development possibilities for the Governor Shepherd property, and has recommended a number of options for developments;

Having examined the report of the Executive Committee (CD28/37), and having heard the recommendations of the Working Group established by Resolution I of the 85th Meeting of the Executive Committee;

Noting that certain details of the proposed project cannot be placed in final form at this time; and
Considering that the present members of the Working Group have thorough background knowledge and are fully informed of the factors to be considered in the development of the Governor Shepherd site, and that continuity of membership in the Group is important,

RESOLVES

1. To thank the Director, the Executive Committee, and its Working Group for the work done in relation to the Governor Shepherd site.
2. To approve the Working Group's recommendations for development of the Governor Shepherd site.
3. To establish a Subcommittee of the Directing Council on the Governor Shepherd site, which will consist of the present members of the Working Group, i.e., the Representatives of Chile, Jamaica, and the United States of America; and will be responsible to
 - a) Advise the Director and the Governing Bodies of PAHO on matters relating to the project;
 - b) Submit its reports to the Executive Committee, and inform the Directing Council of its activities.
4. To authorize the Director to take the necessary action to develop the project, demolish the existing Governor Shepherd building, and construct the new building which will provide the following amenities:
 - a) At least 60,000 square feet shall be reserved for present and possible future use by the Organization; the portion of this space not used by the Organization shall be rented at prevailing rates for office or other accommodations in accordance with zoning requirements;
 - b) At least 60,000 square feet of space shall be devoted to residential apartments to be sold or otherwise disposed of as expeditiously as possible in order to finance part of the cost of construction;
 - c) The remainder of the building may be devoted to other appropriate public or private uses, including lease or sale of commercial space, as specifically approved by the Executive Committee.
5. To authorize the Director:
 - a) To acquire and take title to one or both of the adjacent properties studied by the Working Group and to incorporate such adjacent property into the project, provided that the acquisition can be accomplished in a timely fashion, and will ultimately enhance the overall financing terms, value, and use of the project, and provided that the Executive Committee specifically approves the final terms of such acquisition;
 - b) To undertake negotiations with foundations, international organizations, financial institutions, commercial banks, and other possible sources of revenue, in order to develop financing for the project on the best possible terms, provided that the terms so negotiated shall impose no special assessment on Member Governments and shall have no negative impact on the regular budget or the effective conduct of the Organizations program, and provided that the Executive Committee specifically approves the final financial arrangements;

c) To execute and deliver on behalf of the Organization all documents, instruments, and agreements necessary for the project, including, but not limited to, the necessary borrowing of funds and any necessary sale of Organization property or ownership rights related to the project, as specifically approved by the Executive Committee.

6. To authorize the Executive Committee:

a) To review and approve, within the terms of this resolution, the documents, instruments, and agreements, and final financial arrangements related to the project, the design of the building, and any proposal for significant adjustments in the proportionate use of space in the building;

b) To have full power and authority to act on behalf of the Organization regarding the project;

c) To delegate to the Subcommittee on the Governor Shepherd site any and all of its powers and authority regarding the project (except as specifically described in paragraphs 7 and 8 below), including those set forth in this resolution and in PAHO Financial Regulation 6.9.

7. To further request the Director, in the event that he determines that financial or other circumstances will render the project described in this resolution impossible or not in the best interests of the Organization, to make further proposals regarding the use or other development of the Governor Shepherd site to the Subcommittee, for its advice and thereafter to the full Executive Committee, for its decision.

8. To request the Executive Committee to report to the XXI Pan American Sanitary Conference and the Directing Council on the status of this project.

Sept.–Oct. 1981 OD 180, 89