

ANNOTATED MINUTES

Tuesday, October 31, 1995 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BENCHMARK FORUM WORK SESSION

Chair Beverly Stein convened the meeting at 9:32 a.m., with Vice-Chair Sharron Kelley, Commissioners Gary Hansen, Tanya Collier and Dan Saltzman present.

WS-1 Elder Abuse: Existing Situation and County's Strategy and Priorities. Presented by Betty Glantz and Others.

***BETTY GLANZ, AND RODNEY HOPKINSON
PRESENTATION AND RESPONSE TO BOARD
QUESTIONS AND DISCUSSION.***

The meeting was recessed at 10:17 a.m. and reconvened at 10:26 a.m.

WS-2 Domestic Violence: The County's Role and Strategic Priorities. Presented by Chiquita Rollins and Others

***CHIQUITA ROLLINS, MICHAEL SCHRUNK,
MICHAEL SANTONE, ROD UNDERHILL, MARC
HESS, LOLENZO POE, GARY OXMAN AND, LYNN
ERVINS PRESENTATION AND RESPONSE TO
BOARD QUESTIONS AND DISCUSSION.***

There being no further business, the meeting was adjourned at 12:00 p.m.

Tuesday, October 31, 1995 - 1:30 PM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

REGULAR MEETING

Chair Beverly Stein convened the meeting at 1:32 p.m., with Vice-Chair Sharron Kelley, Commissioners Gary Hansen, Tanya Collier and Dan Saltzman present.

- R-1 Request for Board Determination on Whether to (1) Hold a Hearing to Accept Evidence or Argument or (2) Decide the Appeal on the Record Already Created Regarding the Robert W. Burnell Appeal of a Hearings Officer Decision on an Adult Care Home Sanction

ATTORNEY PETE KASTING EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. COMMISSIONER COLLIER MOVED AND COMMISSIONER SALTZMAN SECONDED, TO DECIDE THE APPEAL ON THE RECORD ALREADY CREATED AND TENTATIVELY AFFIRM THE HEARINGS OFFICER DECISION. IN RESPONSE TO A QUESTION OF THE BOARD, MR. KASTING ADVISED HE WOULD SUBMIT A FINAL ORDER FOR BOARD ACTION. MOTION UNANIMOUSLY APPROVED. CHAIR STEIN ADVISED THE FINAL ORDER WOULD BE CONSIDERED ON THURSDAY, NOVEMBER 9, 1995.

- P-2 MC 2-95 Report Hearings Officer Decision Regarding Western States Development Corp. Appeal of Administrative Denial of Zoning Clearance on Three Building Permit Applications; Request for Recognition that Applicant Demonstrated a Vested Right to Complete and Market Lots in the SKYLINE RIDGE SUBDIVISION and the Right to Represent to Prospective Buyers that a Single Family Residence May be Constructed on Each Lot

DECISION READ, NO APPEAL FILED, DECISION STANDS.

There being no further business, the meeting was adjourned at 1:39 p.m.

Thursday, November 2, 1995 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

REGULAR MEETING

Vice-Chair Sharron Kelley convened the meeting at 9:34 a.m., with Commissioners Gary Hansen and Tanya Collier present, and Commissioner Dan Saltzman and Chair Beverly Stein excused.

CONSENT CALENDAR

***UPON MOTION OF COMMISSIONER COLLIER,
SECONDED BY COMMISSIONER HANSEN, THE
CONSENT CALENDAR (ITEMS C-1 THROUGH C-14)
WAS UNANIMOUSLY APPROVED.***

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- C-1 ORDER Authorizing Designee of Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody with Probable Cause

ORDER 95-229.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- C-2 ORDER Authorizing Execution of Deed D961264 Upon Complete Performance of a Contract to CHRISTOPHER & JONI FERYN

ORDER 95-230.

- C-3 ORDER Authorizing Execution of Deed D961265 Upon Complete Performance of a Contract to CHRISTOPHER & JONI FERYN

ORDER 95-231.

- C-4 ORDER Authorizing Execution of Deed D961266 Upon Complete Performance of a Contract to TERRY L. JACOB

ORDER 95-232.

DEPARTMENT OF JUVENILE JUSTICE SERVICES

- C-5 Intergovernmental Revenue Agreement 700196 with Portland Parks and Recreation, Providing Weekly Restitution Program "PAYBACK" for Adjudicated and Diverted Youth

SHERIFF'S OFFICE

- C-6 Dispenser Class A Liquor License Renewal for MULTNOMAH FALLS LODGE, S/S SCENIC HWY & COLUMBIA GORGE, BRIDAL VEIL
- C-7 Dispenser Class A Liquor License Change of Ownership for ROYAL CHINOOK INN, 2609 NE CORBETT HILL ROAD, CORBETT
- C-8 Dispenser Class A Liquor License Renewal for TIPPY CANOE INN, 28242 CROWN POINT HWY, TROUTDALE
- C-9 Package Store Liquor License Renewal for FRED'S MARINA, 12800 NW MARINA WAY, PORTLAND
- C-10 Package Store Liquor License Renewal for LARSON'S MARINA, 14444 NW LARSON ROAD, PORTLAND
- C-11 Package Store Liquor License Renewal for PLAINVIEW GROCERY, 11800 NW CORNELIUS PASS ROAD, PORTLAND
- C-12 Package Store Liquor License Renewal for WEECE'S MARKET, 7310 SE PLEASANT HOME ROAD, GRESHAM
- C-13 Retail Malt Beverage Liquor License Renewal for HAGAR'S AT VIKING PARK, 29311 STARK STREET, TROUTDALE
- C-14 Retail Malt Beverage Liquor License Renewal for PLEASANT HOME SALOON, 31637 SE DODGE PARK BLVD, GRESHAM

REGULAR AGENDA

PUBLIC COMMENT

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

NO ONE WISHED TO COMMENT.

NON-DEPARTMENTAL

- R-2 PROCLAMATION Proclaiming the Week of November 6 - 12, 1995
COMMUNITY MEDIA WEEK

COMMISSIONER COLLIER MOVED AND COMMISSIONER SECONDED HANSEN, APPROVAL OF R-2. ROB BRADING EXPLANATION AND INTRODUCTION OF MULTNOMAH COMMUNITY TELEVISION CREW TODD LOGGAN, MIKE WADE, MIKE TOPLIFF AND MICHAEL LEWIS. PROCLAMATION READ. BOARD COMMENTS IN SUPPORT. PROCLAMATION 95-233 UNANIMOUSLY APPROVED.

- R-3 First Reading of an ORDINANCE Establishing a Local Public Safety Coordinating Council as Required by State Law, and Substituting the Coordinating Council for Certain Other Advisory Entities

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER HANSEN MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF FIRST READING. PETER OZANNE EXPLANATION. NO ONE WISHED TO TESTIMFY. FIRST READING UNANIMOUSLY APPROVED. SECOND READING THURSDAY, NOVEMBER 9, 1995.

DEPARTMENT OF COMMUNITY CORRECTIONS

- R-4 Recommendation to Arm a Unit Supervising Offenders with a High Potential for Violence (Continued from October 26, 1995)

COMMISSIONER COLLIER MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF R-4. CARY HARKAWAY EXPLANATION. RECOMMENDATION UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-5 ORDER Authorizing Sale of Tax Foreclosed Property to the City of Portland, Portland Development Commission and Authorizing Chair to Execute Deed D961262 (4316 NE Garfield Avenue) (Continued from October 26, 1995)

COMMISSIONER HANSEN MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-5. CHRISTOPHER JUNIPER AND MICHAEL MCKELWAY EXPLANATION AND RESPONSE TO BOARD COMMENTS IN SUPPORT. ORDER 95-234 UNANIMOUSLY APPROVED.

- R-6 Intergovernmental Agreement 300786 with Metro, Stipulating Conditions for County as Recipient of Local Share Component of the Open Spaces Bond Measure Approved by Voters for Metro

COMMISSIONER HANSEN MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-6. STAFF DIRECTED TO SCHEDULE A METRO UPDATE WITH THE BOARD. VICE-CHAIR KELLEY EXPLANATION IN RESPONSE TO BOARD QUESTIONS. AGREEMENT UNANIMOUSLY APPROVED.

There being no further business, the meeting was adjourned at 10:01 a.m.

OFFICE OF THE BOARD CLERK
FOR MULTNOMAH COUNTY, OREGON

Deborah L. Bogstad

Deborah L. Bogstad



MULTNOMAH COUNTY OREGON

OFFICE OF THE BOARD CLERK
SUITE 1510, PORTLAND BUILDING
1120 SW FIFTH AVENUE
PORTLAND, OREGON 97204
CLERK'S OFFICE • 248-3277 • 248-5222
FAX • (530) 248-5262

BOARD OF COUNTY COMMISSIONERS		
BEVERLY STEIN •	CHAIR	•248-3308
DAN SALTZMAN •	DISTRICT 1	• 248-5220
GARY HANSEN •	DISTRICT 2	•248-5219
TANYA COLLIER •	DISTRICT 3	•248-5217
SHARRON KELLEY •	DISTRICT 4	•248-5213

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

OCTOBER 30, 1995 - NOVEMBER 3, 1995

Tuesday, October 31, 1995 - 9:30 AM - Benchmark ForumPage 2

Tuesday, October 31, 1995 - 1:30 PM - Regular MeetingPage 2

Thursday, November 2, 1995 - 9:30 AM -Regular MeetingPage 2

*Thursday Meetings of the Multnomah County Board of Commissioners
are *cablecast* live and taped and can be seen by Cable subscribers in Multnomah
County at the following times:*

Thursday, 9:30 AM, (LIVE) Channel 30

Friday, 10:00 PM, Channel 30

Sunday, 1:00 PM, Channel 30

Produced through Multnomah Community Television

*INDIVIDUALS WITH DISABILITIES MAY CALL THE OFFICE OF THE BOARD
CLERK AT 248-3277 OR 248-5222, OR MULTNOMAH COUNTY TDD PHONE 248-
5040, FOR INFORMATION ON AVAILABLE SERVICES AND ACCESSIBILITY.*

AN EQUAL OPPORTUNITY EMPLOYER

Tuesday, October 31, 1995 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BENCHMARK FORUM WORK SESSION

- WS-1 *Elder Abuse: Existing Situation and County's Strategy and Priorities. Presented by Betty Glantz and Others. (Continued from October 12, 1995). 1 HOUR REQUESTED.*
- WS-2 *Domestic Violence: The County's Role and Strategic Priorities. Presented by Chiquita Rollins and Others. 1.5 HOURS REQUESTED.*
-

Tuesday, October 31, 1995 - 1:30 PM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

REGULAR MEETING

- R-1 *Request for Board Determination on Whether to (1) Hold a Hearing to Accept Evidence or Argument or (2) Decide the Appeal on the Record Already Created Regarding the Robert W. Burnell Appeal of a Hearings Officer Decision on an Adult Care Home Sanction*
- P-2 *MC 2-95 Report Hearings Officer Decision Regarding Western States Development Corp. Appeal of Administrative Denial of Zoning Clearance on Three Building Permit Applications; Request for Recognition that Applicant Demonstrated a Vested Right to Complete and Market Lots in the SKYLINE RIDGE SUBDIVISION and the Right to Represent to Prospective Buyers that a Single Family Residence May be Constructed on Each Lot*
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Thursday, November 2, 1995 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

REGULAR MEETING

CONSENT CALENDAR

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- C-1 *ORDER Authorizing Designee of Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody with Probable Cause*

DEPARTMENT OF ENVIRONMENTAL SERVICES

- C-2 *ORDER Authorizing Execution of Deed D961264 Upon Complete Performance of a Contract to CHRISTOPHER & JONI FERYN*
- C-3 *ORDER Authorizing Execution of Deed D961265 Upon Complete Performance of a Contract to CHRISTOPHER & JONI FERYN*
- C-4 *ORDER Authorizing Execution of Deed D961266 Upon Complete Performance of a Contract to TERRY L. JACOB*

DEPARTMENT OF JUVENILE JUSTICE SERVICES

- C-5 *Intergovernmental Revenue Agreement 700196 with Portland Parks and Recreation, Providing Weekly Restitution Program "PAYBACK" for Adjudicated and Diverted Youth*

SHERIFF'S OFFICE

- C-6 *Dispenser Class A Liquor License Renewal for MULTNOMAH FALLS LODGE, S/S SCENIC HWY & COLUMBLA GORGE, BRIDAL VEIL*
- C-7 *Dispenser Class A Liquor License Change of Ownership for ROYAL CHINOOK INN, 2609 NE CORBETT HILL ROAD, CORBETT*
- C-8 *Dispenser Class A Liquor License Renewal for TIPPY CANOE INN, 28242 CROWN POINT HWY, TROUTDALE*
- C-9 *Package Store Liquor License Renewal for FRED'S MARINA, 12800 NW MARINA WAY, PORTLAND*
- C-10 *Package Store Liquor License Renewal for LARSON'S MARINA, 14444 NW LAARSON ROAD, PORTLAND*
- C-11 *Package Store Liquor License Renewal for PLAINVIEW GROCERY, 11800 NW CORNELIUS PASS ROAD, PORTLAND*
- C-12 *Package Store Liquor License Renewal for WEECE'S MARKET, 7310 SE PLEASANT HOME ROAD, GRESHAM*

- C-13 *Retail Malt Beverage Liquor License Renewal for HAGAR'S AT VIKING PARK, 29311 STARK STREET, TROUTDALE*
- C-14 *Retail Malt Beverage Liquor License Renewal for PLEASANT HOME SALOON, 31637 SE DODGE PARK BLVD, GRESHAM*

REGULAR AGENDA

PUBLIC COMMENT

- R-1 *Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.*

NON-DEPARTMENTAL

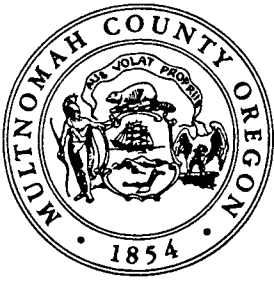
- R-2 *PROCLAMATION Proclaiming the Week of November 6 - 12, 1995 COMMUNITY MEDIA WEEK*
- R-3 *First Reading of an ORDINANCE Establishing a Local Public Safety Coordinating Council as Required by State Law, and Substituting the Coordinating Council for Certain Other Advisory Entities*

DEPARTMENT OF COMMUNITY CORRECTIONS

- R-4 *Recommendation to Arm a Unit Supervising Offenders with a High Potential for Violence (Continued from October 26, 1995)*

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-5 *ORDER Authorizing Sale of Tax Foreclosed Property to the City of Portland, Portland Development Commission and Authorizing Chair to Execute Deed D961262 (4316 NE Garfield Avenue) (Continued from October 26, 1995)*
- R-6 *Intergovernmental Agreement 300786 with Metro, Stipulating Conditions for County as Recipient of Local Share Component of the Open Spaces Bond Measure Approved by Voters for Metro*



Beverly Stein, Multnomah County Chair

Room 1515, Portland Building
1120 S.W. Fifth Avenue
Portland, Oregon 97204

Phone: (503) 248-3308
FAX: (503) 248-3093
E-Mail: MultChair@aol.com

MEMORANDUM

TO: Commissioner Sharron Kelley
Commissioner Tanya Collier
Commissioner Gary Hansen
Commissioner Dan Saltzman
Office of the Board Clerk

FROM: Lyne Martin

DATE: September 29, 1995

RE: Beverly's Absence from Board Meeting

Beverly will be out of the office on November 2nd, and unable to attend the the Board meeting scheduled this date.

cc: Chair's Staff

1995 SEP 29 PM 12:06
MULTNOMAH COUNTY
CLERK





DAN SALTZMAN, Multnomah County Commissioner, District One

1120 S.W. Fifth Avenue, Suite 1500 • Portland, Oregon 97204 • (503) 248-5220 • FAX (503) 248-5440

M E M O R A N D U M

TO: Clerk of the Board
Board of County Commissioners

FROM: Andrea Jilovec

DATE: October 11, 1995

SUBJECT: Absence from BCC Regular Meeting on November 2

Please excuse Commissioner Saltzman from the regular meeting on November 2, 1995. He plans to attend the 1995 Western Regional Symposium on Child Abuse and Sexual Assault, November 1 - 3, in Eugene.

1995 OCT 11 AM 11:05
CLERK OF THE BOARD
MULTNOMAH COUNTY
OREGON

MEETING DATE: NOV 0 2 1995

AGENDA NO: C-1

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

RECEIVED OCT 19 1995

SUBJECT: Director Custody Designees

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: _____

Amount of Time Needed: 3 Minutes

DEPARTMENT: Community & Family Services DIVISION: _____

CONTACT: Cathy Horey

TELEPHONE #: 248-5464 Ext. 4447

BLDG/ROOM #: 166/6th Floor

PERSON(S) MAKING PRESENTATION: Lorenzo Poe/ Cathy Horey

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

Routine Request for Director Custody Designees

No Budget Impact

11/6/95 copies to Cathy Horey

See Attached Briefing Memo

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: _____

Lorenzo Poe

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1995 OCT 24 PM 2:27



MULTNOMAH COUNTY OREGON

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES
ADULT MENTAL HEALTH PROGRAM
421 SW SIXTH, SUITE 600
PORTLAND, OREGON 97204
(503) 248-5464 FAX (503) 248-3926
TDD (503) 248-3598

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

TO: BOARD OF COUNTY COMMISSIONERS
FROM: LOLENZO POE, DIRECTOR *Lorenzo Poe ma*
DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

TODAY'S DATE: OCTOBER 17, 1995

REQUESTED PLACEMENT DATE: ASAP

RE: DIRECTOR'S CUSTODY DESIGNATION

I. Recommendation/Action Requested:

Ratification of the changes in the list of designees for Director Custody Holds (mental health holds).

II. Background/Analysis:

In 1987 the Board of County Commissioners ratified the participation of Multnomah County in the authority to place Director Custody Holds. ORS 426.215 enables a designee of the Community Mental Health Program Director to cause police to transport an allegedly mentally ill person dangerous to self or others to local hospitals for investigation prior to a possible court hearing for commitment to the state mental health division.

Director Designee Custodies are placed only after a mental health assessment and less restrictive options are exhausted. A large majority of Director Designee Custodies end up being committed to the state hospital system. This would suggest this type of custody is not used indiscriminately. The Psychiatric Emergency Operations Team, which includes staff from the County, hospitals, law enforcement agencies, and mental health agencies, reviews interorganizational coordination.

III. Financial Impact:

No impact.

IV. Legal Issues:

The rules governing Director Custody Holds are found in ORS 426.233.

V. Controversial Issues:

Process has been in effect since 1987. We see no current political controversy in this matter.

VI. Link to Current County Policies:

This is consistent with current County policies.

VII. Citizen Participation:

We do not anticipate citizen involvement at this meeting.

VIII. Other Government Participation:

There are no other jurisdiction/county departments affected.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

Authorizing a Designee of the Mental)
Health Program Director to Direct a) ORDER
Peace Officer to Take an Allegedly) 95-229
Mentally Ill Person into Custody)

WHEREAS, if authorized by a county governing body, a designee of a mental health program director may direct a peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody, and treatment for mental illness; and

WHEREAS, there is a current need for specified designees of the Multnomah County Mental Health Program Director to have the authority to direct a peace officer to take an allegedly mentally ill person into custody; and

WHEREAS, the designee listed below has been specifically recommended by the Mental Health Program Director and meets the standards established by the Mental Health Division; now therefore

IT IS HEREBY ORDERED that the individual listed below is authorized as a designee of the Mental Health Program Director for Multnomah County to direct any peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody or treatment for mental illness:

Added to the list of designees is:

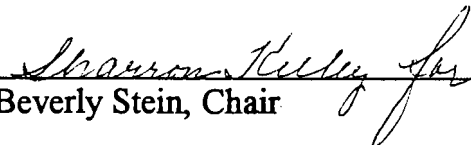
Elizabeth Sangli

(555-42-1748)

DATED this 2nd day of November, 1995.

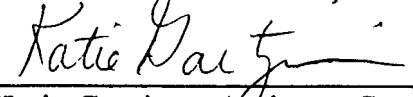


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL
MULTNOMAH COUNTY, OREGON

By 
Katie Gaetjens, Assistant Counsel

MEETING DATE: NOV 02 1995

AGENDA NO: C-2

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Request Approval of Deed to Contract Purchaser for Completion of Contract.

BOARD BRIEFING: Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: _____

Amount of Time Needed: 5 minutes

DEPARTMENT: Environmental Services DIVISION: Assessment & Taxation

CONTACT: Kathy Tuneberg TELEPHONE #: 248-3590

BLDG/ROOM #: 166/300/Tax Title

PERSON(S) MAKING PRESENTATION: Kathy Tuneberg

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

Request approval of Deed to Contract Purchaser, CHRISTOPHER & JONI FERYN.
(Purchased property at Auction).

Deed D961264 and Board Order attached.

11/6/95 ORIGINAL DEED & COPIES OF ALL TO TAX TITLE

SIGNATURES REQUIRED:

ELECTED
OFFICIAL: _____

OR

DEPARTMENT
MANAGER: *[Signature]* *Betsy Willia*

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the matter of the Execution of
Deed D961264 Upon Complete
Performance of a Contract to

CHRISTOPHER & JONI FERYN

)
) ORDER
)
)
)

95-230

It appearing that heretofore, on September 14, 1995, Multnomah County entered into a contract with CHRISTOPHER & JONI FERYN for the sale of the real property hereinafter described; and

That the above contract purchasers have fully performed the terms and conditions of said contract and are now entitled to a deed conveying said property to said purchasers;

NOW THEREFORE, it is hereby ORDERED that the Chair of the Multnomah County Board of County Commissioners execute a deed conveying to the contract purchasers the following described real property, situated in the County of Multnomah, State of Oregon:

LOT 7, BLOCK 26 WILLAMETTE HEIGHTS ADD, a recorded subdivision in Multnomah County, State of Oregon.

Dated at Portland, Oregon this 2nd day of November, 1995.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

Beverly Stein
Beverly Stein, Chair

REVIEWED:
Laurence Kressel, County Counsel
for Multnomah County, Oregon

By *Matthew O. Ryan*
Matthew O. Ryan

DEED D961264

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to CHRISTOPHER & JONI FERYN, Grantees, the following described real property, situated in the County of Multnomah, State of Oregon:

LOT 7, BLOCK 26 WILLAMETTE HEIGHTS ADD a recorded subdivision in Multnomah County, State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$41,600.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until a change is requested, all tax statements shall be sent to the following address:

CHRISTOPHER & JONI FERYN
3431 NW RALEIGH
PORTLAND OR 97210

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of County Commissioners this 2nd day of November 1995, by authority of an Order of the Board of County Commissioners heretofore entered of record.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

Sharon Kelly, for
Beverly Stein, Chair

REVIEWED:
Laurence Kressel, County Counsel
for Multnomah County, Oregon

DEED APPROVED:
Janice Druian, Director
Assessment & Taxation

By *Matthew O. Ryan*
Matthew O. Ryan

By *K. A. Tuneberg*
K. A. Tuneberg

After recording, return to Multnomah County Tax Title (166/300)

STATE OF OREGON

)

)

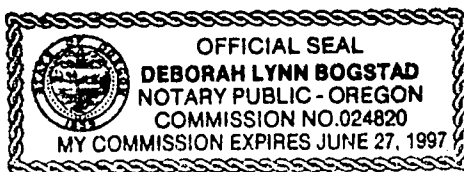
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COUNTY OF MULTNOMAH

)

On this 2nd day of November, 1995, before me, a Notary Public in and for the County of Multnomah and State of Oregon, personally appeared Sharron Kelley, Vice-Chair, Multnomah County Board of Commissioners, to me personally known, who being duly sworn did say that the attached instrument was signed and sealed on behalf of the County by authority of the Multnomah County Board of Commissioners, and that said instrument is the free act and deed of Multnomah County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.



Deborah Lynn Bogstad

Notary Public for Oregon
My Commission expires: 6/27/97

MEETING DATE: NOV 0 2 1995

AGENDA NO: C-3

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Request Approval of Deed to Contract Purchaser for Completion of Contract.

BOARD BRIEFING: Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: _____

Amount of Time Needed: 5 minutes

DEPARTMENT: Environmental Services DIVISION: Assessment & Taxation

CONTACT: Kathy Tuneberg TELEPHONE #: 248-3590

BLDG/ROOM #: 166/300/Tax Title

PERSON(S) MAKING PRESENTATION: Kathy Tuneberg

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

Request approval of Deed to Contract Purchaser, CHRISTOPHER & JONI FERYN.
(Purchased property at Auction).

Deed D961265 and Board Order attached.

11/8/95 ORIGINAL DEED & COPIES OF ALL TO TAX TITLE

SIGNATURES REQUIRED:

ELECTED
OFFICIAL: _____

OR

DEPARTMENT
MANAGER: *Ann M. D...* *Betsy Wallis*

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

CLERK OF
COUNTY COMMISSIONERS
1995 OCT 24 PM 2:27
MULTNOMAH COUNTY
OREGON

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the matter of the Execution of
Deed D961265 Upon Complete
Performance of a Contract to

CHRISTOPHER & JONI FERYN

)
) ORDER
) 95-231
)
)

It appearing that heretofore, on September 14, 1995, Multnomah County entered into a contract with CHRISTOPHER & JONI FERYN for the sale of the real property hereinafter described; and

That the above contract purchasers have fully performed the terms and conditions of said contract and are now entitled to a deed conveying said property to said purchasers;

NOW THEREFORE, it is hereby ORDERED that the Chair of the Multnomah County Board of County Commissioners execute a deed conveying to the contract purchasers the following described real property, situated in the County of Multnomah, State of Oregon:

N 90' OF E 15' & W 35' OF LOT 6, BLOCK 26 WILLAMETTE HEIGHTS ADD, a recorded subdivision in Multnomah County, State of Oregon.

Dated at Portland, Oregon this 2nd day of November, 1995.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

Sharon Kiddy for
Beverly Stein, Chair

REVIEWED:
Laurence Kressel, County Counsel
for Multnomah County, Oregon

By *Matthew O. Ryan*
Matthew O. Ryan

DEED D961265

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to CHRISTOPHER & JONI FERYN, Grantees, the following described real property, situated in the County of Multnomah, State of Oregon:

N 90' OF E 15' & W 35' OF LOT 6, BLOCK 26 WILLAMETTE HEIGHTS ADD a recorded subdivision in Multnomah County, State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$41,200.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until a change is requested, all tax statements shall be sent to the following address:

CHRISTOPHER & JONI FERYN
3431 NW RALEIGH
PORTLAND OR 97210

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of County Commissioners this 2nd day of November, 1995, by authority of an Order of the Board of County Commissioners heretofore entered of record.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

Beverly Stein
Beverly Stein, Chair

REVIEWED:
Laurence Kressel, County Counsel
for Multnomah County, Oregon

DEED APPROVED:
Janice Druian, Director
Assessment & Taxation

By *Matthew O. Ryan*
Matthew O. Ryan

By *K. A. Tuneberg*
K. A. Tuneberg

After recording, return to Multnomah County Tax Title (166/300)

STATE OF OREGON

)

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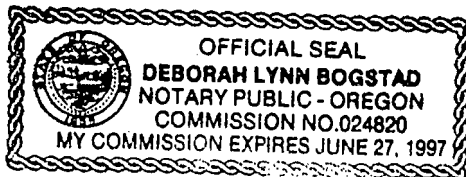
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COUNTY OF MULTNOMAH

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On this 2nd day of November, 1995, before me, a Notary Public in and for the County of Multnomah and State of Oregon, personally appeared Sharron Kelley, Vice-Chair, Multnomah County Board of Commissioners, to me personally known, who being duly sworn did say that the attached instrument was signed and sealed on behalf of the County by authority of the Multnomah County Board of Commissioners, and that said instrument is the free act and deed of Multnomah County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.



Deborah Lynn Bogstad

Notary Public for Oregon

My Commission expires: 6/27/97

MEETING DATE: NOV 0 2 1995

AGENDA NO: C-4

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Request Approval of Deed to Contract Purchaser for Completion of Contract.

BOARD BRIEFING: Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: _____

Amount of Time Needed: Consent

DEPARTMENT: Environmental Services DIVISION: Assessment & Taxation

CONTACT: Kathy Tuneberg TELEPHONE #: 248-3590

BLDG/ROOM #: 166/300/Tax Title

PERSON(S) MAKING PRESENTATION: Kathy Tuneberg

ACTION REQUESTED:

[] INFORMATIONAL ONLY [] POLICY DIRECTION [X] APPROVAL [] OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

Request approval of deed to contract purchaser for completion of Contract #15629 (Property purchased at auction or by former owner).

Deed D961266 and Board Order attached.

11/6/95 ORIGINAL DEED & COPIES OF ALL TO TAX TITLE

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: James M. Dineen Betsy Wilcox

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the matter of the Execution of)
Deed D961266 Upon Complete Performance of) ORDER
a Contract to) 95-232
TERRY L. JACOB)

It appearing that heretofore, on October 18, 1991, Multnomah County entered into a contract with TERRY L. JACOB for the sale of the real property hereinafter described; and

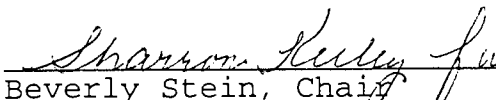
That the above contract purchaser have fully performed the terms and conditions of said contract and are now entitled to a deed conveying said property to said purchaser;

NOW THEREFORE, it is hereby ORDERED that the Chair of the Multnomah County Board of County Commissioners execute a deed conveying to the contract purchaser the following described real property, situated in the County of Multnomah, State of Oregon:

LOT 36, BLOCK 36; E 1/2 OF LOT 37, BLOCK 36 KENTON, a recorded subdivision in Multnomah County, State of Oregon.

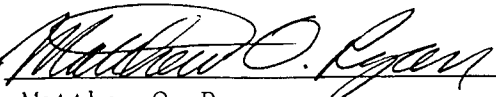
Dated at Portland, Oregon this 2nd day of November, 1995.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair



REVIEWED:
Laurence Kressel, County Counsel
for Multnomah County, Oregon

By 
Matthew O. Ryan

DEED D961266

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to TERRY L. JACOB, Grantee, the following described real property, situated in the County of Multnomah, State of Oregon:

LOT 36, BLOCK 36; E 1/2 OF LOT 37, BLOCK 36 KENTON, a record subdivision in Multnomah County, State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10,696.66.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until a change is requested, all tax statements shall be sent to the following address:

TERRY L. JACOB, 2219 N WINCHELL, PORTLAND, OR 97217

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of County Commissioners this 2nd day of November, 1995, by authority of an Order of the Board of County Commissioners heretofore entered of record.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

Sharon Kelly for
Beverly Stein, Chair

REVIEWED:

Laurence Kressel, County Counsel
for Multnomah County, Oregon

BY

Matthew O. Ryan
Matthew O. Ryan

DEED APPROVED:

Janice Druian, Director
Assessment & Taxation

BY

K.A. Tuneberg
K.A. Tuneberg

After recording, return to Multnomah County Tax Title/166/300

STATE OF OREGON

)

SS

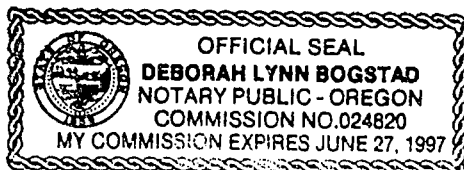
COUNTY OF MULTNOMAH

)

)

On this 2nd day of November, 1995, before me, a Notary Public in and for the County of Multnomah and State of Oregon, personally appeared Sharron Kelley, Vice-Chair, Multnomah County Board of Commissioners, to me personally known, who being duly sworn did say that the attached instrument was signed and sealed on behalf of the County by authority of the Multnomah County Board of Commissioners, and that said instrument is the free act and deed of Multnomah County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.



Deborah Lynn Bogstad

Notary Public for Oregon

My Commission expires: 6/27/97

MEETING DATE: NOV 02 1995

AGENDA NO: C-5

(Above Space for Board Clerk's Use Only)

AGENDA PLACEMENT FORM

SUBJECT: Portland Parks and Recreation Intergovernmental Agreement

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: 3 minutes

DEPARTMENT: Juvenile Justice Services DIVISION: _____

CONTACT: Alandria Taylor TELEPHONE#: 248-3968

PERSON(S) MAKING PRESENTATION: JoAnne Fuller / Teresa Jones

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This Intergovernmental Revenue Agreement between Portland Parks and Recreation and Multnomah County Department of Juvenile Justice Services (DJJS) adds \$8,000 to DJJS's budget. The funds provide a stipend for "PAYBACK" youth for maintenance work done at designated Portland Parks and Recreation sites; the youth retain a portion of the stipend and release the remaining portion for restitution to their victims.

11/6/95 ORIGINALS TO ALANDRIA TAYLOR

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER:  _____

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

CLERK OF
COUNTY JUDICIAL DEPARTMENT
1995 OCT 24 PM 2:27
MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON

DEPARTMENT OF JUVENILE JUSTICE SERVICES
1401 N.E. 68TH
PORTLAND, OREGON 97213
(503) 248-3460
TDD 248-3561

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

TO: Beverly Stein, Chair
Board of County Commissioners

FROM: Elyse Clawson, Director
Department of Juvenile Justice Services

DATE: October 5, 1995

RE: Approval of an Intergovernmental Agreement between the Department of Juvenile Justice Services (DJJS) and Portland Parks and Recreation

- I. RECOMMENDATION: The Department recommends the Chair's approval of an Intergovernmental Revenue Agreement between Portland Parks and Recreation and DJJS to provide a weekly restitution program for adjudicated and diverted youth. The contract period begins October 23, 1995 through June 30, 1996.
- II. BACKGROUND/ANALYSIS: The services under this agreement shall include one part-time juvenile offenders work crew with crew supervisor to work at sites maintained by Portland Parks and Recreation. Juvenile offenders Will be referred through either the DJJS' Adjudication or Diversion Units and participate in the restitution program "PAYBACK. Work crews provide a learning environment for job skill development, community service and a means of earning a stipend to make restitution payments.

Youth are responsible for paying 60% of their net earnings towards the balance owed on their restitution leaving the remaining 40% as a "Stipend" or allowance for their personal use.
- III. FINANCIAL IMPACT: \$8,000 is added to the DJJS's budget providing a weekly restitution program "PAYBACK" for youth referred through the Department's Adjudication or Diversion Services.
- IV. LEGAL ISSUES:
N/A
- V. CONTROVERSIAL ISSUES:
N/A

- VI. LINK TO CURRENT COUNTY POLICIES:
DJJS continues to comply with the Court mandated restitution requirements in providing structured working environments for at-risk youth.
- VII. CITIZEN PARTICIPATION:
N/A
- VIII. OTHER GOVERNMENT PARTICIPATION:
N/A

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

(See Administrative Procedures CON-1)

Contract # 700196

Amendment # _____

<p style="text-align: center;">CLASS I</p> <p><input type="checkbox"/> Professional Services under \$25,000</p>	<p style="text-align: center;">CLASS II</p> <p><input type="checkbox"/> Professional Services over \$25,000 (RFP, Exemption)</p> <p><input type="checkbox"/> PCRB Contract</p> <p><input type="checkbox"/> Maintenance Agreement</p> <p><input type="checkbox"/> Licensing Agreement</p> <p><input type="checkbox"/> Construction</p> <p><input type="checkbox"/> Grant</p> <p><input type="checkbox"/> Revenue</p>	<p style="text-align: center;">CLASS III</p> <p><input type="checkbox"/> Intergovernmental Agreement</p> <p><input checked="" type="checkbox"/> Intergovernmental Revenue Agreement</p> <p style="text-align: center;">APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS</p> <p>AGENDA # <u>C-5</u> DATE <u>11/2/95</u></p> <p style="text-align: center;"><u>DEB BOGSTAD</u></p> <p style="text-align: center;">BOARD CLERK</p>
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Department: Juvenile Justice Services Division: _____ Date: 9/25/95

Contract Originator: Teresa Jones Phone: 248-3460 Bldg/Room: 311/DJJS

Administrative Contact: Alandria Taylor Phone: 248-3968 Bldg/Room: 311/DJJS

Description of Contract: This Intergovernmental Revenue Agreement between Portland Parks and Recreation and Multnomah County Department of Juvenile Justice Services provides a weekly restitution program "PAYBACK" for youth referred through the Department's Adjudication or Diversion Services.

RFP/BID #: _____ Date of RFP/BID: _____ Exemption Expiration Date: _____

ORS/AR # _____ Contractor is ☐ MBE ☐ WBE ☐ QRF

<p>Contractor Name: <u>Portland Parks and Recreation</u></p> <p>Mailing Address: <u>6437 SE Division</u></p> <p><u>Portland, OR 97206</u></p> <p>Phone: <u>823-1605</u></p> <p>Employer ID# or SS#: _____</p> <p>Effective Date: <u>October 23, 1995</u></p> <p>Termination Date: <u>June 30, 1996</u></p> <p>Original Contract Amount: <u>\$ 8,000</u></p> <p>Total Amt of Previous Amendments: <u>\$ _____</u></p> <p>Amount of Amendment: <u>\$ _____</u></p> <p>Total Amount of Agreement: <u>\$ 8,000</u></p>	<p>Remittance Address (if different) _____</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Payment Schedule</td> <td style="width: 50%;">Terms</td> </tr> <tr> <td><input type="checkbox"/> Lump Sum \$ _____</td> <td><input type="checkbox"/> Due on Receipt</td> </tr> <tr> <td><input type="checkbox"/> Monthly \$ _____</td> <td><input type="checkbox"/> Net 30</td> </tr> <tr> <td><input type="checkbox"/> Other \$ _____</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Requirements contract - Requisition Required</td> </tr> <tr> <td colspan="2">Purchase Order No. _____</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Requirements Not to Exceed \$ _____</td> </tr> <tr> <td colspan="2">Encumber: Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>	Payment Schedule	Terms	<input type="checkbox"/> Lump Sum \$ _____	<input type="checkbox"/> Due on Receipt	<input type="checkbox"/> Monthly \$ _____	<input type="checkbox"/> Net 30	<input type="checkbox"/> Other \$ _____	<input type="checkbox"/> Other	<input type="checkbox"/> Requirements contract - Requisition Required		Purchase Order No. _____		<input type="checkbox"/> Requirements Not to Exceed \$ _____		Encumber: Yes <input type="checkbox"/> No <input type="checkbox"/>	
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Purchase Order No. _____																	
<input type="checkbox"/> Requirements Not to Exceed \$ _____																	
Encumber: Yes <input type="checkbox"/> No <input type="checkbox"/>																	

REQUIRED SIGNATURES: Department Manager: [Signature] Date: 9-28-95

Purchasing Director: _____ Date: _____
(Class II Contracts Only)

County Counsel: Ratie Gault Date: 10/19/95

County Chair/Sheriff: Sharron Kelley Date: November 2, 1995
Sharron Kelley, Vice-Chair

Contract Administration: _____ Date: _____
(Class I, Class II Contracts Only)

VENDOR CODE				VENDOR NAME				TOTAL AMOUNT: \$			
LINE NO.	FUND	AGENCY	ORGANIZATION	SUB ORG	ACTIVITY	OBJECT/REV SRC	SUB OBJ	REPT CATEG	LGFS DESCRIP	AMOUNT	INC DEC IND

If additional space is needed, attach separate page. Write contract # on top of page.

DISTRIBUTION: Contracts Administration, Initiator, Finance

INTER-GOVERNMENTAL AGREEMENT

This Agreement for Services (Agreement) is between the City of Portland, Oregon (City) and Multnomah County (Contractor).

RECITALS:

This agreement is for the purpose of paying Multnomah County for providing a trained crew leader and a juvenile offenders crew to work in areas maintained by Portland Parks and Recreation. Portland Parks and Recreation funding shall be used by crew members to pay restitution to their victims and to defray the costs of participating in the Payback Program.

AGREEMENT:

1. SCOPE OF CONTRACTOR SERVICES

(a) The Contractor shall provide services specifically to Portland Parks and Recreation. The Contractor shall provide the City those services set out below:

The Contractor shall provide the services of one part-time juvenile offenders crew with crew supervisor to work in sites maintained by Portland Parks.

(b) The Contractor shall provide the services set out in

subsection (a) above in accordance with the schedule set out below:

(1.) The Contractor shall provide a total of one part-time crew to work in the City of Portland's parks, golf courses and other sites. The crew leaders shall be employees of Multnomah County. Work schedules shall be arranged by mutual agreement.

(2.) The contractor shall be the employer of the crew leader and is responsible for recruiting, training, payroll, benefits & discipline without limitation.

(3.) The City of Portland payment for said services shall be for a maximum of \$8,000 per year. The Contractor shall provide all insurance called for in this contract.

(4.) The Contractor shall perform all the administrative tasks of recruiting and screening juvenile clients to perform work for Portland Parks and Recreation.

2. SCOPE OF CITY SERVICES

(a) The City shall provide the tools and supplies necessary to complete the job assignments at the work sites. The City shall provide a calendar of work to be performed in

a timely manner. A PP&R Facilities and Maintenance Supervisor shall assist the contractor in scheduling work sites, insuring adequate technical assistance is available when appropriate, and specialized equipment is accessible as necessary.

The City shall assist in training the crew leaders specifically in technical areas of Park Operations and where the crew leaders will be responsible for directing the work of others without benefit of the expertise of other Park and Recreation employees.

(b) The City shall perform the services set out in subsection (a) above in accordance with the schedule set out below:

(1.) The City shall provide a monthly schedule of the work to be performed.

(2.) Prior to the work day, or on the work site, the City shall provide technical training to the crew leaders on how the work is to be performed.

3. COMPENSATION

The City shall pay the Contractor for work performed under this Agreement after the effective date as set out below. The payment shall be full compensation for work performed, for services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to

perform the work and services.

The City shall pay the contractor an amount not to exceed \$8,000 as compensation for the Contractor's work.

4. BILLING AND PAYMENT PROCEDURE

The Contractor's billing and City's payment procedures shall be as set out below:

The County may bill annually. Upon request of the City, the County shall produce itemized expenditure detail, including the number of hours worked, location and date worked.

5. EFFECTIVE AND TERMINATION DATES

This Agreement shall be effective as of October 23, 1995 and shall terminate as of June 30, 1996.

6. EARLY TERMINATION OF AGREEMENT

(a) The City and Contractor, by mutual written agreement, may terminate this Agreement at any time.

(b) The City, on thirty (30) days written notice to the Contractor, may terminate this Agreement for any reason deemed appropriate in its' sole discretion.

(c) Either the City or the Contractor may terminate this Agreement in the event of a breach of the Agreement by the other. Prior to such termination, however, the party seeking the termination shall give to the other party

written notice of the breach and of the party's intent to terminate. If the party has not entirely cured the breach within fifteen (15) days of the notice, then the party giving the notice may terminate the Agreement at any time thereafter by giving a written notice of termination.

7. PAYMENT ON EARLY TERMINATION

(a) In the event of termination under subsection (6a) or (6b) (EARLY TERMINATION OF AGREEMENT), hereof, the City shall pay the Contractor for work performed in accordance with the Agreement prior to the termination date.

(b) In the event of termination under subsection 6(c) (EARLY TERMINATION OF AGREEMENT), hereof, by the Contractor due to a breach by the City, then the City shall pay the Contractor as provided in subsection (a) of this section.

(c) In the event of early termination all Contractor's work product will become and remain property of the City.

8. CITY PROJECT MANAGER

(a) The City Project Manager shall be Anne Kowalishen, Senior Facilities and Maintenance Supervisor, or such other person as shall be designated in writing by the Director of Portland Parks and

Recreation.

(b) The Project Manager is authorized to approve work and billings hereunder, to give notices referred to herein, to terminate this Agreement as provided herein, and to carry out any other City actions referred to herein.

9. COMPLIANCE WITH LAWS

In connection with its activities under this Agreement, the Contractor shall comply with all applicable federal, state, and local laws and regulations.

10. OREGON LAW AND FORUM

(a) This Agreement shall be construed according to the law of the State of Oregon.

(b) Any litigation between the City and the Contractor arising under this Agreement or out of work performed under this Agreement shall occur, if in the state courts, in the Multnomah County Court having jurisdiction thereof, and if in the federal courts, in the United States District Court for the District of Oregon.

11. INDEMNIFICATION

Sept. 25, 1995

6 h:homes\pkak\admin\juvcontr

(a) The Contractor shall hold harmless, defend, and indemnify the City and the City's officers, agents, and employees against all claims, demands, actions, and suits (including all attorney fees and costs) brought against any of them arising out of the acts, errors, or omissions, of the contractor or any subcontractor's work under this Agreement.

(b) The City shall hold harmless, defend, and indemnify the Contractor and the Contractor's officers, agents, and employees against all claims, demands, actions, and suits (including all attorney fees and costs) brought against any of them arising out of the acts, errors, or omissions of the City under this Agreement.

12. LIABILITY INSURANCE

(a) The Contractor is a fully self-insured government agency. The Contractor shall provide to this City a certificate evidencing it is a self-insured for purposes of Workers' Compensation as required by ORS 656.430 before this agreement is executed.

(b) The City shall provide coverage for city owned motor vehicles.

13. WORKERS' COMPENSATION INSURANCE

(a) The Contractor, its subcontractors, if any, and all employees working under this Agreement are subject employers under the Oregon Workers' compensation law and shall comply with ORS 656.017, which requires them to provide worker's compensation coverage for all their subject workers. A certificate of insurance, or copy thereof, shall be attached to this Agreement as Exhibit A, if applicable, and shall be incorporated herein and made a term and part of this Agreement. The contractor further agrees to maintain workers' compensation insurance coverage for the duration of this Agreement.

(b) In the event the Contractor's workers' compensation insurance coverage is due to expire during the term of this Agreement, the Contractor agrees to timely renew its insurance as a self-insured employer as provided by Chapter 656 of the Oregon Revised Statutes, before its expiration, and the Contractor agrees to provide the City of Portland such further certification of workers' compensation insurance as renewals of said insurance occur.

14. SUBCONTRACTING

The Contractor shall not subcontract its work under this Agreement, in whole or in part, without the written approval of the City. The Contractor shall require any approved subcontractor to agree, as to the portion subcontracted, to fulfill all obligations of

the Contractor as specified in this Agreement.

Notwithstanding City approval of a subcontractor, the Contractor shall remain obligated for full performance hereunder, and the City shall incur no obligations other than its obligations to the Contractor hereunder. Contractor agrees that if subcontractors are employed in the performance of this Agreement, Contractor and its subcontractors are subject to the requirements and sanctions of ORS Chapter 656, Workers' Compensation.

15. ASSIGNMENT

The Contractor shall not assign this Agreement, in whole or in part, or any right or obligation hereunder, without the prior written approval of the City.

16. INDEPENDENT CONTRACTOR STATUS

(a) The contractor is engaged as an independent contractor and will be responsible for any federal, state, and local taxes and fees applicable to payments hereunder.

(b) The Contractor, its employees, and Payback Restitution Program participants are not employees of the City and are not eligible for any benefits through the City, including without limitation federal social security, health benefits, workers' compensation, unemployment compensation, and retirement benefits.

17. NOTICE

Any notice provided for under this Agreement shall be sufficient if in writing and delivered personally to the following addressee or deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed as follows, or to such other address as the receiving party hereafter shall specify in writing:

If to the City:

Anne Kowalishen (or replacement)
Senior Facilities & Maintenance Sup.
6437 SE Division
Portland, OR 97206

If to the Contractor:

Elyse Clawson (or replacement)
Director, Dept. Juvenile Justice Services
1401 NE 68th
Portland, OR 97213

18. SEVERABILITY

If any provision of this Agreement is found to be illegal or unenforceable, this Agreement nevertheless shall remain in full force and effect and the provision shall be stricken.

19. AMENDMENTS

(a) The City and the Contractor may amend this Agreement at any time only by written amendment executed by the City and the Contractor. Unless

otherwise provided, any amendment that increases the amount of compensation payable to the Contractor must be approved by ordinance of the City Council. If authorized by the City Council, the Project Manager may agree to and execute any other amendment on behalf of the City.

(b) Any change in the Scope of Contractor Services shall be deemed an amendment subject to subsection (a).

20. PROGRESS REPORTS

The Contractor shall provide quarterly progress reports to the Project Manager. Each progress report shall contain the following information.

- (a) Park District or work unit receiving service
- (b) Specific parks or sites receiving service
- (c) General type of work performed
- (d) Crew days worked
- (e) Actual number of clients involved
- (f) Total hours per Park District or Work unit
- (g) Approximate value of service (based on \$6.80 (+COLA) wage)

21. INTEGRATION

This Agreement contains the entire agreement between the City and the Contractor and supersedes all prior written or oral discussions or agreements. This agreement supersedes the agreement authorized by Ordinance 166859. That agreement is hereby terminated.

22. NON-WAIVER

The City and the Contractor shall not be deemed to have waived any breach of this Agreement by the other party except by an express waiver in writing. An express written waiver as to one breach shall not be deemed a waiver of any other breach not expressly identified, even though the other breach be of the same nature as that waived.

23. PROHIBITED INTEREST

No City of Portland Park Bureau employee who participated in the award of this Agreement shall be employed by the Contractor's Department of Community Corrections during the period of the Agreement.

24. PAYMENTS TO VENDORS AND SUBCONTRACTORS

The Contractor shall pay timely all suppliers, lessors, and contractors providing it services, materials or equipment for carrying out its obligations

under this Agreement. The Contractor shall not take or fail to take any action in a manner that causes the City or any materials that the Contractor provides hereunder to be subject to any claim or lien of any person without the City's prior written consent.

25. FUNDS

City certifies that sufficient funds are available and authorized for expenditure to finance the cost of this Agreement.

26. COMMENCEMENT OF WORK

Contractor agrees that work being done pursuant to this contract will not be commenced until after:

(a) Workers' compensation insurance is obtained, as outlined in Section 16, WORKERS' COMPENSATION INSURANCE; and,

(b) this Agreement is fully executed by the parties and approved by the City Attorney's Office; and,

(c) the effective date of this Agreement as specified in section 5, EFFECTIVE AND TERMINATION DATES.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers the date first written above.

MULTNOMAH COUNTY, OREGON

By: _____
Contractor

Date: _____

Contractor's I.D. No.

By: Sharon Kelly for
Beverly Stein, Chair
Board of County Commissioners

Date: November 2, 1995

By: [Signature]
Elyse Clawson, Director
Department of Juvenile Justice Services

Date: 9-28-95

By: _____
JoAnne Fuller, Deputy Manager
Program Manager

Date: _____

REVIEWED:

LAURENCE KRESSEL, County Counsel
for Multnomah County, Oregon

By: Kati Baur
Assistant County Counsel

Date: 10/19/95

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-5 DATE 11/2/95
DEB BOGSTAD
BOARD CLERK

MEETING DATE NOV 02 1995

AGENDA NO. C-6

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

() INFORMATIONAL ONLY () POLICY DIRECTION ☒ APPROVAL () OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Dispenser Class A License Renewal Application for:

Multnomah Falls Lodge
S/S Scenic Hwy & Columbia Gorge
Bridal Veil, OR 97010

The background has been checked on applicant(s):

Richard A. Buck

and no criminal history can be found on the above.

11/3/95 original to Sgt. BARNHART

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: *RA Barnhart*

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1995 OCT 23 AM 8 44

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Dispenser Class A	District: 1	County/City: 2600	RO#: R08370A	421/212
---------------------------------	-------------	-------------------	--------------	---------

✂ DA-1106
MULTNOMAH FALLS CO INC
MULTNOMAH FALLS CO INC
PO BOX 367
TROUTDALE OR 97060

Licensee(s) MULTNOMAH FALLS CO INC

Server Education Designee(s)
BUCK RICHARD

**Tradename MULTNOMAH FALLS LODGE
S/S SCENIC HWY & COLUMBIA GORG
BRIDAL VEIL OR 97010**

Instructions:

1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due **before December 12, 1995 to avoid late fees.**

**

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and Social Security Number.	Name _____ SS# _____										
(2) Please list a daytime phone number.	Phone Number: <u>503-695-2376</u>										
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last year even if they are <u>not liquor</u> related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th><th>Offense</th><th>Date</th><th>City/State</th><th>Result</th></tr> </thead> <tbody> <tr> <td colspan="5">NONE</td> </tr> </tbody> </table>	Name	Offense	Date	City/State	Result	NONE				
Name	Offense	Date	City/State	Result							
NONE											
(4) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain. <u>Partners → Harold C. Buck, Kyle Smith, Morton Luman</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES - EXPLAIN:										
(5) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES - EXPLAIN:										
(6) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES - EXPLAIN:										

	<i>Food & Liquor Sales - Report below the average monthly gross sales figures to the nearest dollar for the 12 month period ending September 30, 1995</i>	<i>Amount</i>
A	Average Monthly Alcoholic Beverage Sales (Include Beer, Wine & Distilled Spirits)	\$ 7,209
B	Average Monthly Food Sales	\$ 94,708
C	Average Monthly Total Sales (Add A + B):	\$ 106,917
D	Percent of Food To Total Sales (Divide B By C):	% 93.3

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC.

The County of MULTNOMAH recommends that this license be GRANTED XX REFUSED on (date) 11/2/95

Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.	Dollar Amount (\$)
License Fee for Dispenser Class A	400.00
Server Education student fee	2.60
TOTAL FEE TO PAY >>>>PLEASE PAY THIS AMOUNT <<<<	402.60
Late Fees	
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996	Add 100.00 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.	Add 160.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
RICHARD A. BUCK	<i>Richard A. Buck</i>	10/8/95	543-60 8826	8/6/50

MEETING DATE NOV 0 2 1995

AGENDA NO. C-7

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

() INFORMATIONAL ONLY () POLICY DIRECTION ☒ APPROVAL () OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Dispenser Class A License Renewal Application for:

Royal Chinook Inn Inc.
2609 NE Corbett Hill Rd
Corbett, OR 97019

The background has been checked on applicant(s):

William North, Martha North and Jennifer North
and no criminal history can be found on the above.

11/3/95 ORIGINALS to Sato Barnhart
SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: *RA Barnhart*

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1995 OCT 26 PM 2 58

STATE OF OREGON
APPLICATION OREGON LIQUOR CONTROL COMMISSION

Return To:

GENERAL INFORMATION

A non-refundable processing fee is assessed when you submit this completed form to the Commission (except for Druggist and Health Care Facility Licenses). The filing of this application does not commit the Commission to the granting of the license for which you are applying nor does it permit you to operate the business named below.

(THIS SPACE IS FOR OLCC OFFICE USE)	(THIS SPACE IS FOR CITY OR COUNTY USE)		
<p>Application is being made for:</p> <table style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;"><p><input checked="" type="checkbox"/> DISPENSER, CLASS A <input type="checkbox"/> DISPENSER, CLASS B <input type="checkbox"/> DISPENSER, CLASS C <input type="checkbox"/> PACKAGE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> RETAIL MALT BEVERAGE <input type="checkbox"/> SEASONAL DISPENSER <input type="checkbox"/> WHOLESALE MALT BEVERAGE & WINE <input type="checkbox"/> WINERY</p></td><td style="width: 50%; vertical-align: top;"><p><input type="checkbox"/> Add Partner <input type="checkbox"/> Additional Privilege <input type="checkbox"/> Change Location <input checked="" type="checkbox"/> Change Ownership <i>to corp</i> <input type="checkbox"/> Change of Privilege <input type="checkbox"/> Greater Privilege <input type="checkbox"/> Lesser Privilege <input type="checkbox"/> New Outlet <input type="checkbox"/> Other</p></td></tr></table> <p>OTHER: <u>APPLIC. REC'D 10-19-95; \$102.50</u> <u>PROCESS FEE PAID CHECK # 1295,</u> <u>James H. Stinson</u></p>	<p><input checked="" type="checkbox"/> DISPENSER, CLASS A <input type="checkbox"/> DISPENSER, CLASS B <input type="checkbox"/> DISPENSER, CLASS C <input type="checkbox"/> PACKAGE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> RETAIL MALT BEVERAGE <input type="checkbox"/> SEASONAL DISPENSER <input type="checkbox"/> WHOLESALE MALT BEVERAGE & WINE <input type="checkbox"/> WINERY</p>	<p><input type="checkbox"/> Add Partner <input type="checkbox"/> Additional Privilege <input type="checkbox"/> Change Location <input checked="" type="checkbox"/> Change Ownership <i>to corp</i> <input type="checkbox"/> Change of Privilege <input type="checkbox"/> Greater Privilege <input type="checkbox"/> Lesser Privilege <input type="checkbox"/> New Outlet <input type="checkbox"/> Other</p>	<p>NOTICE TO CITIES AND COUNTIES: Do not consider this application unless it has been stamped and signed at the left by an OLCC representative.</p> <p>THE CITY COUNCIL, COUNTY COMMISSION, OR COUNTY COURT OF <u>MULTNOMAH COUNTY</u> <small>(Name of City or County)</small></p> <p>RECOMMENDS THAT THIS LICENSE BE: GRANTED <u>XX</u> DENIED _____</p> <p>DATE <u>November 2, 1995</u></p> <p>BY <u>Sharron Kelley</u> <small>(Signature)</small></p> <p>TITLE <u>Sharron Kelley, Commission Vice-Chair</u></p>
<p><input checked="" type="checkbox"/> DISPENSER, CLASS A <input type="checkbox"/> DISPENSER, CLASS B <input type="checkbox"/> DISPENSER, CLASS C <input type="checkbox"/> PACKAGE STORE <input type="checkbox"/> RESTAURANT <input type="checkbox"/> RETAIL MALT BEVERAGE <input type="checkbox"/> SEASONAL DISPENSER <input type="checkbox"/> WHOLESALE MALT BEVERAGE & WINE <input type="checkbox"/> WINERY</p>	<p><input type="checkbox"/> Add Partner <input type="checkbox"/> Additional Privilege <input type="checkbox"/> Change Location <input checked="" type="checkbox"/> Change Ownership <i>to corp</i> <input type="checkbox"/> Change of Privilege <input type="checkbox"/> Greater Privilege <input type="checkbox"/> Lesser Privilege <input type="checkbox"/> New Outlet <input type="checkbox"/> Other</p>		

CAUTION: If your operation of this business depends on your receiving a liquor license, OLCC cautions you not to purchase, remodel, or start construction until your license is granted.

1. Name of Corporation, Partnership, or Individual Applicants:

1) Royal Chinook Inn Inc. 2) _____
3) _____ 4) _____
5) _____ 6) _____
(EACH PERSON LISTED ABOVE MUST FILE AN INDIVIDUAL HISTORY AND A FINANCIAL STATEMENT)

2. Present Trade Name Royal Chinook Inn

3. New Trade Name Royal Chinook Inn Inc. Year filed 1995
with Corporation Commissioner

4. Premises address 2609 NE Corbett Hill Rd, Corbett Mult. Ore 97019
(Number, Street, Rural Route) (City) (County) (State) (Zip)

5. Business mailing address Same
(P.O. Box, Number, Street, Rural Route) (City) (State) (Zip)

6. Was premises previously licensed by OLCC? Yes X No _____ Year 1995

7. If yes, to whom: William C. North Type of license: DA

8. Will you have a manager: Yes X No _____ Name Jennifer North
(Manager must fill out Individual History)

9. Will anyone else not signing this application share in the ownership or receive a percentage of profits or bonus from the business? Yes _____ No _____

10. What is the local governing body where your premises is located? Multnomah Co.
(Name of City or County)

11. OLCC representative making investigation may contact: Bill North
(Name)
Same as above 695-3237 - 695-2511
(Address) (Tel. No. — home, business, message)

CAUTION: The Administrator of the Oregon Liquor Control Commission must be notified if you are contacted by anybody offering to influence the Commission on your behalf.

DATE 10-19-95

Applicant(s) Signature
(In case of corporation, duly authorized officer thereof)

1) William C. North V Pres
2) _____
3) _____
4) _____
5) _____
6) _____

Original—
Local Government

MEETING DATE NOV 0 2 1995

AGENDA NO. C-8

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

() INFORMATIONAL ONLY () POLICY DIRECTION ☒ APPROVAL () OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Dispenser Class A License Renewal Application for:

Tippy Canoe Inn
28242 Crown Point Hwy
Troutdale, OR 97060

The background has been checked on applicant(s):

Ron Long

and no criminal history can be found on the above.

11/3/95 ORIGINAL to Sgt. BARNHART
SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: RA Barnhart

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

CLERK OF
COUNTY COMMISSIONERS
1995 OCT 26 PM 2:58
MULTNOMAH COUNTY
OREGON

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Dispenser Class A	District: 1	County/City: 2600	RO#: R00030A	421/212
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DA-0028
TIPPY'S INC
TIPPY'S INC
PO BOX 283
SANDY OR 97055

Licensee(s) **TIPPY'S INC**

Server Education Designee(s)
LONG RON

X Tradename **TIPPY CANOE INN**
28242 CROWN POINT HWY
TROUTDALE OR 97060

Instructions:

1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due before December 12, 1995 to avoid late fees.

**

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and Social Security Number.	Name _____ SS# _____										
(2) Please list a daytime phone number.	Phone Number: 503-666-5170										
(3) Please list all arrests or convictions for any crime, violation, or infraction of any law during the last year even if they are <u>not</u> liquor related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Name</th> <th>Offense</th> <th>Date</th> <th>City/State</th> <th>Result</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 40px;">/</td> </tr> </tbody> </table>	Name	Offense	Date	City/State	Result	/				
Name	Offense	Date	City/State	Result							
/											
(4) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES * EXPLAIN:										
(5) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES * EXPLAIN:										
(6) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES * EXPLAIN:										

Food & Liquor Sales - Report below the average monthly gross sales figures to the nearest dollar for the 12 month period ending September 30, 1995	Amount
A Average Monthly Alcoholic Beverage Sales (Include Beer, Wine & Distilled Spirits)	\$
B Average Monthly Food Sales	\$
C Average Monthly Total Sales (Add A + B):	\$
D Percent of Food To Total Sales (Divide B By C):	%

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC.

The County of MULTNOMAH recommends that this license be GRANTED XX REFUSED _____ on (date) 11/2/95

Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.	Dollar Amount (\$)
License Fee for Dispenser Class A	400.00
Server Education student fee	2.60
TOTAL FEE TO PAY >>>>PLEASE PAY THIS AMOUNT <<<<	402.60
Late Fees	
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996	Add 100.00 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.	Add 160.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
<u>RON LONG</u>	<u>Ben Long</u>	<u>10/27/95</u>	<u>542483953</u>	<u>2/27/44</u>

MEETING DATE NOV 0 2 1995

AGENDA NO. C-9

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

() INFORMATIONAL ONLY () POLICY DIRECTION ☒ APPROVAL () OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Package Store License Renewal Application for:

Fred's Marina
12800 NW Marina Way
Portland, OR 97231

The background has been checked on applicant(s):

Alexander Fredrick, Veva M. Fredrick and Cherie G. Sprando
and no criminal history can be found on the above.

11/3/95 ORIGINAL to Sat. BARNHART
SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: RA Barnhart

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

BOARD OF
COUNTY COMMISSIONERS
1995 OCT 23 AM 8:44
MULTNOMAH COUNTY
OREGON

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Package Store	District: 1	County/City: 2600	RO#: R06953A	421/203
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FREVACH LAND COMPANY
12800 NW MARINA WAY
PORTLAND OR 97231

Licensee(s) **FREVACH LAND COMPANY**

Tradename **FRED'S MARINA**
12800 NW MARINA WAY
PORTLAND OR 97231

Instructions:

1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due before December 12, 1995 to avoid late fees.

Operational Questions:	Responses:
(1) Please list a daytime phone number.	Phone Number: <u>503-286-5537</u>
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last year even if they are <u>not liquor</u> related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	Name Offense Date City/State Result <u>na</u>
(3) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:
(4) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC.

The County of MULTNOMAH recommends that this license be GRANTED xx REFUSED on (date) 11/2/95

Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.		Dollar Amount (\$)
License Fee for Package Store		50.00
TOTAL FEE TO PAY >>>>PLEASE PAY THIS AMOUNT<<<<		50.00
Late Fees		
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996		Add 12.50 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.		Add 20.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
ALEXANDER FREDRICK	<u>Alexander Fredrick</u>	<u>9/15/95</u>	<u>540-12-2697</u>	<u>12/13/20</u>
UEVA M. FREDRICK	<u>Ueva M. Fredrick</u>	<u>9/15/95</u>	<u>543-16-6771</u>	<u>7/17/22</u>
CHERIE G. SPRAND	<u>Cherie G. Sprand</u>	<u>9/15/95</u>	<u>542-52-5643</u>	<u>9/9/50</u>

MEETING DATE NOV 0 2 1995

AGENDA NO. C-10

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Package Store License Renewal Application for:

Larson's Marina
14444 NW Larson Rd
Portland, OR 97231

The background has been checked on applicant(s):

Elizabeth A. Larson and Martin D. Larson
and no criminal history can be found on the above.

11/3/95 ORIGINAL to Sgt. BARNHART

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: RA Barnhart

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

RECEIVED
CLERK OF DISTRICT COURT
MULTNOMAH COUNTY
OREGON
OCT 23 AM 8:44

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Package Store - P	District: 1	County/City: 2600	RO#: R16865A	421/203
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LARSON ELIZABETH A
14444 NW LARSON RD
PORTLAND OR 97231

Licensee(s) LARSON ELIZABETH A
LARSON MARTIN D

Tradename LARSON'S MARINA
14444 NW LARSON RD
PORTLAND OR 97231

Instructions:

1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due before December 12, 1995 to avoid late fees.

Operational Questions:	Responses:
(1) Please list a daytime phone number.	Phone Number: 503-286-1223
(2) Please list all arrests or convictions for any crime, violation, or infraction of any law during the last year even if they are not liquor related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	Name Offense Date City/State Result None
(3) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:
(4) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES & EXPLAIN: INCORPORATED - NO CHANGE IN PRINCIPALS
(5) Package Store Licenses with Gas Pumps: Report actual grocery inventory at cost (DO NOT INCLUDE BEER OR WINE).	\$ 1920 ⁰⁰

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC:

The County of MULTNOMAH recommends that this license be GRANTED xx REFUSED on (date) 11/2/95

Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.		Dollar Amount (\$)
License Fee for Package Store		50.00
TOTAL FEE TO PAY >>>>PLEASE PAY THIS AMOUNT<<<<		50.00
Late Fees		
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996		Add 12.50 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.		Add 20.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
ELIZABETH A. LARSON	<i>[Signature]</i>	10-10-95	550-76-1934	10-20-50
MARTIN D. LARSON	<i>[Signature]</i>	10-10-95	543-64-2505	2-17-52

MEETING DATE NOV 0 2 1995

AGENDA NO. C-11

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Package Store License Renewal Application for:

Plainview Grocery
11800 NW Cornelius Pass RD
Portland, OR 97231

The background has been checked on applicant(s):

Steven A. Linden

and no criminal history can be found on the above.

11/3/95 original to Sgt. BARNHART

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: RA Barnhart

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1995 OCT 23 AM 8:44

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Package Store	District: 1	County/City: 2600	RO#: R00285A	421/203
-----------------------------	-------------	-------------------	--------------	---------

LINDEN STEVEN A
11800 NW CORNELIUS PASS RD
PORTLAND OR 97231

Licensee(s) LINDEN STEVEN A

Tradename PLAINVIEW GROCERY
11800 NW CORNELIUS PASS RD
PORTLAND OR 97231

Instructions:

1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due before December 12, 1995 to avoid late fees.

Operational Questions:	Responses:
(1) Please list a daytime phone number.	Phone Number: <u>503 645-1697</u>
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last year even if they are <u>not liquor</u> related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	Name Offense Date City/State Result
(3) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:
(4) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC.

The County of MULTNOMAH recommends that this license be GRANTED xx REFUSED on (date) 11/2/95

Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.		Dollar Amount (\$)
License Fee for Package Store		50.00
TOTAL FEE TO PAY	>>>>PLEASE PAY THIS AMOUNT<<<<	50.00
Late Fees		
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996		Add 12.50 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.		Add 20.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
Steven A. Linden	<u>Steven A. Linden</u>	<u>10-9-95</u>	<u>540-52-9329</u>	<u>3/12/47</u>

MEETING DATE NOV 0 2 1995

AGENDA NO. C-12

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

() INFORMATIONAL ONLY () POLICY DIRECTION ☒ APPROVAL () OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Package Store License Renewal Application for:

Weece's Market
7310 se Pleasant Home Road
Gresham, OR 97080

The background has been checked on applicant(s):

Hyun Jang Kim and Ae Ja Kim
and no criminal history can be found on the above.

11/3/95 ORIGINAL TO SGT. BARNHART

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: RA Barnhart

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

1995 OCT 26 PM 2:50
MULTNOMAH COUNTY
OREGON
CLERK OF
COUNTY COMMISSIONERS

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Package Store	District: 1	County/City: 2600	RO#: R00277A	421/203
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KIM AE JA
7310 SE PLEASANT HOME ROAD
GRESHAM OR 97080

Licensee(s) **KIM AE JA**
KIM HONG B
KIM HYUN JANG

Tradename **WEECE'S MARKET**
7310 SE PLEASANT HOME ROAD
GRESHAM OR 97080

Instructions:

1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due before December 12, 1995 to avoid late fees.

Operational Questions:	Responses:
(1) Please list a daytime phone number.	Phone Number: <u>623-3141</u>
(2) Please list all arrests or convictions for any crime, violation, or infraction of any law during the last year even if they are not liquor related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	Name Offense Date City/State Result
(3) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:
(4) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC.

The County of MULTNOMAH recommends that this license be GRANTED XX REFUSED _____ on (date) 11/2/95

Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.		Dollar Amount (\$)
License Fee for Package Store		50.00
TOTAL FEE TO PAY	>>>>PLEASE PAY THIS AMOUNT<<<<	50.00
Late Fees		
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996		Add 12.50 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.		Add 20.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
HYUN JANG KIM	<u>Hyun Jang Kim</u>	<u>10/20/95</u>	<u>544-17-6392</u>	<u>2-15-35</u>
AE JA KIM	<u>AE JA Kim</u>	<u>10/20/95</u>	<u>544-17-4415</u>	<u>7-1-45</u>

MEETING DATE NOV 0 2 1995

AGENDA NO. C-13

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

Subject: OLCC License Renewal

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING Date Requested: _____

Amount of Time Needed: _____

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sergeant Bob Barnhart TELEPHONE 251-2431

BLDG/ROOM # 313/124

PERSON(S) MAKING PRESENTATION: Sergeant Bob Barnhart

ACTION REQUESTED:

() INFORMATIONAL ONLY () POLICY DIRECTION ☒ APPROVAL () OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

This is an OLCC Retail Malt Beverage License Renewal Application for:

Hagar's at Viking Park
29311 Stark Street
Troutdale, OR 97060

The background has been checked on applicant(s):

William J. Sullivan

and no criminal history can be found on the above.

11/3/95 ORIGINAL to Sgt. BARNHART

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: *RA Barnhart*

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any questions call the Office of the Board Clerk, 248-3277/248-5222

1995 OCT 23 AM 9:44
MULTI-MEDIA COUNTY
OREGON

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Retail Malt Beverage	District: 1	County/City: 2621	RO#: R10437A	423/201
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RUSTIC INN CORPORATION
29311 STARK STREET
TROUTDALE OR 97060

Licensee(s) RUSTIC INN CORPORATION

Server Education Designee(s)
SULLIVAN, WILLIAM J.

Tradenname HAGAR'S AT VIKING PARK
29311 STARK STREET
TROUTDALE OR 97060

Instructions:

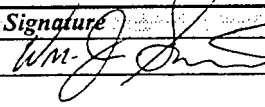
1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due before December 12, 1995 to avoid late fees.

****Effective March 1, 1995, under OAR 845-05-100(1), you are required to maintain a Liquor Liability Insurance policy of NO LESS THAN \$300,000. Name of Insurance/Bonding Company UNI GARD & Policy/ID# MA615809**

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and Social Security Number.	Name _____ SS# _____										
(2) Please list a daytime phone number.	Phone Number: <u>503-667-9494</u>										
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last year even if they are <u>not liquor</u> related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th> <th>Offense</th> <th>Date</th> <th>City/State</th> <th>Result</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Name	Offense	Date	City/State	Result					
Name	Offense	Date	City/State	Result							
(4) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										
(5) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										
(6) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC.
The County of MULTNOMAH recommends that this license be GRANTED XX REFUSED _____ on (date) 11/1/95
Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.		Dollar Amount (\$)
License Fee for Retail Malt Beverage		200.00
Server Education student fee		2.60
TOTAL FEE TO PAY	>>>>PLEASE PAY THIS AMOUNT<<<<	202.60
Late Fees		
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996		Add 50.00 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.		Add 80.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
William J. Sullivan		10/6/95	574-66-8142	5-6-53

AGENDA NO. C-14

AGENDA PLACEMENT FORM

Any questions call the Office of the Board Clerk, 248-3277/248-5222

[illegible]

Oregon Liquor Control Commission
PO Box 22297, Portland, OR 97269 1-800-452-6522
License Renewal Application

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. Your license expires December 31, 1995

License Type: Retail Malt Beverage	District: 1	County/City: 2600	RO#: R14183A	421/201
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CW LOFTIN INC
31637 SE DODGE PARK BLVD
GRESHAM OR 97030

Licensee(s) CW LOFTIN INC

Server Education Designee(s)
LOFTIN CLIFFORD

Tradename PLEASANT HOME SALOON
31637 SE DODGE PARK BLVD
GRESHAM OR 97030

Instructions:

1. Answer all questions completely on the renewal application.
2. Have each partner or an authorized corporate officer sign the renewal application.
3. Have the local governing body endorse the renewal application.
4. Return completed renewal application along with the appropriate license fee due before December 12, 1995 to avoid late fees.

**

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and Social Security Number.	Name _____ SS# _____										
(2) Please list a daytime phone number.	Phone Number: <u>663-2626</u>										
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last year even if they are <u>not liquor</u> related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th><th>Offense</th><th>Date</th><th>City/State</th><th>Result</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result					
Name	Offense	Date	City/State	Result							
(4) Will anyone share in the profits who is not a licensee? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(5) Were there any changes of ownership (ie: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(6) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										

Endorsement - Please take this form to your local governing body that is listed below before you return it to the OLCC:

The County of MULTNOMAH recommends that this license be GRANTED xx REFUSED _____ on (date) 11/2/95

Signed: Sharron Kelley Title of Signer Sharron Kelley, Commission Vice-Chair

License Fees and Late Fee Schedule & Amounts - Do not mail cash.		Dollar Amount (\$)
License Fee for Retail Malt Beverage		200.00
Server Education student fee		2.60
TOTAL FEE TO PAY >>>>PLEASE PAY THIS AMOUNT <<<<		202.60
Late Fees		
IF Renewal Application Is Received After December 11, 1995 but before January 01, 1996		Add 50.00 To Total Due
IF Renewal Application Is Received On or After January 01, 1996.		Add 80.00 To Total Due

Print Name	Signature	Date	Social Security #	Date of Birth
Clifford W. Loftin	<u>Clifford W. Loftin</u>	10/10/95	543-42-2650	4/21/43

MEETING DATE: NOV 02 1995

AGENDA NO: R-2

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: In the Matter of Proclaiming the Week of November 6 - 12, 1995 as
Community Media Week

BOARD BRIEFING Date Requested: _____ Amount of Time Needed: _____

REGULAR MEETING: Date Requested: November 2, 1995
Amount of Time Needed: 5 minutes

DEPARTMENT: Nondepartmental DIVISION: Commissioner Kelley

CONTACT: Rob Brading TELEPHONE #: 667-7636
BLDG/ROOM #: 26000 SE Stark Street

PERSON(S) MAKING PRESENTATION: Rob Brading

ACTION REQUESTED

[] INFORMATIONAL ONLY [] POLICY DIRECTION [X] APPROVAL [] OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

See Whereas Clauses. 11/2/95 original to Rob Brading, copy to Commissioner Kelley

SIGNATURES REQUIRED:

ELECTED OFFICIAL: Sharon Kelley

OR

DEPARTMENT MANAGER: _____

place.rjt

BOARD OF
COUNTY COMMISSIONERS
1995 OCT 12 AM 8:12
MULTNOMAH COUNTY
OREGON

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Proclaiming the Week)	Proclamation
of November 6 - 12, 1995 as)	95-233
Community Media Week)	

WHEREAS an environment that fosters open communication between members of the community, their government, and educational institutions is an invaluable asset to the community; and

WHEREAS Multnomah Community Television (MCTV) has for over 12 years been an invaluable communications resource to the community by providing access, training, and programming on eight cable channels for the general public, academic community, and government entities; and

WHEREAS MCTV is hosting a six-day celebration of community media, featuring the diverse work of community producers and special programming through unique media resources available to the general citizenry in our community; and

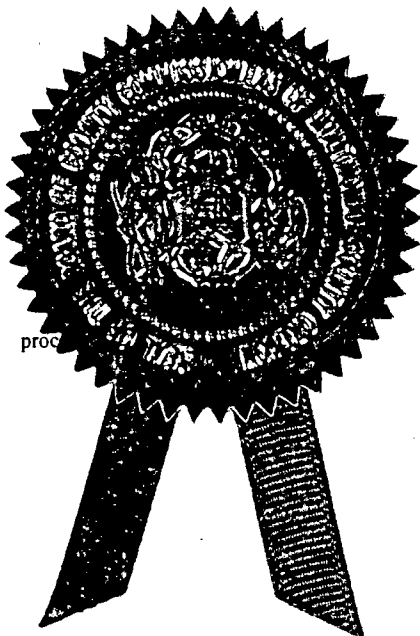
WHEREAS, Multnomah County supports Community Media Week and the efforts of MCTV to be a community communication resource for the citizens of Multnomah County.

NOW THEREFORE BE IT PROCLAIMED that the Multnomah County Board of Commissioners does hereby proclaim the week of November 6 - 12, 1995 as **Community Media Week** in Multnomah County.

ADOPTED this 2nd day of November, 1995.

MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein, Chair
Multnomah County, Oregon



Meeting Date: NOV 02 1995
Agenda No. : R-3

(Above Space for Board Clerk's Use *ONLY*)

AGENDA PLACEMENT FORM

SUBJECT: Ordinance

BOARD BRIEFING: Date Requested:
Amount of Time Needed:

REGULAR MEETING: Date Requested: 11/2/95
Amount of Time Needed: 5 Minutes

DEPARTMENT: Nondepartmental

DIVISION: County Chair's Office

CONTACT: Chair Beverly Stein

TELEPHONE: 248-3308
BLDG/ROOM: 106/1515

PERSON(S) MAKING PRESENTATION: Chair Stein, Peter Ozanne

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if available):

An ORDINANCE establishing a Local Public Safety Coordinating Council as required by state law, and substituting the Coordinating Council for certain other advisory entities.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

Beverly Stein

OR

MANAGER: _____

Any Questions? Call the Office of the Board Clerk at 248-3277 or 248-5222.
forms\apf.doc

BOARD OF
COUNTY COMMISSIONERS
1995 OCT 20 PM 12:35
MULTI-COUNTY
OREGON

ORDINANCE FACT SHEET

Ordinance Title:

An Ordinance establishing a Local Public Safety Coordinating Council as required by state law and substituting the coordinating council for certain other advisory entities.

Give a brief statement of the purpose of the ordinance including rationale for adoption, description of persons benefited, alternatives explored:

Local Public Safety Coordinating Council will develop a plan for use of state resources to serve adult and youth offender populations; coordinate local criminal justice policy; work with the Commission on Children & Families to develop a plan designed to prevent criminal involvement by youth; coordinate local juvenile justice policy among affected juvenile justice entities.

What other local jurisdictions have enacted similar legislation?

All Oregon counties are required to act to meet requirements of amended ORS 423.560.

What has been the experience in other areas with this type of legislation?

n/a

What is the fiscal impact, if any?

n/a

SIGNATURES

Person Filling Out Form _____

Planning & Budget (if fiscal impact) _____

Department Manager/Elected Official Beverly Huns

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
ORDINANCE NO. _____

An ordinance establishing a Local Public Safety Coordinating Council as required by state law, and substituting the coordinating council for certain other advisory entities.

Multnomah County ordains as follows:

SECTION 1. Purpose

Declaring the legislative policy of this state to establish an ongoing partnership between the state and counties in the administration of community corrections, and recognizing that counties are in the best position for the management, oversight and administration of local criminal justice matters and for determining local resource priorities, the 1995 state legislature amended ORS 423.560 to require that the Board of County Commissioners convene a local public safety coordinating council.

SECTION II. Multnomah County Public Safety Coordinating Council

The Multnomah County Public Safety Coordinating Council is hereby convened.

SECTION III. Functions of the Council

The Multnomah County Public Safety Coordinating Council shall:

(A) Develop and recommend to the Board of County Commissioners a plan for the use of:

(1) State resources to serve the local adult and youth

10/26/95:1

MULTNOMAH COUNTY COUNSEL
1120 S.W. Fifth Avenue, Suite 1530
P.O. Box 849
Portland, Oregon 97207-0849
(503) 248-3138

offender populations;

(2) State and local resources to serve the needs of that part of the local offender population who are at least 15 years of age and less than 18 years of age, which plan must provide for coordination of community-wide services involving prevention, treatment, education, employment resources and intervention strategies; and

(3) Coordinate local criminal justice policy among affected criminal justice entities.

(B) In consultation with the Multnomah County Commission on Children and Families, develop and recommend to the Board of County Commissioners a plan designed to prevent criminal involvement by youth. The plan must provide for coordination of community-wide services involving treatment, education, employment resources and intervention strategies aimed at crime prevention;

(C) Coordinate local juvenile justice policy among affected juvenile justice entities.

SECTION IV. Membership

The Council membership shall include, but need not be limited to:

(A) A police chief selected by the police chiefs in the County;

(B) The sheriff;

(C) The district attorney;

10/25/95:1

- (D) A state court judge, and a public defender or defense attorney, both appointed by the presiding judge of the judicial district in which Multnomah County is located;
- (E) A director of community corrections, a county commissioner, a juvenile department director, a health or mental health director and at least one lay citizen, all appointed by the Board of County Commissioners;
- (F) A city councilor or mayor, and a city manager or other city representative, both selected by the cities in the county; and
- (G) A representative of the Oregon State Police, who is a nonvoting member of the council, selected by the Superintendent of State Police.

SECTION V. Dissolution of the Local Corrections Advisory Committee

The local corrections advisory committee formed under ORS 423.560 by board order dated March 2, 1978, is hereby dissolved.

SECTION VI. Repeal of Authority to Participate in the Public Safety Council

The portion of Resolution 92-193 authorizing the County to participate in the intergovernmental Public Safety Council, is hereby repealed. The clerk shall so notify the affected jurisdictions.

SECTION VII. Codification

Sections III and IV of this ordinance shall be codified in Chapter 2.30 of the Multnomah County Code.

ADOPTED this _____ day of _____, 1995, being

10/25/95:1

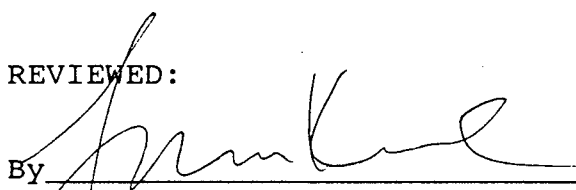
MULTNOMAH COUNTY COUNSEL
1120 S.W. Fifth Avenue, Suite 1530
P.O. Box 849
Portland, Oregon 97207-0849
(503) 248-3138

1 the date of its second reading before the Board of County
2 Commissioners of Multnomah County, Oregon.

3
4 (SEAL)

5
6 By _____
Beverly Stein, Chair
Multnomah County, Oregon

7
8 REVIEWED:

9 By  _____
10 Laurence Kressel, County Counsel
For Multnomah County, Oregon

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10/25/95:1

MULTNOMAH COUNTY COUNSEL
1120 S.W. Fifth Avenue, Suite 1530
P.O. Box 849
Portland, Oregon 97207-0849
(503) 248-3138

MEETING DATE: OCT 26 1995 NOV 02 1995

AGENDA NO: R-3 R-4

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: ARMED UNITS IN D C C

BOARD BRIEFING Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: October 26, 1995

Amount of Time Needed: 20 Minutes

DEPARTMENT: Community Corrections DIVISION: _____

CONTACT: Cary Harkaway TELEPHONE #: 248-3039
BLDG/ROOM #: 161/600

PERSON(S) MAKING PRESENTATION: Tamara Holden, Cary Harkaway

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

*Resolution 94-11 called on DCC to establish a unit to supervise offenders with a high potential for violence and set an October date for a decision to arm that unit. The Department recommends that the unit be armed.

S/B Resolution 95-44

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: M. Tamara Holden / cmt

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

0516C/63

6/93



MULTNOMAH COUNTY DEPARTMENT OF
COMMUNITY CORRECTIONS

M E M O R A N D U M

TO: Board of County Commissioners

FROM: Cary Harkaway *CH*
Deputy Director

TODAY'S DATE: September 29, 1995

REQUESTED PLACEMENT DATE: October ²⁶~~19~~, 1995

RE: Recommendation to Arm a Unit Supervising
Offenders with a High Potential for Violence

I. Recommendation

DCC recommends that a unit with responsibility for supervising offenders with a high potential for violence be armed.

II. Background/Analysis

Board Resolution 94-11 directed DCC to develop an implementation plan to include a number of items related to safety generally and to arming specifically. One item asked DCC to develop an assessment tool to determine potential for violence, to establish a unit to supervise offenders with a high potential for violence, and to make a recommendation in October on arming that unit.

III. Financial Impact

The estimated first year cost for arming (including equipment and training) is \$1,900 to \$2,500 per person. Assuming that five to ten persons are armed for the unit under discussion, the estimated total first year cost would be \$9,500 to \$25,000.

The Implementation Plan submitted to the Board on August 1, 1995 included an overall first year cost estimate to arm approximately 45 staff at \$85,000 to \$112,000. Budget modifications, if required, will be prepared at a later date.

IV. Legal Issues

The 1995 Legislative Assembly enacted S.B. 933, which amended ORS 166.210 and 166.260 to allow parole and probation officers to carry a firearm while engaged in official duties if certain conditions related to certification and department approval are met.

V. Controversial Issues

The arming issue is characterized by strongly held and emotionally charged positions. The Implementation Plan presented to the Board on August 1 represents a carefully considered approach to staff safety and Resolution 94-11. The Plan was based on the input and recommendations of the Department's Armed Units Committee. The Department's recommendation to arm a unit supervising offenders with a high potential for violence follows from further consideration of the factors which led the Board to recommend arming a gang supervision unit.

VI. Link to Current County Policies

The Department's recommendation is consistent with the Board's concern for the safety of all County employees. The recommendation is also consistent with Resolution 94-11, which outlined a policy (to be reviewed in January 1997) that provides for arming based on specific circumstances and caseload assignments.

VII. Citizen Participation

Our Community Corrections Advisory Committee and Citizens Budget Advisory Committee recommended further study of arming needs after the DCC Continuum of Safety Task Force completed its work in July 1994.

VIII. Other Government Participation

N/A

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY

In the Matter of Improving)
Safety in the Department of)
Community Corrections)

RESOLUTION
95-44

WHEREAS, the Department of Community Corrections Continuum of Safety Task Force met weekly from December, 1993 through July, 1994, to assess and make recommendations concerning the safety of all department staff; and

WHEREAS, the Department has taken the following implementation steps already:

- hired a Safety Coordinator
- funded safety equipment
- re-energizing site safety committees
- purchased new cage vehicles
- provided officers with new radio equipment

WHEREAS, many of the remaining recommendations of the Safety Task Force are supported by all stakeholders and can be implemented quickly and relatively inexpensively; and

WHEREAS, whether or how to arm parole and probation officers is an emotional and contentious issue and a potentially expensive issue for the Board and

WHEREAS, use of deadly force is the last step on the continuum of responses to dangerous situations and the County would lower the danger to the community and its own liability by ensuring that all employees are trained to competence in the steps on the continuum prior to use of weapons.

NOW THEREFORE, IT IS RESOLVED THAT, the Board of County Commissioners accepts the Continuum of Safety Task Force report and thanks its members for a careful and comprehensive study of the issue; and

THEREFORE, IT IS FURTHER RESOLVED THAT, the Chair, Liaison Commissioner, and Department Director will develop a plan which recommends options for consideration regarding the Task Force report. The plan should be completed following review of the recommendations by the management support service staff on issues related to labor relations, legal liability, risk management, and budget, but should be completed and presented to the Board on August 1, 1995, in a briefing.

- * Elements of the implementation plan will include:
- making the process of arming to threat timely;
 - forming an armed Specialized Caseload for gang related offenders;
 - providing appropriate safety training for all employees;
 - creating standards for use of body armor;
 - adopting a policy forbidding employees from taking home their weapons unless armed for threat;
 - developing an assessment tool to determine potential for violence by supervised offenders and creating a specialized caseload to work with these offenders. The decision about arming this specialized unit will be made on October 5, 1995.
- These elements in the plan will be implemented no later than January 1, 1996.

The implementation plan shall describe the steps to be taken on a two year timeline with corresponding costs. The plan shall include the recommendations made in the Task Force report including the arming proposal as an option at the end of the implementation period. However, prior to voting whether to implement the arming proposal made by the Task Force, the Board of County Commissioners shall evaluate the cost, nature of the population served, the functions of staff, and impact and effectiveness of the safety measures already taken. This Board of County Commission vote regarding arming will be on or about January 1, 1997.

ADOPTED this 9th day of March, 1995.



MULTNOMAH COUNTY, OREGON

By

Beverly Stein
Beverly Stein, Chair

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL
for MULTNOMAH COUNTY, OREGON

By

Phil DuBay
RESOLUTION - 2 of 2

NOV 0 2 1995

MEETING DATE: OCT 26 1995

AGENDA NO: R-5 R6

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: REQUESTING APPROVAL TO ALLOW THE PORTLAND DEVELOPMENT COMMISSION TO PURCHASE A TAX FORECLOSED PROPERTY FROM MULTNOMAH COUNTY

BOARD BRIEFING: Date Requested: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: October ²⁶/₁₉, 1995

Amount of Time Needed: 5 minutes

DEPARTMENT: Environmental Services DIVISION: Assessment & Taxation

CONTACT: Stephen Kelly/Matt Ryan TELEPHONE #: 248-3590/248-3138
BLDG/ROOM #: 166/300 Tax Title

PERSON(S) MAKING PRESENTATION: Kathy Tuneberg & Stephen Kelly

ACTION REQUESTED:

[] INFORMATIONAL ONLY [] POLICY DIRECTION [X] APPROVAL [] OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

Under the provisions of ORS 275.090 (2) and ORS 275.110 (2) Tax Foreclosed Property may be sold to a governmental body.

The Portland Development Commission is requesting to purchase the property located at 4316 NE Garfield for outstanding taxes and maintenance costs.

11/6/95 ORIGINAL DEED & COPIES OF ALL TO TAX TITLE

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: *Betsy Willein Robert Ellis*

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

MULTNOMAH COUNTY COMMISSIONERS
1995 OCT 12 PM 4:41
CLERK OF COMMISSIONERS
OREGON

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM BRIEFING
STAFF REPORT SUPPLEMENT**

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Kathy Tuneberg, Assessment & Taxation
Stephen Kelly, Tax Title
Matt Ryan, County Counsel

TODAY'S DATE: October 9, 1995

REQUESTED PLACEMENT DATE: October 19, 1995

RE: Request approval to sell a Tax Foreclosed property to the Portland Development Commission.

I. Recommendation/Action Requested:

Request Board approve the sale of tax foreclosed property located at 4316 NE Garfield to the Portland Development Commission.

II. Background/Analysis:

This property was deeded to the County on November 2, 1989 and was subsequently transferred to NECDC. NECDC quitclaimed it back to the County because it was an unsuitable for its purposes.

PDC is working with a manufacturing company to expand its business and is interested in this piece of property which is located next to the existing business.

Under ORS 275.110 and Ordinance 795 the County may sell this property to PDC for the amount of taxes, interest, fees and maintenance costs. The total due is \$8,377.78.

III. Financial Impact:

The County will be reimbursed for all back taxes, interest, fees and maintenance costs associated with maintaining this property.

IV. Legal Issues:

Such sales are provided for in ORS 275.110 and Ordinance 795. No other legal issues anticipated.

V. Controversial Issues:

None anticipated.

VI. Link to Current County Policies:

In accordance with the Board's Resolution committing properties to NECDC and Ordinance 795, this property was offered to NECDC. NECDC subsequently returned the property as unsuitable for their development. No other government or non-profit housing entity has expressed any interest in this property.

There are no known conflicts with County policy.

VII. Citizen Participation:

None anticipated.

VIII. Other Government Participation:

None anticipated.

11/2/95
R-5 Submittal

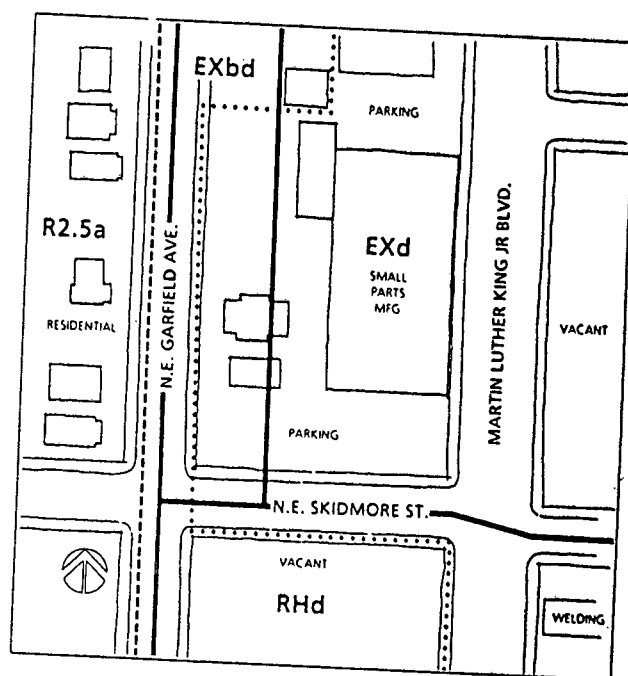
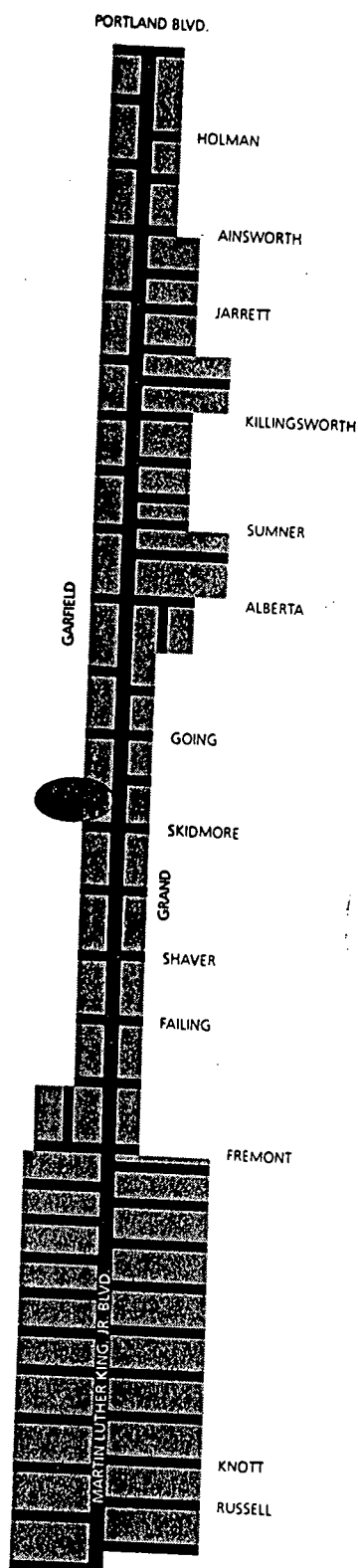
MALL PARTS MANUFACTURING

The Site

Small Parts Manufacturing is located on the north side of the intersection of MLK Blvd. and Skidmore Street in the King Neighborhood. The property is occupied by a single-story industrial building and a surface parking lot. The Small Parts Manufacturing Company manufactures and machines high-quality metal parts and tools. The building is owned by the company and is in good repair. The site is bordered on the west side by a single-family residential neighborhood and on other sides by commercial businesses or vacant properties.

The majority of the Small Parts Manufacturing site is zoned Exd. However, a 50 ft. deep area along Garfield

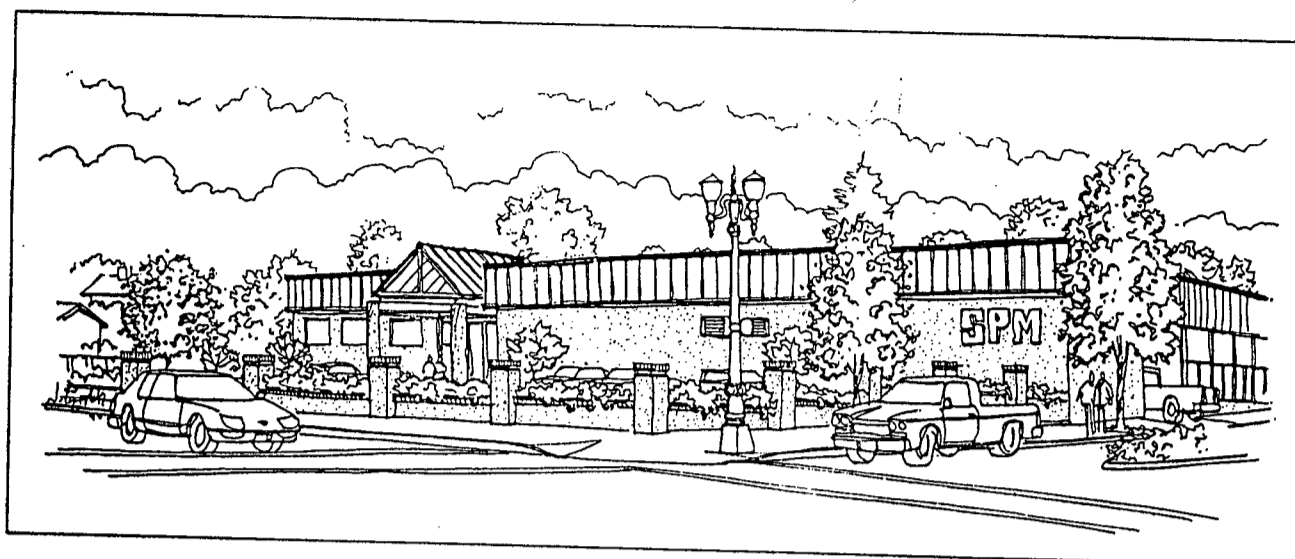
Avenue has a buffer overlay zone that will require mitigation measures such as a landscaped buffer, fencing or other measures to shield adjacent residential areas from potential industrial impacts. The three blocks to the south of the subject site are zoned RHd for medium-density housing. Plans are underway to construct a church at the corner of Skidmore on the west side of MLK Blvd. The site also lies within the MLK Blvd. design zone described in the Albina Community Plan, which will require that building and site plans adhere to specified area design guidelines.



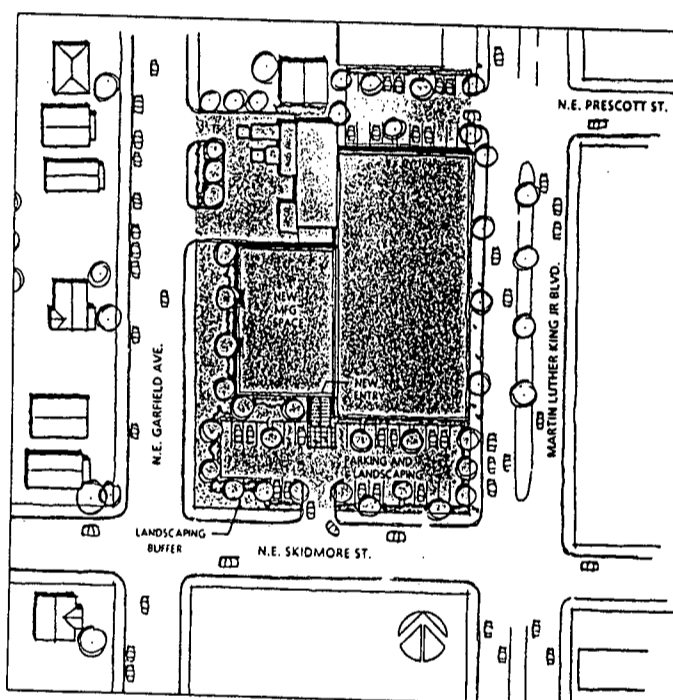
LEGEND

- Zone Boundary
- • • • • OCC Urban Renewal Boundary
- - - Historic District Boundary
- - - ACP District Boundary

The Exd zone allows a wide variety of commercial and industrial uses. A buffer overlay along Garfield Street will require that industrial impacts be shielded from adjacent residential areas.



One feasible development concept calls for expanded manufacturing space and a reconfigured loading dock to be located on the west of the existing building, and parking improvements and landscaping to the south.



Development Approach

The Company wants to expand its capacity and increase employment at the site and owns most of the property it needs to implement its plans. Acquisition of one unoccupied house on Garfield Avenue will be required to assemble the site. The proposed expansion will add 7,000 square feet to the company's existing plant, reconfigure an existing parking lot and create a more efficient loading dock area. It is recommended that the southern edges of the site be landscaped to soften the appearance of the parking lot. The western edge is required to be buffered from the adjoining

residential neighborhood and to improve the overall attractiveness of the site. It is also recommended that the facade of the existing building (including painting, signage and facing materials) be improved at this highly visible location on MLK Blvd.

The expansion of light industrial businesses such as Small Parts Manufacturing are expected to result in additional employment opportunities for area residents. These jobs are ideally located in close proximity to residential areas and along a major transit street.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	1.53 ac (66,675 sf)
Building Area:	23,800 sf
Use:	Light Manufacturing
ACP Zoning:	EXd & EXbd
Special Conditions:	ACP Plan District; MLK Design Zone; OCC Urban Renewal District

PROPOSED DEVELOPMENT

Use:	Light Manufacturing Business Expansion
New Building Area:	7,000 sf
Building Type:	Concrete Masonry
Parking Area:	28 Cars (Improve Exist. Parking Lot)
Landscaping Area:	13,065 sf

COST ESTIMATE

	Amount	Unit	Unit Cost	Cost
A. Land Acquisition				
Land Cost				
B. Site Construction				
Demolition				
Site Improvements		LS	\$5,000	\$5,000
Utilities		LS	\$5,000	\$5,000
Resurface Parking Lot	22,810	sf	\$1.50	\$34,215
Signage		LS	\$2,000	\$2,000
Lighting		LS	\$2,000	\$2,000
Landscaping		LS	\$7,500	\$7,500
Total				\$55,715
C. Building Construction				
Existing Building				
Facade/Entry		LS	\$7,500	\$7,500
Signage		LS	\$2,000	\$2,000
Renovation Subtotal				\$9,500
New Building				
Shell Construction	7,000	sf	30	\$210,000
Subtotal				\$210,000
Total Construction Costs				\$275,215
Contingency: 5%				\$13,761
Total Hard Cost				\$288,976
Soft Costs: 20%				\$57,795
Total Project Cost				\$346,771

FINANCIAL SUMMARY (Estimate Only)

RENT ASSUMPTIONS

Annual	Square Feet	Rent/sf	Rent
Rent on New Space	7,000	\$3.50	\$24,500
Additional Rent on Existing Space	23,800	\$0.20	\$4,760

INCOME PRO-FORMA

Triple Net Rent	\$29,260
Real Estate Tax on Improvements (w/ Abatement)	\$0
Total Debt Service	(\$23,063)
Cash Flow Before Tax	\$6,197
Year 1 Before Tax Return on Equity	6.68%

FINANCING INFORMATION

Loan Amount at 75% of Project Cost	\$260,078
Equity Required	\$86,693
Loan Rate	7.5%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$6,068
Debt Service	\$23,063

SUMMARY

DEVELOPMENT CHALLENGES

- The City of Portland's Enterprise Zone Tax Abatement Program may be appropriate and applicable for this project. The three-year property tax abatement on improvements & new construction provides an inducement for industrial business expansion while requiring specific benefits for Enterprise Zone residents.
- To assemble the site, an unoccupied residential house will need to be acquired. The City of Portland may be able assist the property owner to acquire this parcel from Multnomah County or trade it for a lot within a residential neighborhood.
- The expansion of an existing industrial business like Small Parts Manufacturing provides the opportunity for a better configuration of parking, loading and landscaping to buffer adjacent residential neighborhoods.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Authorizing Sale of Certain Tax)
Foreclosed Property to the City of) ORDER
Portland, Portland Development) 95- 234
Commission and Authorizing Chair)
to Execute Deed D961262)

WHEREAS, the City of Portland, Portland Development Commission (PDC) has offered to purchase from the County certain real property hereinafter described for the amount of \$8,377.78, as allowed under County Ordinance 795, Section VI, paragraph G; and

WHEREAS, pursuant to ORS 275.110(2) the County's sale of real property to PDC, a public body, is exempt from the public sale requirements under ORS 275.110(1); and

WHEREAS, it is in the best interest of Multnomah County to sell the property to PDC for that amount; now therefore

IT IS HEREBY ORDERED that the Multnomah County Board of Commissioners approves the sale of real property described as **Lot 5, Block A, ALBINA HOMESTEAD ADDITION, a recorded subdivision in the County of Multnomah, State of Oregon**, commonly known as 4316 NE Garfield Avenue (Tax Account # R-01050-0050); and

IT IS FURTHER ORDERED that the County Chair be and she hereby is, authorized to execute the attached deed D961262 conveying title of the property to Portland Development Commission upon completion of the sale.

DATED this 2nd day of November, 1995.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL
MULTNOMAH COUNTY, OREGON


Matthew O. Ryan, Assistant

DEED D961262

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to THE CITY OF PORTLAND, PORTLAND DEVELOPMENT COMMISSION, Grantee, the following described real property, situated in the County of Multnomah, State of Oregon:

Lot 5, Block A, ALBINA HOMESTEAD ADDITION, a recorded subdivision in County of Multnomah, State of Oregon. Commonly known as 4316 NE. GARFIELD AVE (Tax Account #: R-01050-0050).

The true and actual consideration paid for this transfer, stated in terms of dollars is \$8,377.78.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses, and to determine and limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Until a change is requested, all tax statement shall be sent to the following address:

Portland Development Commission
1120 SW. 5th Avenue
Portland, Oregon 97204

IN WITNESS, WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of County Commissioners this 26th day of October, 1995 by authority of an Order of said Board of County Commissioners heretofore entered of record.



REVIEWED:

Laurence Kressel, County Counsel
for Multnomah County, Oregon

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY OREGON


Beverly Stein, Chair

DEED APPROVED:

Janice Druian, Director of
Assessment & Taxation

By 

Matthew O. Ryan

By 

K. A. Tuneberg

STATE OF OREGON

)

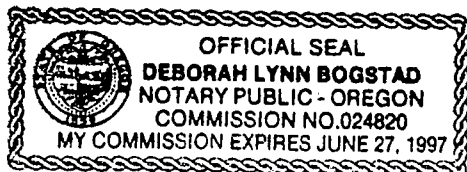
) ss

COUNTY OF MULTNOMAH

)

On this 26th day of October, 1995, before me, a Notary Public in and for the County of Multnomah and State of Oregon, personally appeared Beverly Stein, Chair, Multnomah County Board of Commissioners, to me personally known, who being duly sworn did say that the attached instrument was signed and sealed on behalf of the County by authority of the Multnomah County Board of Commissioners, and that said instrument is the free act and deed of Multnomah County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.



Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/97



MLK

B O U L E V A R D

DEVELOPMENT

OPPORTUNITY

STRATEGY

B O U L E V A R D MLK

November 10, 1993

Prepared by:

Portland Development Commission

Vern B. Ryles, Chairman

Architects & Planners

Robert S. Leeb Architects & Planners

Financial & Market Analysis

Leland Consulting Group

J.M. Woolley & Associates, Inc.

In Conjunction With:

North/Northeast Economic Development Alliance

Ron Herndon, Chair

North/Northeast Business Association

Cindy Summers, Chair

Funding Provided by:

City of Portland, Bureau of Housing & Community Development; State of Oregon, Economic Development Department; and the Portland Development Commission

The Portland Development Commission wishes to acknowledge the contributions of the business owners on Martin Luther King Jr. Blvd., who allowed their projects and ideas to be used as case studies for this Report and to members of the King, Eliot, Piedmont and Woodlawn Neighborhood Associations who provided valuable review and counsel.



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I. V E R V I E W

This Development Opportunity Strategy represents one of the ways that the Portland Development Commission (PDC) can assist the Albina community implement its vision for the revitalization of Martin Luther King Jr. Boulevard (MLK Blvd.). It is intended to initiate, promote and carry out revitalization projects that conform with the aspirations of the community and with City policy described in the Albina Community Plan. PDC has worked extensively with business owners and neighborhood groups to identify examples of "Ready to Go" development projects that may require some measure of public investment to carry out. The Opportunity Strategy demonstrates how these projects can be implemented and provides case studies for property owners who may be considering other similar projects. It further addresses the need to support existing businesses who will form the basis for revitalization of the MLK Blvd. commercial corridor.

GOALS

The Development Opportunity Strategy has two key goals:

- To identify, promote and carry out development projects on MLK Blvd. in the next five years that support the Albina Community Plan and benefit the N/NE community.
- To act as a series of "Case Studies" for businesses, property owners and developers to conceive, evaluate and implement other revitalization projects.

OBJECTIVES

The Strategy is specifically intended to respond to the needs of the area business community, to residents of North/Northeast Portland neighborhoods and public agencies. All of these participants will contribute to the long-term revitalization of MLK Blvd. The Opportunity Strategy:

- Reflects the community's vision for revitalization efforts on MLK Blvd.

- Responds to the policies, goals and objectives of the Albina Community Plan.
- Focuses tools and resources available to the City and the Portland Development Commission on MLK Blvd.
- Initiates a proactive planning effort that can lead to key revitalization successes along MLK Blvd. in the next five years.
- Targets revitalization projects that will provide benefits to the N/NE community, including local jobs, ownership or wealth creation.
- Is a marketing tool that can be used to attract the interest of developers and lenders on other projects along MLK Blvd.

Background

The Martin Luther King Jr. Boulevard commercial corridor plays an important and prominent role in the City of Portland. It has a rich and significant history in the development of Northeast neighborhoods. It is one of the city's major

north/south arterials, a busy thoroughfare carrying an average of 25-30,000 cars a day. It delineates neighborhood and land use boundaries. MLK Blvd. is also a mirror of the social and economic health of the community through which it runs. Although Northeast Portland has strong and vital neighborhoods, a stable economic base and attractive locations for both business and residential uses, the vitality of MLK Blvd. has declined over the past 20 years. This is due, in part, to the transition from its historic role as a neighborhood shopping street for Northeast Portland to a major north/south transportation corridor and to the growth of nearby regional retail facilities. The residential neighborhoods bordering MLK Blvd. have also witnessed significant social and land use changes during this period.



In May 1989, the North/Northeast Economic Development Alliance, a community-based organization representing 18 neighborhood associations and advocacy groups in Northeast Portland, published the "N/NE Economic Development Task Force Action Plan". This comprehensive economic blueprint defined a list of key implementation steps needed to improve the quality of life for residents of Northeast Portland. As a result of the Alliance' work, the Portland City Council initiated and adopted the Albina Community Plan in 1993. The Albina Community Plan is a long-term strategy for revitalizing inner North/Northeast Portland. It conveys the community's vision of a thriving, integral part of the city, establishes a policy framework for achieving that vision, and recommends specific implementation actions. Actions directed at the revitalization of MLK Blvd. are significant components of the Albina Community Plan.

As the City's agency for economic development, the Portland Development Commission is charged by the Albina Community Plan and the May 1989 Economic Development Alliance Report with assisting the Northeast Community revitalize MLK Blvd. One component of this assistance is the identification of immediate development opportunities--a near-term development plan-- to focus public resources and encourage private investment on sites that have immediate development potential. Therefore, the Development Opportunity Strategy has been prepared time because:

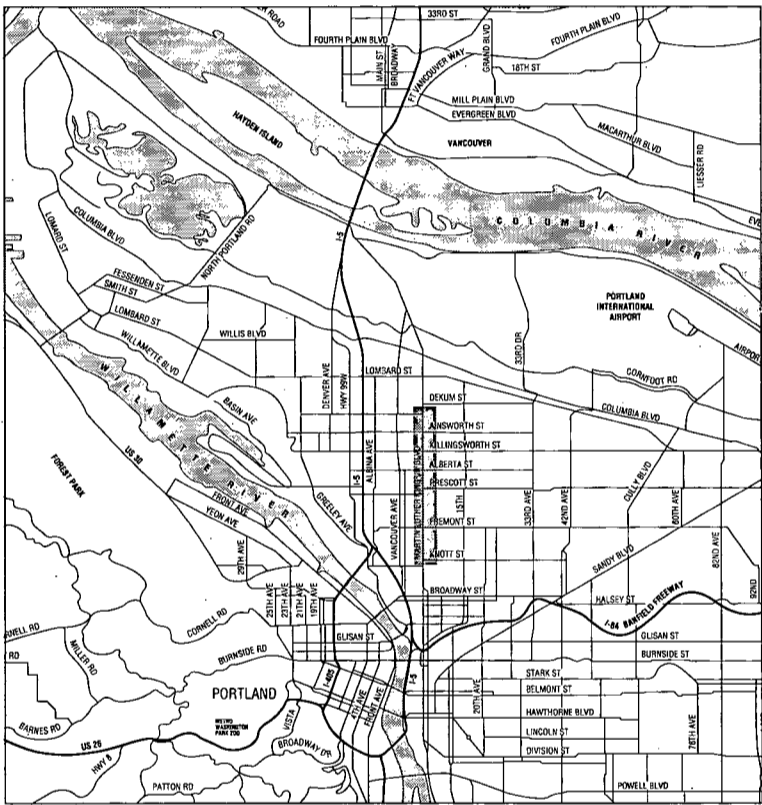
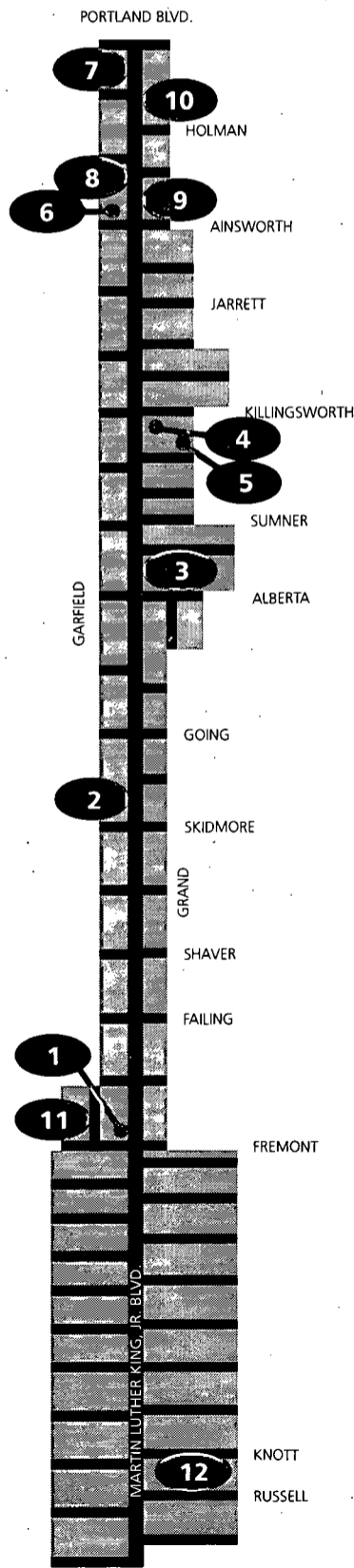
- MLK Blvd. offers significant opportunities for business expansion and development.
- The Albina Community Plan and its associated neighborhood plans focus revitalization efforts on MLK Blvd. and identify ways to strengthen adjacent residential areas.
- Existing programs and sources of funding to promote revitalization are available to assist in the development of specific sites in the near-term.
- The City's investment in the North Precinct Community Policing Facility and commercial center can serve as a catalyst for other development projects along MLK Blvd.

II. THE STUDY AREA

The study area for the Development Opportunity Strategy is the length of Martin Luther King Jr. Blvd. from N.E. Broadway to N.E. Portland Boulevard. This is the area targeted by the May 1989 N/NE Economic Development Alliance Report and the Albina Community Plan for special attention and revitalization efforts. Although there are many viable development sites along the MLK Blvd. corridor, the Development Opportunity Strategy focuses on the sites and projects that

were considered to have the most immediate development potential and those that can provide examples for other projects. Twelve such opportunity sites are evaluated. These "case studies" include the development of rental housing, the renovation of neighborhood retail businesses, and light industrial and mixed-use development. Some of the proposed projects involve the expansion of existing businesses.

The specific opportunity sites selected for evaluation in this report are shown on the adjacent area map.



SITES

1. Fremont Street Retail
2. Small Parts Manufacturing Expansion
3. Project Alberta 'Gateway'
4. Walnut Park Commercial
5. Walnut Park Housing
6. Ainsworth Intersection Retail
7. Portland Boulevard Housing
8. Art of Maintenance Expansion
9. Lynch Steel Expansion
10. Martinson Foods Expansion
11. Garfield Avenue Housing
12. Knott Street Mixed Use

III. IMPLEMENTATION CONTEXT

Projects carried out in the MLK Blvd. corridor over the next 20 years will take place in a changing policy and market context. Significant new policies enacted by the City of Portland in 1993 have set the stage for revitalization and enhanced redevelopment potential. Market characteristics of the Albina community are also changing and are improving steadily as the advantages of N.E. Portland for residential, commercial and industrial development are recognized and the significant potential of N/NE Portland is fulfilled.

MLK Blvd. will play a crucial role in this revitalization. The Albina Community Plan has focused the work of community groups and government agencies responsible for revitalization assistance and activities. Private developers, lenders, and the local community have expressed renewed interest in opportunities for renewal along MLK Blvd. and throughout Northeast Portland. Improvements to MLK Blvd. will also occur simultaneously with ongoing efforts to improve adjacent residential neighborhoods.

The specific policies, initiatives and trends that will shape development in the MLK Blvd. corridor include:

The Albina Community Plan

The Albina Community Plan (ACP) provides the framework for the Development Opportunity Strategy and for the selection of specific development sites. It is an important guide in determining development nodes in the MLK Blvd. corridor. The Plan defines goals, policies and objectives for North/Northeast Portland and makes significant zoning changes. Of particular importance to MLK Blvd., the Plan has increased the depth of zoning to create more attractive development sites. (See Appendix 'B' for a list of specific ACP policies and action items that relate directly to MLK Blvd.)



OCC Urban Renewal Extension

In July 1993, the Portland City Council adopted the Fourth Amendment to the Oregon Convention Center Urban Renewal Area (OCCURA) Plan. This action expanded the district boundaries by 92 acres on MLK Blvd. from N.E. Fremont St. to N.E. Portland Blvd. The urban renewal extension was carried out to support implementation of the Albina Community Plan. It allows the use of tax abatement in the expanded urban renewal area for new rental housing and permits the

acquisition of property for development. These tools can assist community-based efforts to promote economic development and revitalization within the OCCURA boundary on MLK Blvd.

Public Resources

Some public programs and financial resources exist that may be available to assist in carrying out revitalization projects on MLK. These are the development and financial tools that PDC, or other implementing organizations, can reasonably expect to use or obtain for revitalization activities.

Some of the projects identified in the Development Opportunity Strategy indicate a "resource gap" exists that must be filled for the development to be viable and to convince lenders/investors to take a financial stake in the project. Current programs and tools may be available to fill this gap. The City of Portland and PDC will also seek additional financial resources to assist revitalization in the future. (See Appendix 'A' for a list of public tools and resources that may be available to implement revitalization projects on MLK Blvd.)

Project Alberta

This project was initiated in 1991 by the Oregon Association of Minority Entrepreneurs (OAME) to stimulate economic development and revitalization in the N.E. Alberta Street corridor between MLK Blvd. and N.E. 33rd Avenue. The goal is to establish an international district composed of ethnic minority businesses

that will attract customers from surrounding neighborhoods and become a tourist and commuter destination. Alberta Street offers unique opportunities for economic development due to its predominant neighborhood commercial zoning, existing land use and site opportunities.

Market Demographics & Trends

A reversal of the negative population and market trends seen during the 1980's is projected to occur in the 1990's in the neighborhoods adjacent to the MLK Blvd. corridor. Population in the area, which declined by 9 percent from 1980 to 1990, is expected to increase throughout the next decade. An estimated 20,823 people lived within the boundaries of the "trade area" (1/2 mile radius) surrounding MLK Blvd. in 1992. Since a far greater population lives within three miles, MLK Blvd. bisects a highly populated area of the City of Portland. This is a significant customer base for potential businesses.

A shift in the population mix is also expected in the years ahead. The median age of North/Northeast residents is projected to rise as the 35-to-54 age group continues to grow at a faster pace than the under-20 age group. Still, the median age of 31.8 in 1997 will remain below the median age of 36.5 for the City as a whole. The Northeast community will continue to be a major source of available workforce for commercial and industrial employment. Median household income, which increased at a slower pace than the median for the city as a whole in the 1980's, is projected to rise faster than the overall City rate between 1990 and 1997. This expected income growth will result in new disposable income and create opportunities for retail and commercial businesses.

Business attrition along MLK Blvd., which was rapid in the early 1980's, also is turning around. While a net loss of 21 businesses occurred between 1980-1985, a net gain of 19 businesses in 1991/92 reflects the

increasing confidence of the business community in opportunities along MLK Blvd. The City of Portland's \$8 million investment in a new community policing facility and commercial complex at MLK Blvd. & Killingsworth St. will increase vitality, improve security and create a more attractive business environment at this key intersection.

Housing

North/Northeast Portland contains some of the most attractive and stable residential neighborhoods in the City. According to preliminary 1990 Census data, the Northeast neighborhoods contain a total of 33,839 housing units. Single-family homes represent 24,649, or 73% of the total structures. Most multi-family housing is in two-to-four plexes. Owner-occupied residences account for about 55 percent of households in N/NE Portland.

Most housing developed in the vicinity of MLK Blvd. has been new or renovated single-family housing for resale rather than rental, fueled by a positive trend that has

been emerging in home sales. For the most part, these have been medium-sized units of two-to-three bedrooms. Average home prices in North/Northeast Portland have been rising faster (5% to 8%) than the region average (2.7%). And, during 1992, North/Northeast homes stayed on the market for a shorter period (57-to-63 days) than the metropolitan average (81 days). Revitalization of neighborhoods along MLK Blvd. is expected to be accelerated by the designation of historic districts created through the Albina Community Plan.

There have been very few rental housing products developed in inner Northeast in more than a decade. However, the Albina Community Plan has instituted a medium-density residential zoning for areas of MLK Blvd. This new zoning will allow new residential areas on the Boulevard and, over the longer term, help restore new population density to inner Northeast Portland.



IV. SITE SELECTION

Sites were generally identified for evaluation by the direction set by the Albina Community Plan, the N/NE Economic Development Alliance, the N/NE Business Association, business owners, neighborhood associations and community leaders in the MLK Blvd. Corridor. One important feature that characterizes most of the key opportunity sites selected is a significant amount of owner, developer or investor interest in potential development project. However, some sites were selected because they present compelling location or market advantages that indicate immediate development opportunities.

Sites and projects were selected for detailed analysis based on the following criteria:

Immediate Potential

Projects with a reasonable expectation of being implemented in the next five years, even if some level of public assistance is necessary.

Community Support

Sites and projects for which a high degree of support within the N/NE community was evident from recommendations contained in the Albina Community Plan, and by the N/NE Business Association and the N/NE Economic Development Alliance.

Location

Because of their location or other physical features, certain sites are attractive opportunities for successful development. Positive attributes that indicate a development opportunity include location at a major intersection, vacant or undeveloped land, and street visibility.

Owner Interest

Developer and/or investor interest exists at a number of specific sites along MLK Blvd. These sites were evaluated based on developer capability, project viability, and conformance with the policies and objectives of the Albina Community Plan.

Positive Impact on MLK Blvd.

Future development must promise a positive addition to the community's vision for MLK Blvd. as indicated by the Albina Community Plan and its associated neighborhood plans.

Layout of Site For Proposed Use

Selected sites have the physical dimensions and land area for building footprints, parking and amenities required to fulfill market-supportable program needs.

Market Acceptance of Potential Uses

The uses proposed by the owner's development concepts are expected to stand a reasonable opportunity for success within the current or anticipated market context.

Minimum Impact on Single-Family Houses

Opportunity Sites and proposed projects were selected to avoid the need for owners/developers to acquire and/or remove substantial single-family homes.

Community Benefits

Projects that involve the expansion of existing businesses should provide additional jobs or other benefits for local residents.



V. OPPORTUNITY SITES

Feasibility studies for 12 Opportunity Sites were prepared by PDC and its consultants in collaboration with existing business owners. Each feasibility study is presented in a simplified format to communicate not only with the implementors of these specific projects but also to serve as examples for other property owners in the MLK Blvd. Corridor who may wish to consider other development opportunities.

Guide To The Feasibility Studies

Development programs (project descriptions) for each site were identified by existing business or property owners, then refined by the project architect. Architectural plans and construction cost estimates were prepared based on these programs. Projected operating costs and income were then used to prepare outline pro-forma. Together, this information describes the feasibility of a project upon its completion.

The architectural plans and renderings are conceptual and serve to demonstrate an overall project "vision". They reflect the legal and dimensional controls imposed by the Albina Community Plan and the Zoning Code (Title 33), and the project architect's design recommendations. Although the drawings represent a viable concept, details and site plan for each project, it is unlikely that built projects will be identical to these renderings. The financial analyses are also conceptual and are based on assumptions-- such as interest rates and rental income-- that will vary according to market conditions and other factors. The assumptions contained in this Report reflect market conditions in 1993 and can be expected to change with time.

For some projects, a specified level of public assistance is assumed. However, these assumptions are not guaranteed for these or other similar projects. Only public tools and resources that appear to be available as the

Report was prepared, and may be necessary to provide a minimum investment return, are included. Additional public resources—or private investment—may be needed for some projects. Other resources may replace those assumed here.

DEFINITIONS

The feasibility studies contain the following terms:

MLK Blvd. Design Zone

An overlay zone included in the Albina Community

Plan that requires design review for projects and improvements on MLK Blvd. Projects will be required to follow a series of guidelines relative to site planning and building design.

Hard Costs

Expenditures for physical improvements, which include construction items such as utilities, parking lots, landscaping and lighting as well as building construction.

Soft Costs

Expenditures for non-construction items, including professional fees, permits, insurance, advertising,

loan interest and similar costs. Soft cost assumptions vary according to the type of development project.

Scheduled Rent

Quoted on either a 'triple net' or 'gross' basis. Triple net refers to a standard lease under which the tenant pays a base rent plus a proportionate share of taxes, insurance and common-area maintenance charges. Under a gross lease, a tenant generally pays a rental amount which includes all expenses.

Vacancy

Expense allowance for the time period between tenants when space is vacant or before stabilized year occupancy is reached.

Operating Expenses

Typical business expenses associated with building operations, which may include real estate taxes, insurance, management fees, maintenance costs, and utilities.



Debt Service

Monthly interest cost, principal payments and fees associated with carrying a loan to finance a development project.

Equity

Cash or land contributed by a developer or investor in expectation of a profit.

Stabilized Year

The first year in the life of a project when expectations relative to revenue and expenses are achieved.

Lump Sum (LS)

A single estimate of charges rather than a specified amount per square foot.

ACP Zoning

Revised zoning designations described in the Albina Community Plan. The base zones and overlays are fully described in Title 33 of the City Code and outlined in the ACP. Zones that will have the most impact on development within the MLK Blvd. commercial corridor include:

BASE ZONES

CN: Neighborhood Commercial- Low intensity commercial zone intended to produce limited commercial development that is compatible with existing neighborhoods.

CM: Mixed Commercial/Residential- Mixed-use zone that promotes locally-oriented retail, service & office uses with housing in a single building.

CS: Storefront Commercial- Allows small-scale commercial uses and is intended to preserve and enhance older commercial areas that have a storefront character.

CG: General Commercial- Allows a wide range of auto-accommodating commercial development in areas already built in this manner.

EX: Central Employment- Provides a full range of industrial and commercial uses in areas that have predominantly industrial-type development.

RH: High Density Residential- Allows high-density multi-dwelling structures.

OVERLAY ZONES

b: Buffer- Requires additional buffering (a transition area such as landscaping) between non-residential and residential uses.

d: Design Review- Designated areas where development must conform to design guidelines and is subject to design review by the City of Portland Planning Bureau.

hd: Historic District Designation- Areas of special historic character where development is subject to design review and compatibility standards.

FREMONT STREET RETAIL

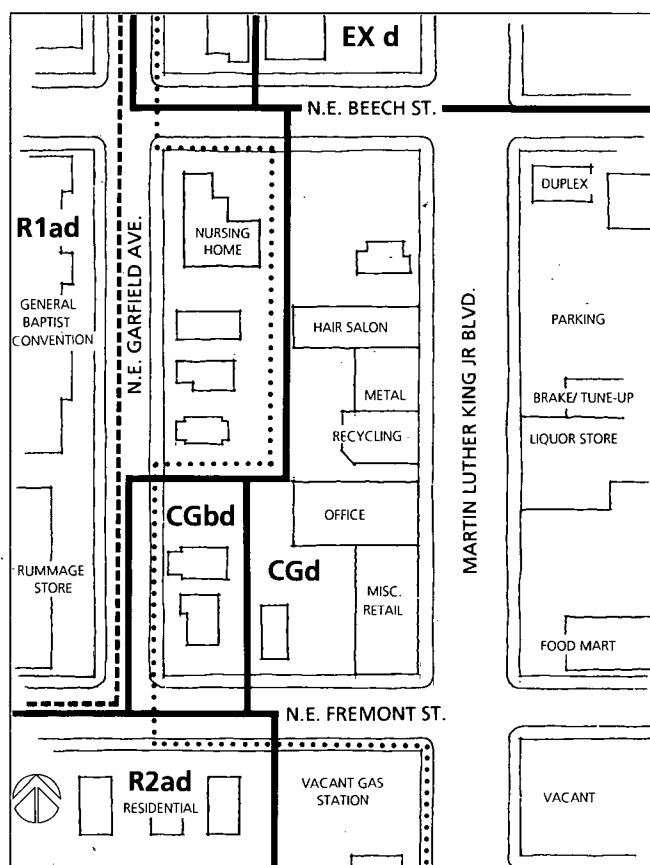
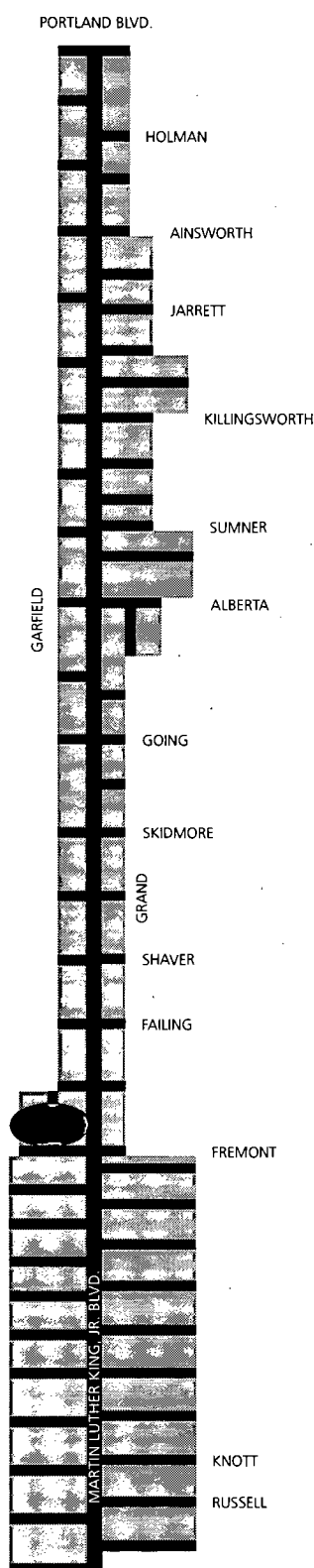
The Site

The Fremont St. retail site is located at the northwest corner of MLK Blvd. and Fremont Street at the King/Elliott/Boise neighborhood boundary. The site contains an older commercial strip of attached, one-story storefront buildings occupied by small service and retail tenants. Most are minority-owned and operated businesses. The buildings are in need of repair and lack a cohesive image or identity. They also lack sufficient or accessible parking space, making them inconvenient for customers. On-street parking is not permitted on MLK Blvd. The surrounding neighborhood is largely single-family residential with some multi-family housing and service and institutional uses within a block or

two of the site. Fremont Street is a feeder arterial for large volumes of traffic into the neighborhoods of Irvington and Alameda to the east.

Development Approach

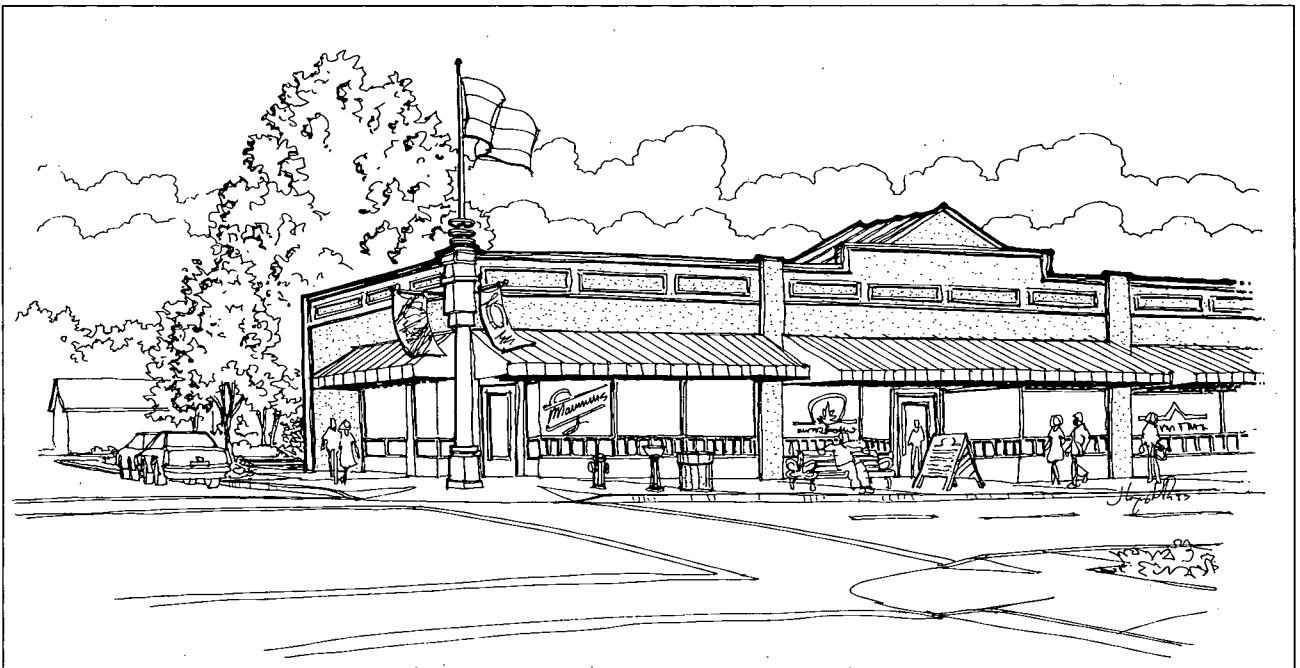
The Fremont St. intersection is considered to be a key node for redevelopment along MLK Blvd. This site is a prominent and visible corner of the node. It is recommended that the retail buildings be upgraded and given an image and common identity location for neighborhood retail goods and services. These improvements are expected to have a positive effect on the redevelopment potential of other nearby sites and



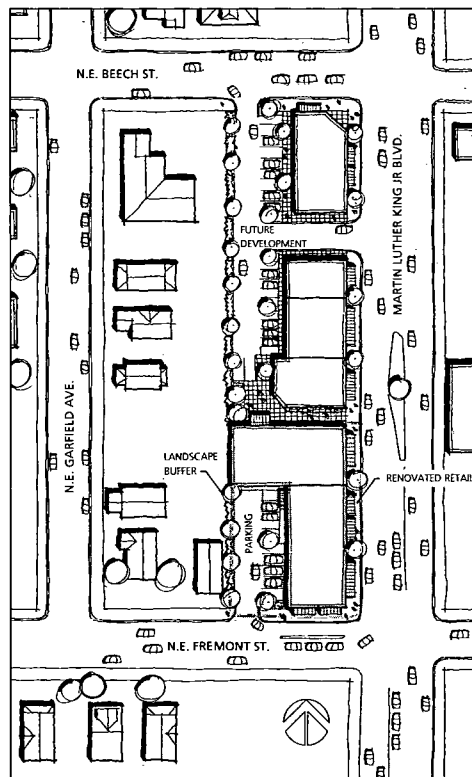
LEGEND

- Zone Boundary
- • • • OCC Urban Renewal Boundary
- - - Historic District Boundary
- - - ACP District Boundary

The site is zoned CGd and located within the OCC Urban Renewal District. The intersection of MLK Blvd. and Fremont Street is a key development "node" identified in the Albina Community Plan.



Development plans include facade improvements, the construction of a small parking lot and installation of enhanced streetscape amenities. In a possible second phase, similar improvements could be extended to the north.



will support the small business expansion that already has occurred on the opposite side of MLK Blvd. The redevelopment program proposes a series of low-cost improvements that enhance the appearance and image of the retail complex. The exterior of the commercial buildings will be renovated to provide a consistent and attractive visual presence to shoppers and vehicular traffic. The improvements will consist of masonry repairs, cosmetic upgrade and painting of the buildings, addition of awnings, signage and lighting, and some interior tenant improvements. The intent is to stay within a budget that will maintain rents for these spaces at a modest level. The high profile of this site

and the low rents have kept these storefronts occupied and active.

In a potential second phase of development, an alley could be created behind the buildings to provide access, additional parking and a new storefront strip to the north. To accomplish this, a small portion of one of the buildings would have to be demolished. Agreements with all of the owners would be required to coordinate improvements and share the costs of the development program in order to implement this phase and fulfill a larger vision for this highly visible intersection.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	.35 ac. (15,412 sf)
Building Area:	10,206 sf
Use:	Retail Storefronts
ACP Zoning:	CGd
Overlay Zones:	MLK Design Zone; ACP Plan District; OCC Urban Renewal District

PROPOSED PROGRAM

Use:	Facade Renovation; Tenant Improvements
Building Area:	10,206 sf
Parking Spaces:	10 Cars
Landscaping/Open Space:	856 sf

COST ESTIMATE

	Unit	Unit Cost	Cost
A. Land Acquisition			
Land Cost	Not Applicable		
B. Site Construction			
Demolition	LS	\$5000	\$5,000
Site Improvements			
Utilities	LS	\$5,000	\$5,000
New Parking Lot	4,350 sf	\$1.50	\$6,525
Signage	LS	\$2,000	\$2,000
Lighting	LS	\$2,000	\$2,000
Landscaping	LS	\$5,000	<u>\$5,000</u>
Sub Total			\$25,525
C. Building Construction			
Existing Building Renovation Costs			
Facade/Entry	LS	\$15,000	\$15,000
Signage	LS	\$5,000	\$5,000
Furnishings and Fixtures	LS	\$10,000	\$10,000
Awnings	LS	\$15,000	<u>\$15,000</u>
Sub Total			\$45,000
Contingency: 5%			<u>\$3,526</u>
Total Hard Costs			\$74,051
Soft Costs: 20%			\$14,810
Total Project Cost			\$88,862

FINANCIAL SUMMARY (Estimate Only)

RENT ASSUMPTIONS

	Square Feet	Rent/sf	Total
Increase over Existing	10,206	\$1.50	\$15,309

INCOME PRO FORMA (Stabilized Rent)

Gross Rent	\$15,309
Less: Vacancy @ 5%	(\$765)
Effective Rent	\$14,544
Less:	
Operating Expenses	(\$4,363)
Real Estate Tax Increase	(\$1,600)
Net Revenues	\$8,581
Debt Service on Improvements	(\$5,910)
Cash Flow Before Tax	\$2,671
Before Tax Return on Equity	11.24%

FINANCING ASSUMPTIONS

Loan Amount @75 % of Project Cost	\$66,646
Equity Required	\$22,215
Loan Rate: Community Reinvestment Act	7.50%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$1,555
Debt Service	\$5,910

SUMMARY

IMPLEMENTATION CHALLENGES

- Because the rental rate for existing tenants is modest, the retail space is nearly fully occupied. Loans for building improvements may be difficult to finance out of current cash flow. Increases to the rental rate to fund improvements should recognize the ability of tenants to pay or occupancy will decrease. A low interest facade loan program may be needed to help carry out this and similar projects.
- Existing parking is insufficient. The success of older retail buildings such as at Fremont St. will be enhanced if improvements are designed to maximize on-site parking, parking signage and lighting.
- The Fremont/MLK Blvd. intersection operates poorly for adjacent businesses. Retail success will increase if a left-turn refuge, left-turn signals and pedestrian-oriented improvements are installed.
- In the long term, it is believed that retail/commercial opportunities at Fremont St. are tied to the strength of adjacent neighborhoods. Improvements to the neighborhood, including greater residential densities, will improve retail success.

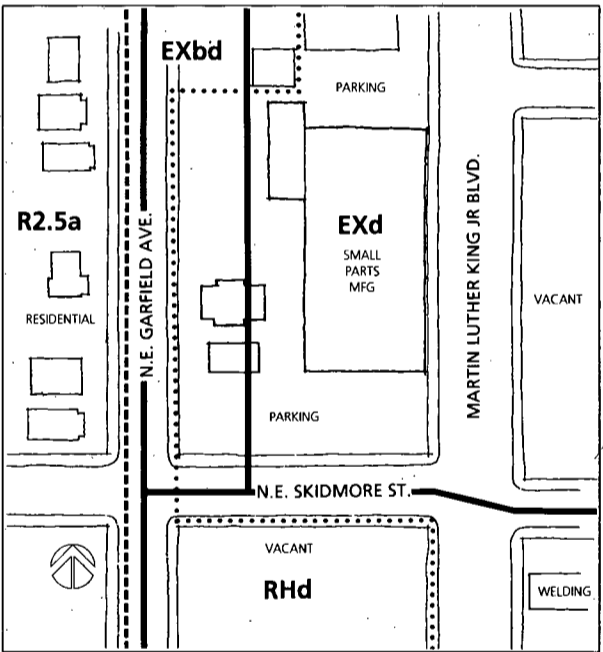
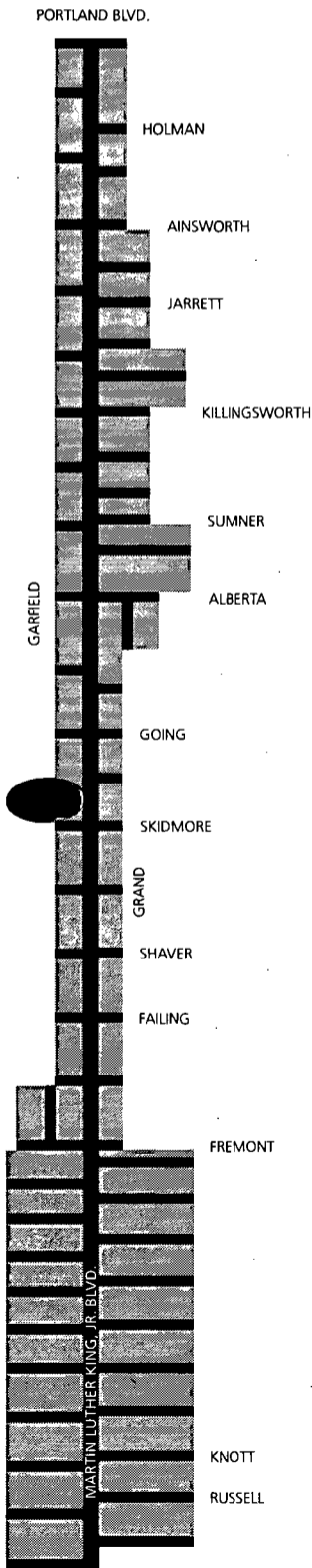
SMALL PARTS MANUFACTURING

The Site

Small Parts Manufacturing is located on the north side of the intersection of MLK Blvd. and Skidmore Street in the King Neighborhood. The property is occupied by a single-story industrial building and a surface parking lot. The Small Parts Manufacturing Company manufactures and machines high-quality metal parts and tools. The building is owned by the company and is in good repair. The site is bordered on the west side by a single-family residential neighborhood and on other sides by commercial businesses or vacant properties.

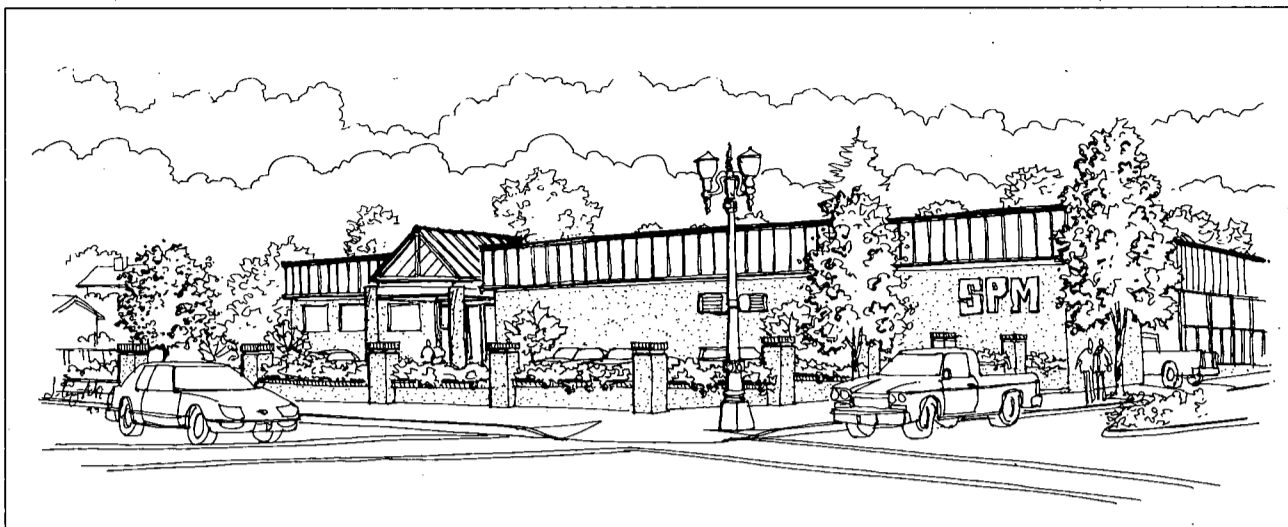
The majority of the Small Parts Manufacturing site is zoned Exd. However, a 50 ft. deep area along Garfield

Avenue has a buffer overlay zone that will require mitigation measures such as a landscaped buffer, fencing or other measures to shield adjacent residential areas from potential industrial impacts. The three blocks to the south of the subject site are zoned RHd for medium-density housing. Plans are underway to construct a church at the corner of Skidmore on the west side of MLK Blvd. The site also lies within the MLK Blvd. design zone described in the Albina Community Plan, which will require that building and site plans adhere to specified area design guidelines.

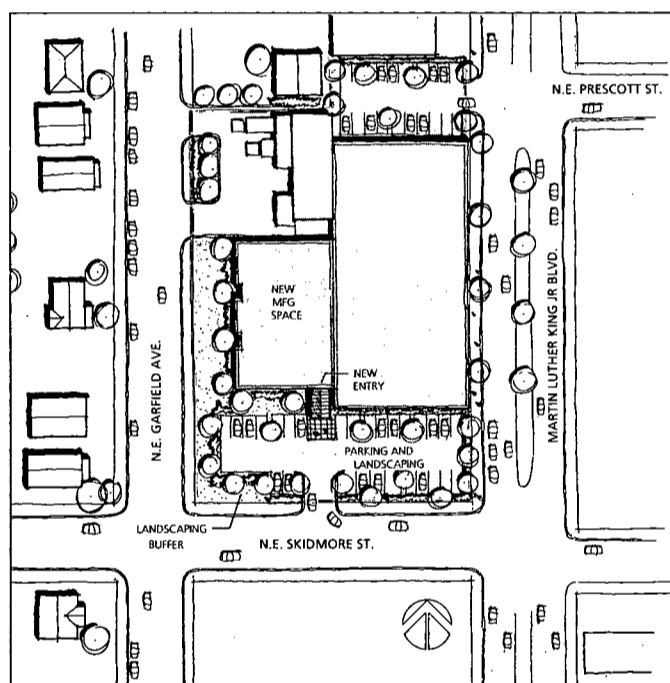


- LEGEND**
- Zone Boundary
 - • • • OCC Urban Renewal Boundary
 - Historic District Boundary
 - - - ACP District Boundary

The Exd zone allows a wide variety of commercial and industrial uses. A buffer overlay along Garfield Street will require that industrial impacts be shielded from adjacent residential areas.



One feasible development concept calls for expanded manufacturing space and a reconfigured loading dock to be located on the west of the existing building, and parking improvements and landscaping to the south.



Development Approach

The Company wants to expand its capacity and increase employment at the site and owns most of the property it needs to implement its plans. Acquisition of one unoccupied house on Garfield Avenue will be required to assemble the site. The proposed expansion will add 7,000 square feet to the company's existing plant, reconfigure an existing parking lot and create a more efficient loading dock area. It is recommended that the southern edges of the site be landscaped to soften the appearance of the parking lot. The western edge is required to be buffered from the adjoining

residential neighborhood and to improve the overall attractiveness of the site. It is also recommended that the facade of the existing building (including painting, signage and facing materials) be improved at this highly visible location on MLK Blvd.

The expansion of light industrial businesses such as Small Parts Manufacturing are expected to result in additional employment opportunities for area residents. These jobs are ideally located in close proximity to residential areas and along a major transit street.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	1.53 ac (66,675 sf)
Building Area:	23,800 sf
Use:	Light Manufacturing
ACP Zoning:	EXd & EXbd
Special Conditions:	ACP Plan District; MLK Design Zone; OCC Urban Renewal District

PROPOSED DEVELOPMENT

Use:	Light Manufacturing Business Expansion
New Building Area:	7,000 sf
Building Type:	Concrete Masonry
Parking Area:	28 Cars (Improve Exist. Parking Lot)
Landscaping Area:	13,065 sf

COST ESTIMATE

	Amount	Unit	Unit Cost	Cost
A. Land Acquisition				
Land Cost		Not Applicable		
B. Site Construction				
Demolition		LS	\$5,000	\$5,000
Site Improvements				
Utilities		LS	\$5,000	\$5,000
Resurface Parking Lot	22,810	sf	\$1.50	\$34,215
Signage		LS	\$2,000	\$2,000
Lighting		LS	\$2,000	\$2,000
Landscaping		LS	\$7,500	<u>\$7,500</u>
Total				\$55,715
C. Building Construction				
Existing Building				
Facade/Entry		LS	\$7,500	\$7,500
Signage		LS	\$2,000	<u>\$2,000</u>
Renovation Subtotal				\$9,500
New Building				
Shell Construction	7,000	sf	30	<u>\$210,000</u>
Subtotal				\$210,000
Total Construction Costs				\$275,215
Contingency: 5%				<u>\$13,761</u>
Total Hard Cost				\$288,976
Soft Costs: 20%				\$57,795
Total Project Cost				\$346,771

FINANCIAL SUMMARY (Estimate Only)

RENT ASSUMPTIONS

Annual	Square Feet	Rent/sf	Rent
Rent on New Space	7,000	\$3.50	\$24,500
Additional Rent on Existing Space	23,800	\$0.20	\$4,760

INCOME PRO-FORMA

Triple Net Rent	\$29,260
Real Estate Tax on Improvements (w/ Abatement)	\$0
Total Debt Service	<u>(\$23,063)</u>
Cash Flow Before Tax	\$6,197
Year 1 Before Tax Return on Equity	6.68%

FINANCING INFORMATION

Loan Amount at 75% of Project Cost	\$260,078
Equity Required	\$86,693
Loan Rate	7.5%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$6,068
Debt Service	\$23,063

SUMMARY

DEVELOPMENT CHALLENGES

- The City of Portland’s Enterprise Zone Tax Abatement Program may be appropriate and applicable for this project. The three-year property tax abatement on improvements & new construction provides an inducement for industrial business expansion while requiring specific benefits for Enterprise Zone residents.
- To assemble the site, an unoccupied residential house will need to be acquired. The City of Portland may be able assist the property owner to acquire this parcel from Multnomah County or trade it for a lot within a residential neighborhood.
- The expansion of an existing industrial business like Small Parts Manufacturing provides the opportunity for a better configuration of parking, loading and landscaping to buffer adjacent residential neighborhoods.

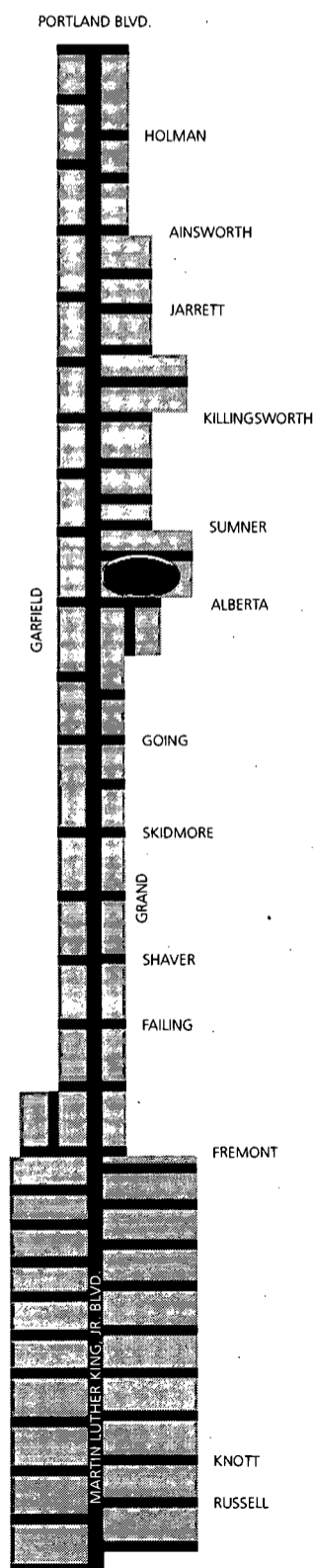
PROJECT ALBERTA 'GATEWAY'

The Site

The one-half-block Alberta Gateway site is located on the east side of MLK Blvd. between Alberta St. and Webster St. It is in the King Neighborhood at an important development "node" identified in the Albina Community Plan. There has been significant revitalization activities at this node in recent years. Two agencies, the St. Vincent De Paul Rehabilitation Center and the Northeast Community Health Association have renovated buildings on the southern corners of the intersection. The northwest corner of the intersection contains a small commercial building that was renovated in 1991 and has been leased to various retail businesses. The Alberta Gateway site is also one of the

Oregon Association of Minority Entrepreneurs (OAME) high priority sites for its Alberta Corridor Redevelopment Plan (Project Alberta).

The site currently contains a two-story building that fronts MLK Blvd. Parking lots are located on its north and south sides. The south parking lot is often used by street vendors who sell a variety of goods to passing motorists and pedestrians. Various commercial, light industrial and office uses are located nearby. Pacific X-Ray Corporation, a small chemical processing plant, is found immediately adjacent to the site on its north side. Within two blocks of the site, residential areas predominate.



Overall, the Alberta "Gateway" Project will announce the entrance to a renovated neighborhood business district stretching to the east.



The Alberta Street intersection is a key development node in the MLK Blvd. Corridor. An opportunity exists to construct a public plaza and other pedestrian features that will enhance the identity of the node.

Development Approach

OAME has prepared a redevelopment concept for this block that includes a 5,000 square foot commercial building and fast food restaurant. The commercial building would be located on the south end of the site and set back from the MLK Blvd./Alberta St. intersection to create a public plaza and "Gateway" that would announce the entrance to the Alberta St. corridor. OAME has had discussions with a local bank to discuss the siting of a branch office in this building. About 1,200 square feet of the building would be leased to local retailers. On the northern half of the site,

OAME proposes to locate a national name, fast-food restaurant. The restaurant would have a drive-through facility with access and egress proposed for Webster Street.

SITE & PROGRAM DATA

EXISTING CONDITIONS

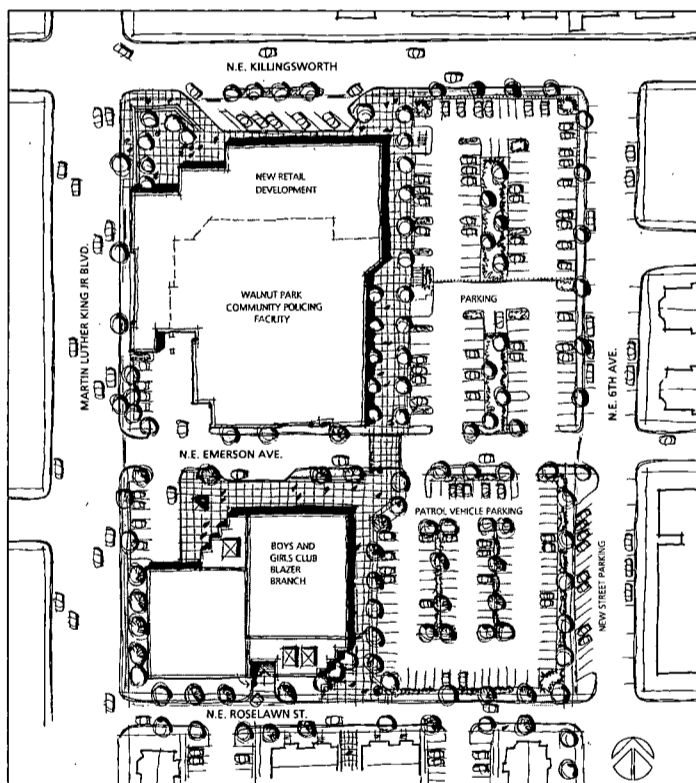
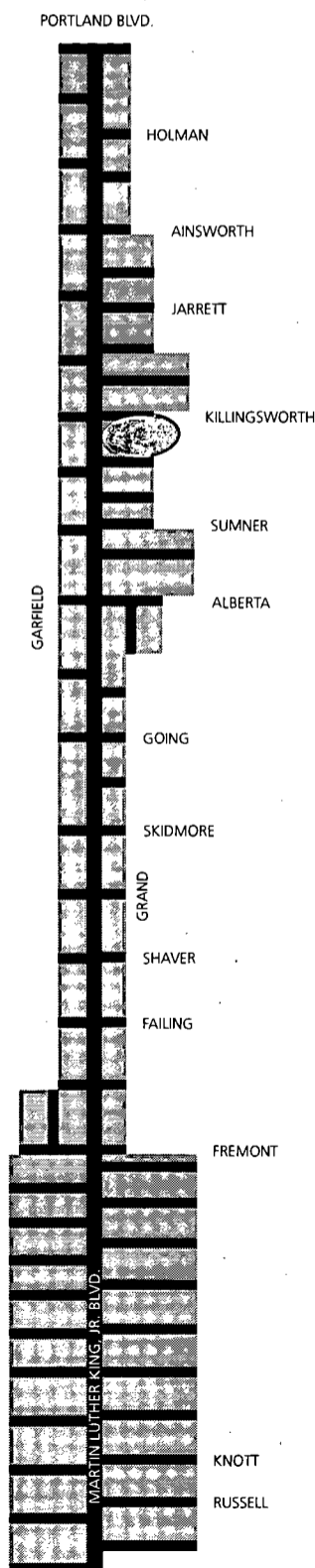
Site Size:	1.25 ac (50,000 sf)
Existing Uses:	Vacant
ACP Zoning:	CGhd
Special Conditions:	ACP Plan District; MLK Design Zone; OCC Urban Renewal District; Key Part of Project Alberta

WALNUT PARK COMMERCIAL

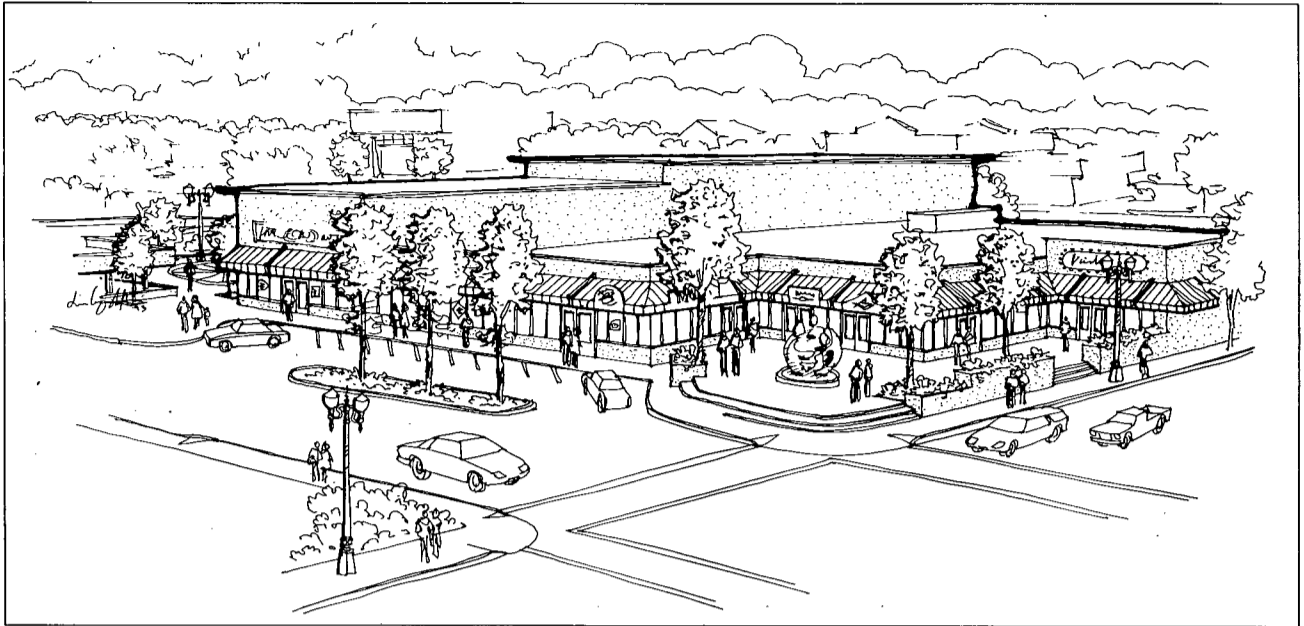
The Site

The Walnut Park project site covers 4.2 acres at the intersection of MLK Blvd. and N.E. Killingsworth Street. The site includes a vacant, 65,000 s.f. shopping center, 160-car parking structure, 2,700 s.f. retail building (former laundromat), and surface parking. Significant design work and community outreach has been conducted to locate the Portland Police Bureau's North Precinct Community Policing Facility to this site. Police occupancy is expected by the summer of 1994. The facility fulfills a long-standing desire of the community to provide a more secure neighborhood and to restore commercial vitality at this key, centrally-located development node.

In addition to the Police facility, commercial development, a Boys and Girls Club and adjacent housing development is planned. Successful commercial development will support efforts to re-invigorate commerce on nearby sites. A functioning precinct will support community policing efforts and improve security in the immediate area. The Boys and Girls Club will add activity, vitality and provide an additional resource facility for community youth. All of these uses help to form a "critical mass" of development and should promote additional development opportunities nearby.



The overall Walnut Park Master Plan includes retail development, the North Precinct Community Policing Facility, the Trailblazer Boys & Girls Club and area housing improvements.



On the MLK Blvd. and Killingsworth Street sides of the North Precinct facility, retail shops with a neighborhood goods and services theme will be located. Pedestrian improvements are also planned on Killingsworth Street.

Development Approach

Current plans call for using part of the ground floor of the police facility for commercial development. The actual amount of floor area for commercial is what remains after the Precinct has been built. The commercial use is generally too deep for typical storefront retail. Therefore, the commercial depth is expected to be reduced by ‘cutting back’ the existing building to create an outdoor area along Killingsworth Street for parking and pedestrian circulation. The Portland Development Commission has been directed by the City Council to develop the commercial space for the City in close coordination with the N/NE community.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	4.50 ac (196,000 sf)
Existing Uses:	Vacant Shopping Center; Vacant Laundromat
ACP Zoning:	CGd
Project Type:	Commercial Uses
Special Conditions:	MLK Design Zone; OCC Urban Renewal District

PROPOSED DEVELOPMENT

Use:	Commercial/Retail; Community Policing Facility; Boys & Girls Club
Building Area:	20,000-30,000 gsf (Commercial Only)
Parking:	100 cars
Other Features:	Single Bay Loading Dock

SUMMARY

DEVELOPMENT CHALLENGES

- Because of the poor condition of the existing building and the need for significant physical improvements, it is unlikely that a private developer could be attracted to complete this project. Carried out by the City of Portland, the development should insure a long-term commercial/retail presence, and provide community benefits such as desired goods and services, employment or entrepreneurship. A strong community/City partnership is crucial for a successful project.
- In conjunction with the Community Policing Facility, Boys & Girls Club and adjacent housing , the project provides an opportunity for a significant mixed-use development at a crucial opportunity area on MLK Blvd. The overall master plan should integrate a variety of project elements including pedestrian corridors, buffers, landscaping, parking, etc. in a coordinated manner for the benefit of all land uses.
- The Walnut Park Project is intended to spur other private projects on nearby sites on MLK Blvd. The commercial development should be planned so that it sets a positive precedent for such projects in the future.

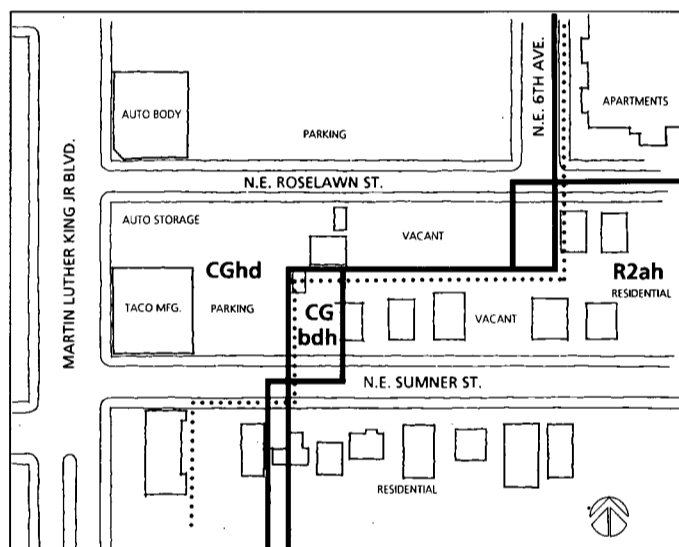
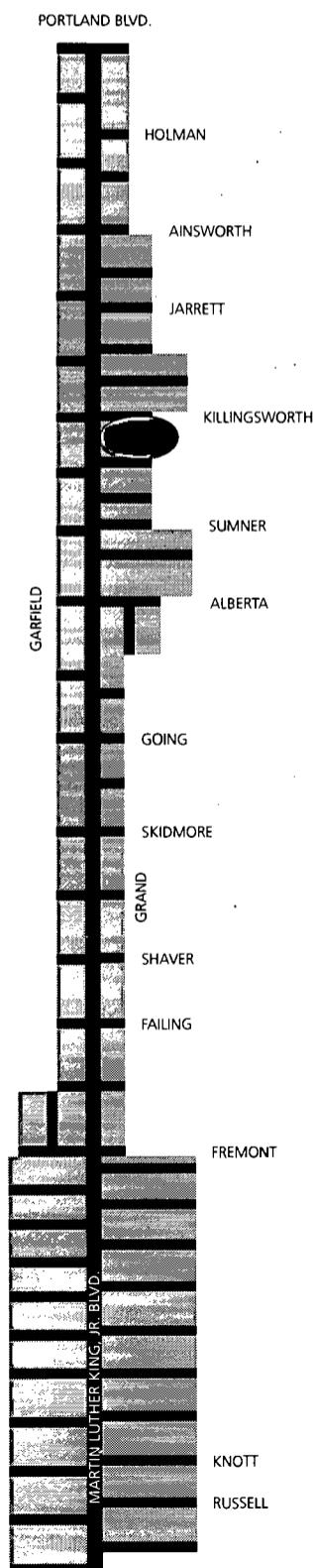
WALNUT PARK HOUSING

The Site

The primary Walnut Park Housing site is located in the King Neighborhood to the south of the proposed police precinct on the block between N.E. Sumner and N.E. Roselawn Streets. The site consists of five single-family homes (two of which are vacant; two owner-occupied and one rented); numerous vacant residential lots and a one-story industrial structure on MLK housing a manufacturing business. Most of the houses on the block are in need of significant repair. Two-thirds of the vacant lots are owned by Northeast Community Development Corporation (NECDC), which has been holding them for redevelopment into single-family, owner-occupied housing to be constructed

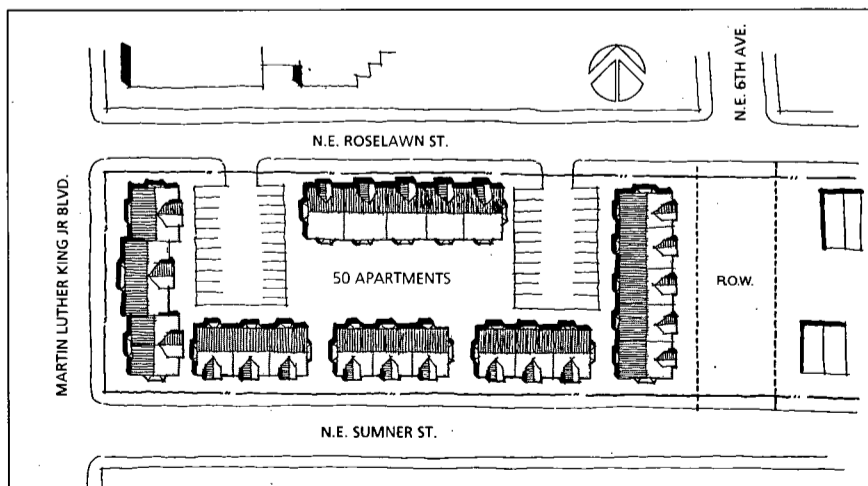
simultaneously with redevelopment of the old Fred Meyer site.

According to the 1988 Metro Data Resources Center, the 1988 median value of housing in the area was \$31,100. The median monthly cash rent paid in 1990 was \$275. The King Neighborhood has the highest rate of abandoned and derelict buildings in the inner North/Northeast community and a 1990 vacancy rate of 22.5 percent due to the destabilized conditions of some adjacent residential blocks. In 1988, the median income of the immediate census tract was \$15,300.

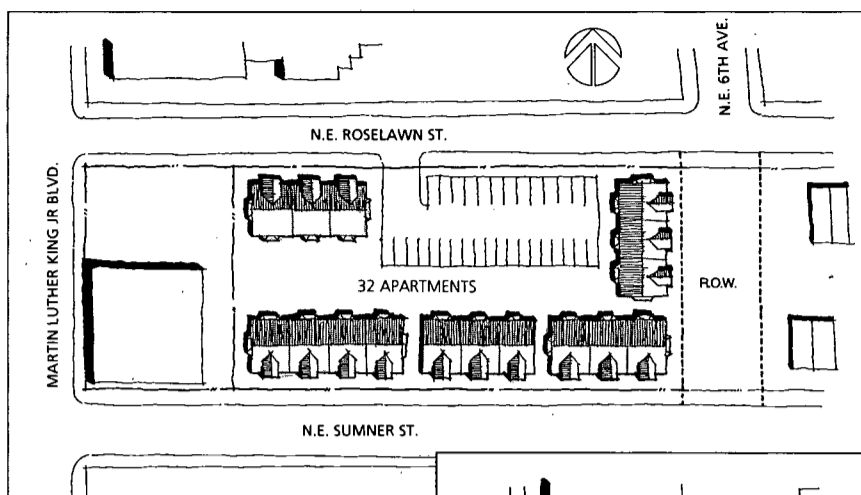


LEGEND

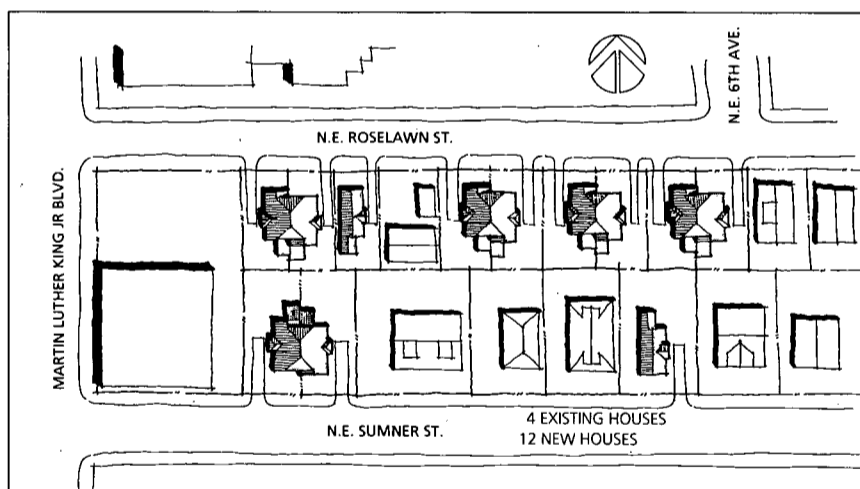
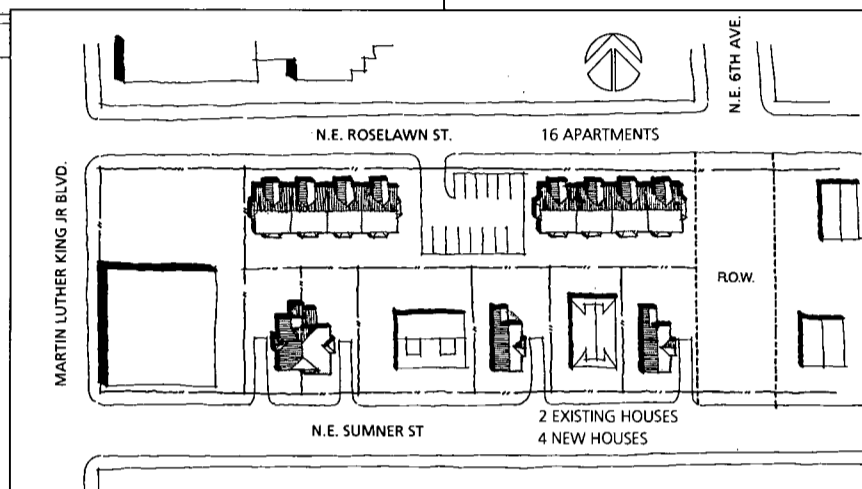
- Zone Boundary
- • • • • OCC Urban Renewal Boundary
- - - Historic District Boundary
- - - - ACP District Boundary



A primary Walnut Park housing site is located between Roselawn & Sumner Streets immediately to the south of the Police parking. The MLK Blvd./Killingsworth St. intersection is the largest and most important development node in the study area.



Construction of new housing will help support long-term success of the Walnut Park "Node" and a variety of housing options are possible on this site. Viable options range from infill of owner-occupied residences to medium-density, rental housing.



Development Approach

Several housing concepts appear to be viable on this site. One option is to develop a medium-density, multi-family rental housing project that provides attractive and affordable housing for smaller and single-parent households. Although a minimal amount of new, affordable housing has been built in Northeast Portland during the past two decades, demographic information indicates that there is a need for housing aimed at one and two-person households and single parents with one or more children. Therefore, this site may afford an opportunity to create medium-density hous-

ing along a major transit corridor in close-in neighborhoods, as called for in the Albina Community Plan.

Alternatively, the site may also present an opportunity for infill of single-family detached homes or duplexes for owner occupancy. The NECDC has produced highly attractive prototypes of this housing type intended to fill the need for home ownership for persons of low and moderate income levels. Other options also appear viable that combine these two development concepts.

The success of housing here depends, in part, on the redevelopment of the old Fred Meyer site as a new police precinct and commercial space, that will demonstrate to the surrounding community that reinvestment and stabilization are occurring. Any rental projects proposed must be dense enough to support the cost of on-site management to ensure a safe and well-maintained project. Lighting and security will need attention as important elements of this project as well.

This Opportunity Strategy examines four alternatives that can be used as a basis for evaluation and discussion by the King Neighborhood and local housing implementing agencies. These are shown in the accompanying concept sketches and described as follows:

OPTION A

Medium Density/ Full Site

This development program would construct a rental project of 50 units consisting of wood-frame buildings with on-site parking and landscaped open space in the center of the project. The buildings would be designed to appear as attached rowhouses to replicate the visual character of some of the older houses in the surrounding neighborhood. The site would be elevated slightly so that housing is above street grade and each rowhouse would contain two units, a single-floor level flat of about 800 square feet and a second-floor apartment of 800 to 1,100 square feet. Parking would be provided on the basis of one space per dwelling unit for a total of 50 on site spaces.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	1.33 ac (57,720 sf); Full site
Existing Uses:	Vacant Land & Single Family Houses
ACP Zoning:	CGbhd & R2ah
Special Conditions:	MLK Design Zone; OCC Urban Renewal District

UNIT INFORMATION

Type	Square Feet	Number	Rent
2 Bedroom	750	16	\$488
3 Bedroom	1,050	16	\$611

COST ESTIMATE

	Unit	Unit Cost	Cost
A. Land Acquisition			
Land Cost	42,862 sf	\$3.50	\$150,017
B. Site Construction			
Demolition/Clearing	LS	\$6,000	\$6,000
Site Improvements			
Grading	42,862 sf	\$0.25	\$10,716
Sewer/Water	200 lf	\$60	\$12,000
Surface Parking Lot	8,265 sf	\$2.50	\$20,663
Landscaping	21,797 sf	\$1.50	<u>\$32,696</u>
Sub Total			\$82,074
C. Building Construction			
Shell Costs	28,800 sf	\$30	\$1,022,400
Contractor Overhead/Profit		7%	<u>\$71,568</u>
Sub Total			\$1,093,968
Soft Costs 21%			\$229,733
Contingency 5%			\$54,698
Total Project Cost			\$1,610,490

FINANCIAL SUMMARY
(Estimate Only)

INCOME PRO FORMA (Stabilized Year)

Gross Income (Rent @ 60% of Median)	\$211,008
Less Vacancy/Credit Loss @ 5%	<u>(\$10,550)</u>
Effective Gross Income	\$200,458
Less:	
Operating Expense @ 32%	(\$64,146)
3% Replacement Reserve	(\$6,330)
Real Estate Tax With Abatement (Land Only)	<u>\$2,700</u>
Net Operating Income	\$127,281
Debt Service	<u>(\$110,679)</u>
Cash Flow Before Tax	\$16,602
Stabilized Year Before Tax Return on Equity	12.14%

FINANCING INFORMATION

Max Loan (at 1.15 Debt Service Coverage)	\$1,501,941
Equity Required	\$108,549
Loan Rate - with State Housing Guarantee	5.50%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$28,184
Debt Service	\$110,679

OPTION B

Medium Density/Partial Site

This option is essentially the same as Option 'A' but excludes commercially-zoned property along MLK Blvd. Because the total site area is smaller, the project allows 32 apartments and 32 parking spaces.

OPTION C

Rowhouse Development w/ Single-Family Infill

This concept proposes a "combination" housing project. Property along Roselawn Street would be developed to a rowhouse density-- a total of 16 units. Each Rowhouse unit would contain a first floor level flat and a second-story apartment of 800-1,100 square feet. Vacant properties along Sumner Street would be infilled with detached single-family houses or duplexes according to NECDC guidelines. Four new homes could be developed in this manner and no existing homes would be removed.

OPTION D

Single Family /Owner Occupied

According to the concept proposed by NECDC, all of the vacant residential lots on the site would be developed as single-family homes. Where adjoining vacant lots exist there is the opportunity to increase the density by constructing duplexes or modified

rowhouses. This concept produces the highest density level in accordance with the NECDC charter of home ownership for low/moderate income households.

UNIT INFORMATION

Type	Square Feet	Number	Rent
2-3 Bedroom	1,250	12	n/a

SUMMARY

DEVELOPMENT CHALLENGES

- Based on market information it appears that a variety of housing development concepts may be viable at this location. The specific housing project carried out will depend upon a consensus between housing implementors and neighborhood residents. Community input and involvement to determine the most appropriate housing concept, and a community partnership throughout the life of the project, is crucial for successful development.
- Successful development at this housing site may be dependent upon completion of the Walnut Park Commercial/Community Policing Facility and the success of improvements in the adjacent residential neighborhood being carried out by various housing providers.
- Discussions about the Walnut Park Housing site have identified two major issues: the desirability of rental vs. home ownership and the desirability of higher density housing at key commercial nodes on MLK Blvd. as called for in the Albina Community Plan. A community consensus on this important question will help determine an appropriate housing model for development.

INSWORTH INTERSECTION RETAIL

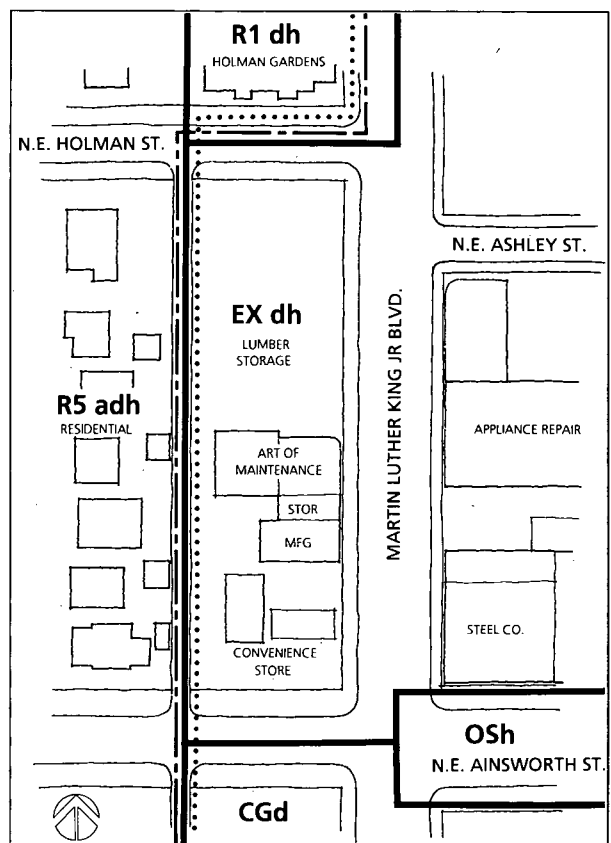
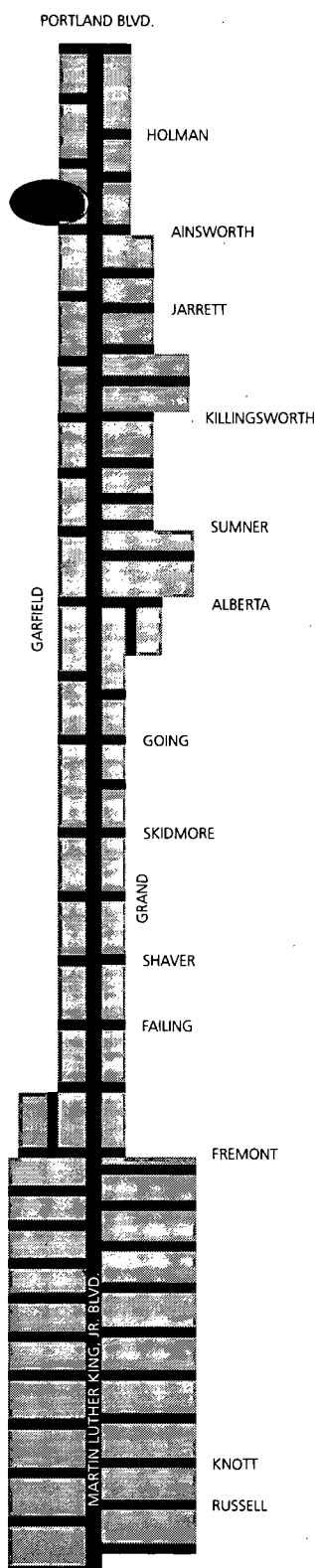
The Site

The site is located on the northwest corner of MLK Blvd. and N.E. Ainsworth Street, one of the busiest and most visible intersections on MLK Blvd. The southeast corner of the intersection is occupied by a Safeway grocery store, the southwest corner is occupied by a Popeye's fast food restaurant. The northeast corner is occupied by the Lynch Steel Company. The project lies within the Piedmont Neighborhood and single-family homes are located immediately to the west across an existing alley. The site is zoned EXd and lies within the MLK Blvd. design zone described in the Albina Community Plan, which will require that building and site plans adhere to specified area design guidelines.

Because of its access, visibility and area context, the site appears to have significant potential for development for retail uses. Retail in this location can be expected to be successful if it serves both vehicular traffic on MLK Blvd. and, to a lesser extent, foot traffic from the adjacent Piedmont and Woodlawn Neighborhoods. It will be important to determine the market requirements of the adjacent neighborhoods to determine appropriate and successful retail uses for the site.

Development Approach

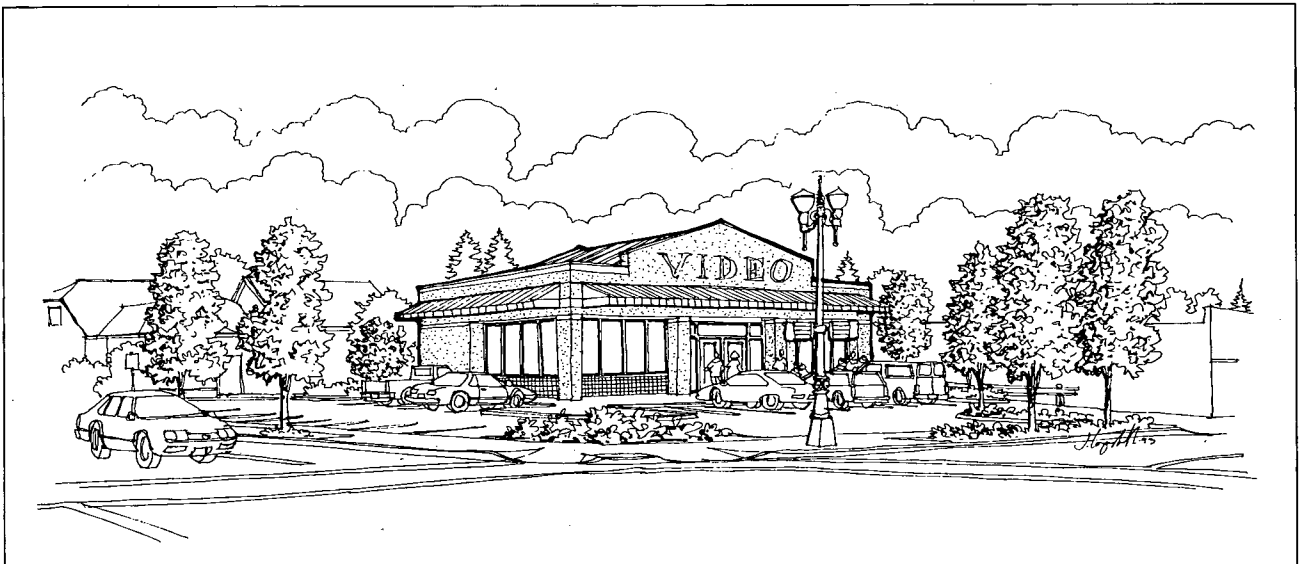
The site is proposed to be developed into a commercial/retail center anchored by a national retail tenant



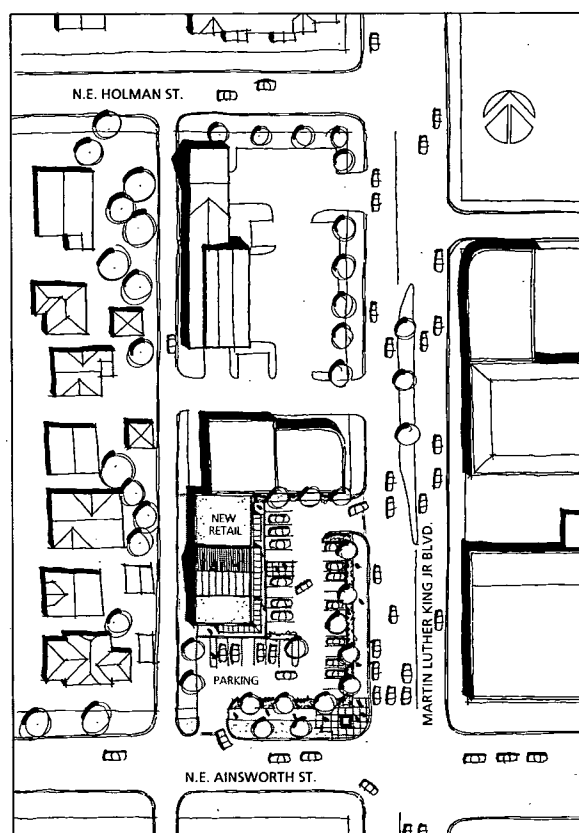
LEGEND

- Zone Boundary
- • • • OCC Urban Renewal Boundary
- Historic District Boundary
- - - - ACP District Boundary

The Ainsworth Street intersection is a key development node along MLK Blvd. This retail site is located at the northwest corner of the node adjacent to the Piedmont Historic District.



The development concept shows retail businesses occupying a new one-story building at the northwest corner of the site. Enhanced landscaping and streetscape improvements are also recommended on Ainsworth Street and MLK Blvd.



and supported by one-two local or regional tenants. The highly visible site is conducive to automobile customers from MLK Blvd. and residential customers from the adjacent neighborhood. A national or regional tenant would provide an "anchor" retail presence at the intersection and help fix MLK Blvd. as a viable market area for other major retail tenants. One major tenant that would appear to match the target market area and highly-visible location on a major transit corridor is a video rental store. It is assumed that a traditional retail strip site plan would be acceptable to other national tenants. This plan would place cus-

tomor parking in the front of a single-story retail building located in the northwest corner of the site. Access and egress would occur on both MLK Blvd. and Ainsworth Street.

The conceptual site plan indicates that the site can hold about 6,700 square feet of building and 30 parking spaces and still meet planning and zoning requirements. This results in a parking ratio of 4.5 cars/1000 square feet of building floor area which would be considered an acceptable minimum for traditional roadside retail development.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	4.1 ac (18,000 sf)
Existing Uses:	Vacant Gas Station & Commercial Bldg.
ACP Zoning:	EXdh
Special Conditions:	MLK Design Zone; OCC Urban Renewal District

PROPOSED DEVELOPMENT

Use:	Commercial/Retail strip
Building Area:	6,700 sf
Parking:	30 Cars
Landscaping:	3,000 sf
Other Features:	Single Bay Loading Dock

COST ESTIMATE

Amount	Unit	Unit Cost	Cost
A. Land Acquisition			
Land Cost	18,000 sf	\$8.33	\$150,000
B. Site Construction			
Off-Site Improvements	LS		\$20,139
Demolition	LS	\$5,000	\$5,000
Site Improvements			
Utilities	LS	\$5,000	\$5,000
Parking Lot	11,000 sf	\$2.50	\$27,500
Curbs/Sidewalks	500 sf	\$3.50	<u>\$1,750</u>
Sub Total			\$68,389
C. Building Construction			
New Building Shell	6,713 sf	\$30	\$201,390
Furnishings and Fixtures	6,713 sf	\$10	<u>\$67,130</u>
Sub Total			\$268,520
Total Construction Costs			\$336,909
Contingency: 5%			<u>\$16,845</u>
Total Hard Cost			\$353,754
Soft Costs (A/E Fees, Permits, etc.): 15%			\$53,063
Total Project Cost			\$556,818

FINANCIAL SUMMARY (Estimate Only)

RENT ASSUMPTIONS

	Square Feet	Rent/SF	Amount
Tenant 1 (Triple Net)	5,040	\$12.50	\$63,000
Tenant 2 "	960	\$10.50	\$10,080
Tenant 3 "	713	\$10.50	\$7,487

INCOME PRO FORMA (STABILIZED YEAR)

Rent	\$80,567
Vacancy: (5%)	(\$4,028)
Common Area Maintenance	(\$420)
Insurance	<u>(\$1,500)</u>
Total Debt Service	(\$44,396)
Cash Flow Before Tax	\$30,222
Year 1 Before Tax Return on Equity	26%

FINANCING INFORMATION

Loan Amount	\$450,000
Equity Required	\$106,818
Loan Rate	8.75%
Amortization Period (Years)	25
Loan Fees: 1.50%	\$8,352
Debt Service	\$44,396

SUMMARY

DEVELOPMENT CHALLENGES

- As a new retail project, the Ainsworth Street Intersection presents the opportunity to attract a 'national name' retailer to MLK Blvd. The presence of such a retailer would provide an indication to the development community and other retailers that MLK Blvd. is an attractive business location accessible to a large customer base. Target rents should be similar to other locations in the City.
- A commercial development project such as Ainsworth St. is not eligible for Enterprise Zone benefits. However, assuming that market rents can be achieved, the project may not require a development subsidy to be carried out. However, technical assistance from PDC could be available and appropriate to initiate pre-development work.
- Although adjacent to a busy intersection on MLK Blvd., the site is within the Piedmont Neighborhood and immediately adjacent to single family homes. The project's building and site plan should be compatible with a residential neighborhood context.

PORTLAND BOULEVARD HOUSING

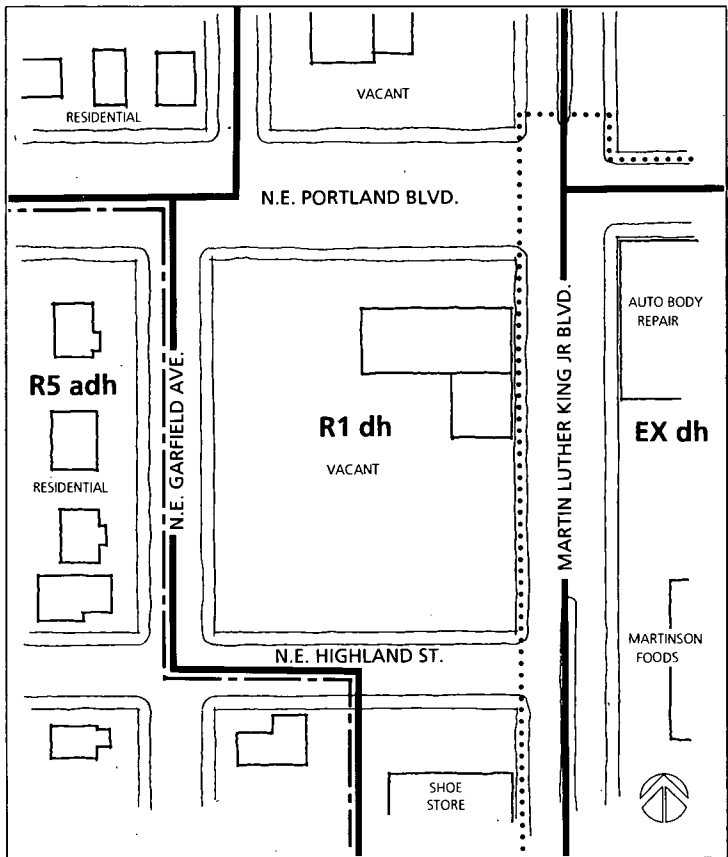
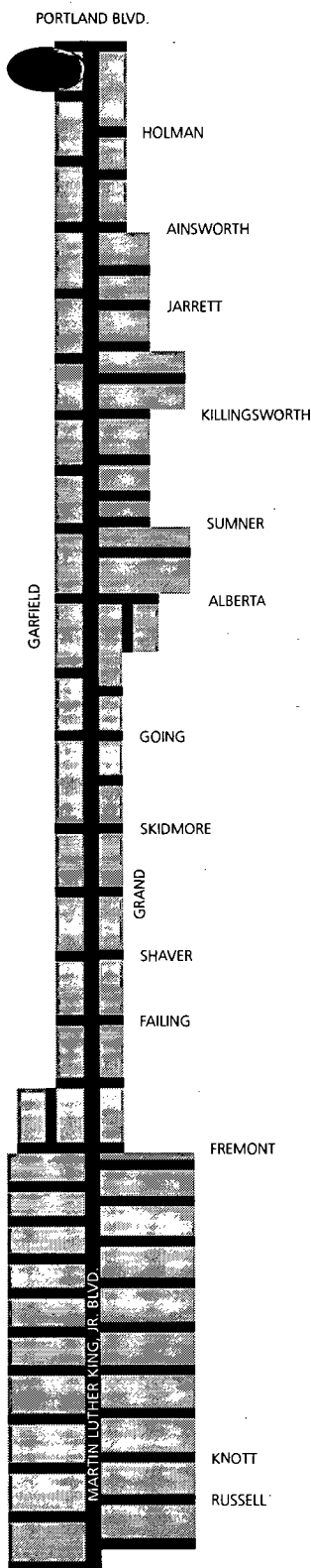
The Site

The Portland Boulevard housing site is located on the west side of MLK Blvd. between N.E. Highland Street and N.E. Portland Boulevard in Portland's Piedmont Neighborhood. The block is primarily vacant land with the exception of two small one-story commercial buildings. Three owners control the subject site. The site is surrounded on three sides by solid residential areas. The 1990 median value of housing in the neighborhood around the site was \$46,900 and the 1990 median cash rent was \$368, according to data from the Metro Data Resources Center and the 1990 Census. The 1990 residential vacancy rate averaged 8.5 percent.

Under the Albina Community Plan the site is zoned R1. This is a medium-density housing zone that allows approximately one housing unit per 1,000 square feet of site area or 43 units per acre. Density may be higher if amenity bonus provisions are used. Without using bonus provisions, the Portland Blvd. site would allow 62 housing units to be built by right.

Development Approach

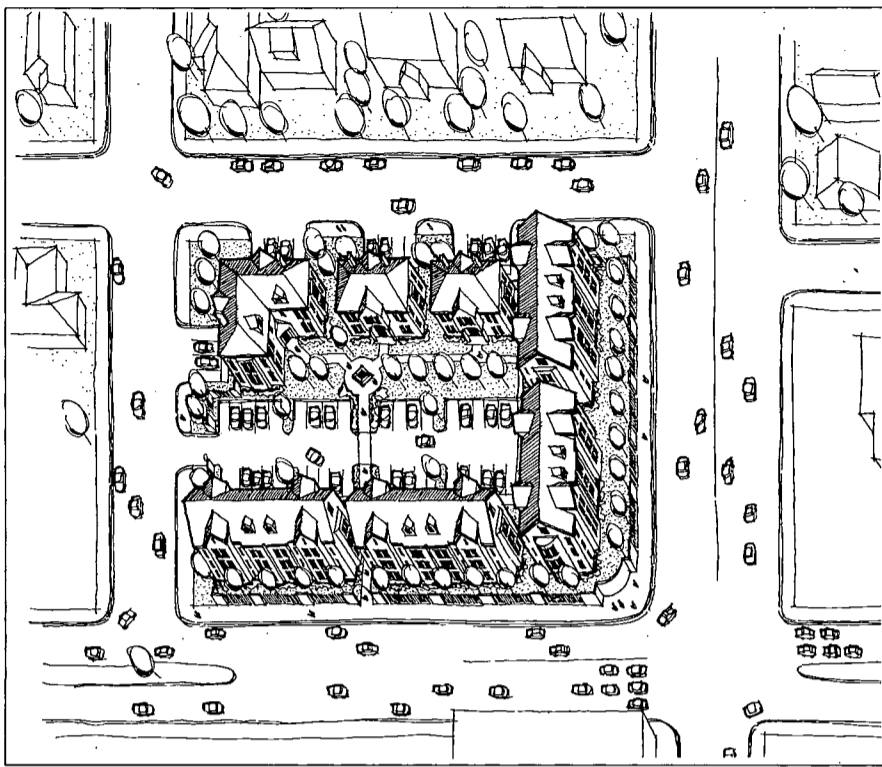
This property represents another key opportunity to create a medium-density housing development along a major transit corridor in inner-Northeast Portland in accordance with the Albina Community Plan. It is



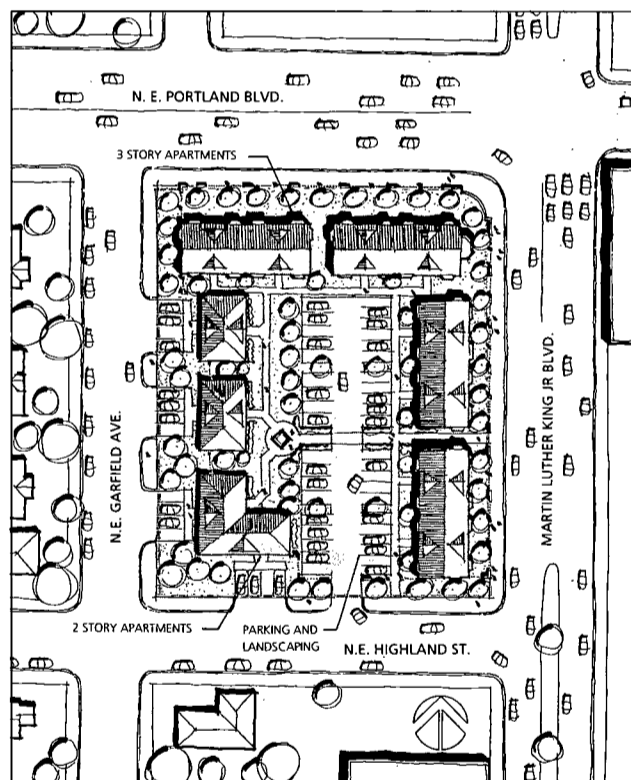
LEGEND

- Zone Boundary
- • • • OCC Urban Renewal Boundary
- - - Historic District Boundary
- . - . - ACP District Boundary

The site is zoned R1dh for housing uses and is located adjacent to both the Piedmont Historic District and OCC Urban Renewal District.



A full-block housing scheme as shown here could contain three-story apartments adjacent to MLK Blvd. stepping down to two-story structures on Garfield Avenue.



recommended that the site be developed into a rental apartment complex consisting of 60-65 affordable rental units configured as two-story townhouses along Garfield St. and Highland Ave., with 3-story buildings adjacent to Portland Blvd. and MLK Blvd.

The units would range in size from 700 to 1,000 square feet with 24 one-bedroom units, 24 two-bedroom units and 14 three-bedroom units. There would also be on-site parking at a ratio of one space per unit, accessed from N.E. Highland, and some interior com-

mon space. The buildings would be designed to blend in with the visual character of the surrounding residential structures. The main entry for all units would be from the interior of the project. Perimeter landscaping and an attractive barrier wall would provide a buffer zone between project units and N.E. Portland Street and MLK Blvd.

It is assumed that the housing development would be structured to attract residents at a variety of income levels.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	1.41 ac (61,490 sf)
Existing Uses:	Primarily Vacant
ACP Zoning:	R1dh
Special Conditions:	MLK Design Zone; Adjacent to Piedmont Historic District

PROPOSED DEVELOPMENT

Use:	Medium-density Housing
New Building Area:	19,800 sf
Building Type:	Wood Frame
Parking Area:	62 Cars
Landscaping and Open Space:	29,910 sf

UNIT INFORMATION

Type	Square Feet	Number	Rent
1-bedroom	700 sf	24	\$425
2-bedroom	800 sf	24	\$500
3-bedroom	1,000 sf	14	\$676

COST ESTIMATE

	Amount	Unit Cost	Cost
A. Land Acquisition			
Land Cost	61,490 sf	\$4.25	\$261,333
B. Site Construction			
Demolition/Site Clearing	LS	\$6,000	\$6,000
Site Improvements			
Grading	61,490 sf	\$0.25	\$15,373
Sewer/Water	200 lf	\$60	\$12,000
Surface Parking Lot	11,780 sf	\$2.50	\$29,450
Landscaping	29,910 sf	\$1.50	<u>\$44,865</u>
Sub Total			\$107,688
C. Building Construction			
Building Shell	50,000 sf	\$36	\$1,800,000
Contractor Overhead/Profit: 7%			<u>\$126,000</u>
Sub Total			\$1,926,000
Soft Costs (A/E Fees, Permits, etc.): 21%			\$404,460
Contingency: 5%			\$96,300
Total Project Cost			\$2,795,780

FINANCIAL SUMMARY (Estimate Only)

INCOME PRO FORMA (STABILIZED YEAR)

Gross Income (40% @ 60% Median, 60% @ 70% Median)	\$412,672
Less Vacancy/Credit Loss @ 5%	<u>(\$20,634)</u>
Effective Gross Income	\$392,038
Less:	
Operating Expense @ 32%	(\$125,452)
3% Replacement Reserve	(\$12,380)
Real Estate Tax With Abatement (Land Only)	<u>(\$4,704)</u>
Net Operating Income	\$249,502
Debt Service (1.15 Coverage Ratio)	<u>(\$216,958)</u>
Cash Flow Before Tax	\$32,544
Stabilized Year Return on Equity (Before Tax): 12.57%	

FINANCING INFORMATION

MARKET LOAN W/STATE GUARANTEE

Max Loan (at 1.15 Debt Service Coverage)	\$2,585,735
Equity Required	\$210,045
Loan Rate - Market Rate w/ State Guarantee	7.5%
Amortization Period (Years)	30
Loan Fees: 1.75%	\$48,926
Debt Service	\$216,958

SUMMARY

KEY CHALLENGES

- The Portland Boulevard Housing site is controlled by at least three separate land owners. Carrying out a full-block housing project will require an agreement by each of the owners to either sell their interest or contribute their land to the development as a partner.
- The site is located within the Piedmont Neighborhood, a strong and relatively stable residential neighborhood. A housing development here may be closer to market rental rates and income levels than other locations on MLK Blvd. in the near term. Projected financing assumes that market rate permanent financing could be obtained with a loan guarantee from the State of Oregon.
- Special care should be taken to design housing at this location to be compatible with the character of the historic residential homes and context of the Piedmont neighborhood.
- The project is located immediately adjacent to the Oregon Convention Center Urban Renewal District (OCCURA). Expanding the OCCURA to include this site could allow the 10-year property tax abatement (available in urban renewal districts) to be used and provide an incentive for housing development. This incentive is assumed to be available and is utilized in the financial pro-forma.

ART OF MAINTENANCE EXPANSION

The Site

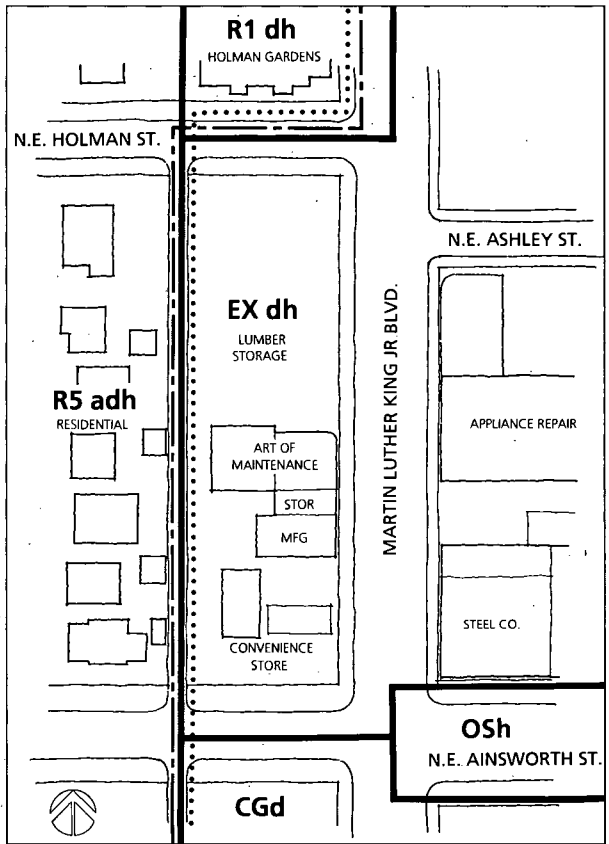
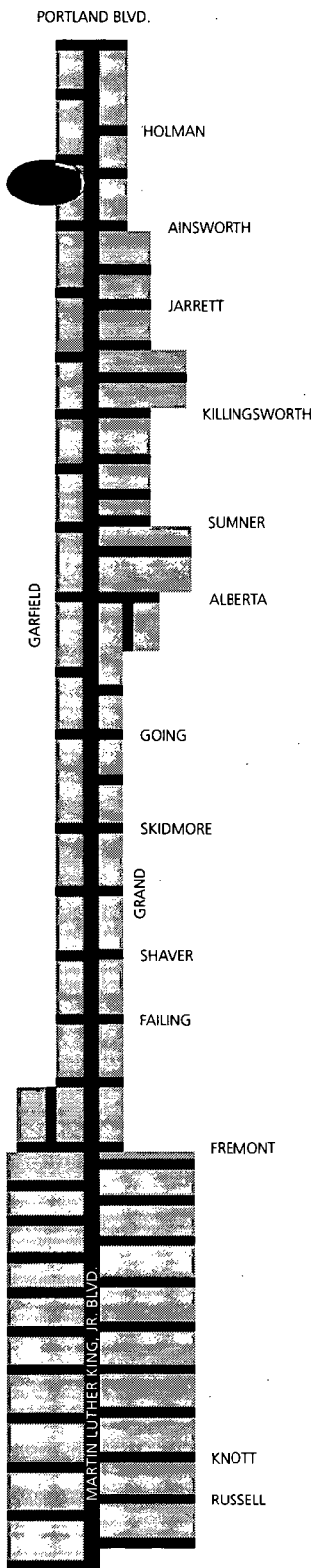
The Art of Maintenance site is located at MLK Blvd. between N.E. Ainsworth and N.E. Holman Streets in the Piedmont neighborhood. The Art of Maintenance business (an automotive electronics repair facility) occupies the southern portion of the site. A lumber storage yard occupies the northern portion. The storage yard was purchased recently by the owner of the Art of Maintenance to make room for a proposed expansion.

The Art of Maintenance site is zoned EX which allows a wide variety of commercial and light industrial uses. It lies within the MLK Blvd. design zone described in the

Albina Community Plan, which will require that building and site plans adhere to specified area design guidelines. Immediately to the north of the subject is Holman Gardens, a residential condominium that is listed on the National Register of Historic Places. Holman is one of the few examples of density housing on MLK Blvd. and creates a unique design character for the area.

Development Approach

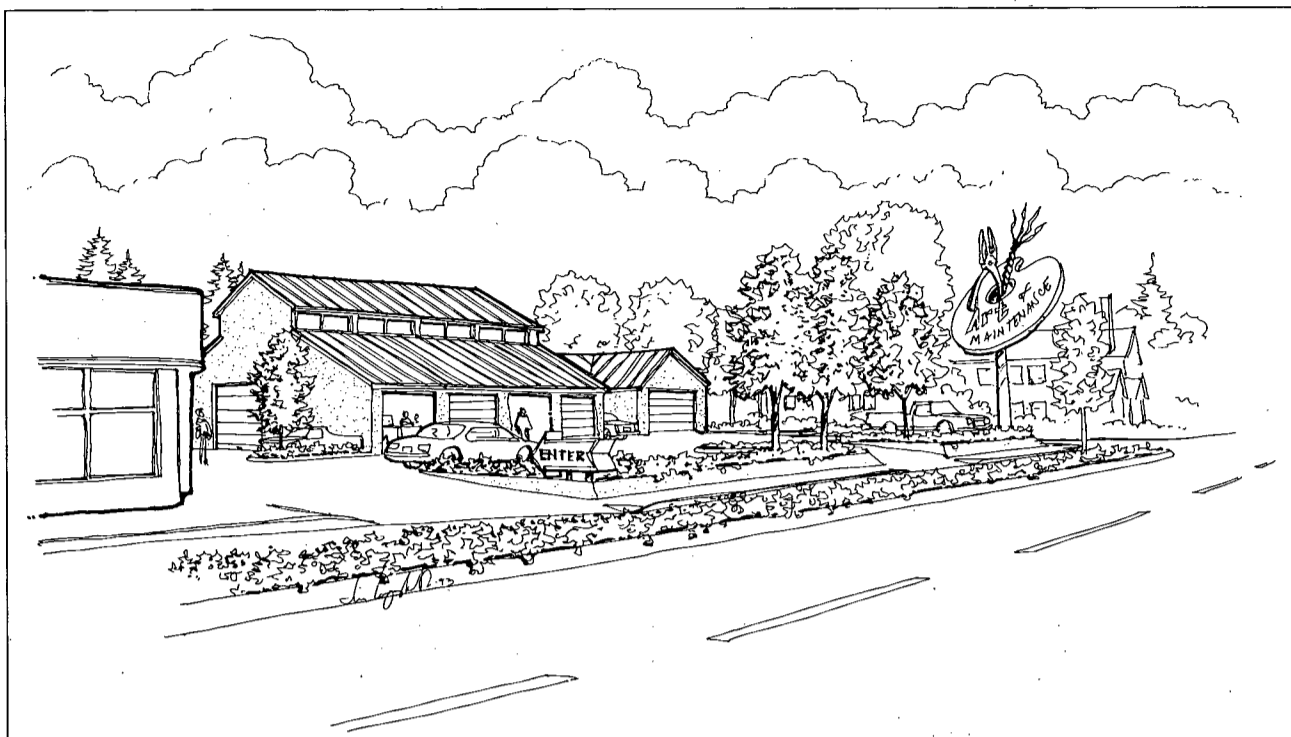
The Art of Maintenance owner wants to expand the garage and repair capacity on the site. To accomplish this, a new structure will be built to provide additional



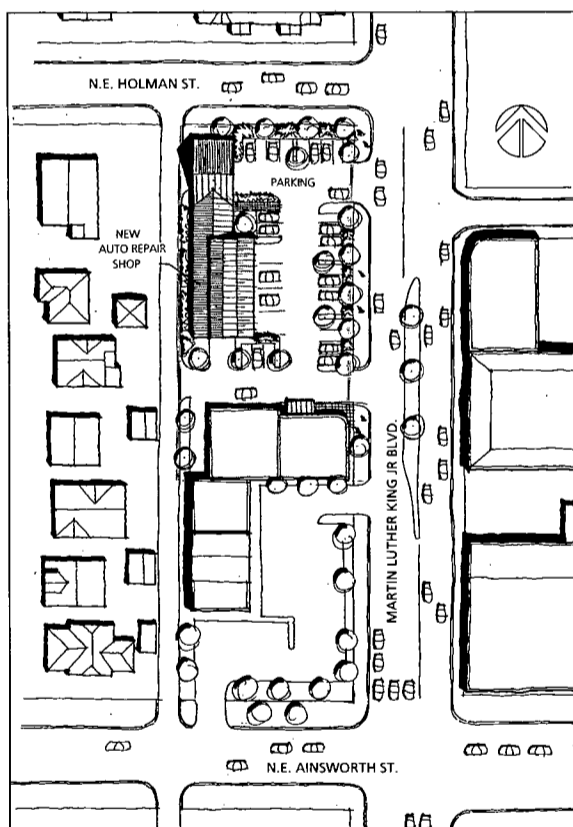
LEGEND

- Zone Boundary
- • • • OCC Urban Renewal Boundary
- - - Historic District Boundary
- . - . ACP District Boundary

The site is located within the OCC Urban Renewal District. Exd zoning will allow a variety of commercial industrial uses but requires design review for physical improvements.



The proposed business expansion will be designed to reflect the character of the residential areas nearby in the Piedmont Neighborhood.



shop space. A portion of the new building will also be leased for use by a remodeling contractor. The new building will face MLK Blvd., yet be set back from the street to allow for easy auto access and parking off MLK Blvd. Landscaping would be a significant part of the parking area design and improve the attractiveness of the site.

A 5,445 square foot building is proposed that will contain up to four additional automotive service bays.

The nature of this automotive repair business requires unrestricted access to each service bay as well as a parking for cars waiting to be serviced and customer pick-up. Proposed landscaping along MLK Blvd. will provide a visual buffer to the required parking areas.

The proposed new building should be designed to reflect the basic character of surrounding residential structures.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	.73 ac (31,875 sf)
Existing Use:	Auto Maintenance Shop, Lumber Storage
ACP Zoning:	EXdh
Special Conditions:	MLK Design Zone; OCC Urban Renewal District

PROPOSED DEVELOPMENT

Use:	Automotive Repair Garage & Office
New Building Area:	5,445 sf
Building Type:	Concrete Block
Parking Area:	18 Cars
Landscaping and Open Space:	6,400 sf

COST ESTIMATE

	Amount	Unit Cost	Cost
A. Land Acquisition			
Land Cost	Not Applicable		
B. Site Construction			
Site Improvements			
Utilities	LS	\$5,000	\$5,000
Resurface Parking Lot	15,530 sf	\$1.50	\$23,295
Signage	LS	\$2,000	\$2,000
Lighting	LS	\$2,000	\$2,000
Landscaping	LS	\$5,000	\$5,000
Sub Total			\$37,295
C. Building Construction			
New Building Cost			
New Auto Repair	3,375 sf	\$25	\$84,375
New Storage/Office	2,070 sf	\$20	\$41,400
Furnishings and Fixtures	LS	\$19,000	\$19,000
Sub Total			\$144,775
Total Construction Costs			\$182,070
Construction Contingency: 5%			\$9,104
Total Hard Cost			\$191,174
Soft Costs: 15%			\$28,676
Total Project Cost			\$219,850

FINANCIAL SUMMARY (Estimate Only)

RENT ASSUMPTIONS

	Square Feet	Rent/sf	Rent
Rent New Space (Triple Net)	5,445	\$3.50	\$19,058
Additional Rent on Existing	4,500	\$0.20	\$900

INCOME PRO FORMA (STABILIZED YEAR)

Rent	\$19,958
Total Debt Service	(\$14,622)
Cash Flow Before Tax	\$5,335
Year 1 Before Tax Return on Equity	0.59%

FINANCING INFORMATION

Loan Amount at 75% of Project Cost	\$164,887
Equity Required	\$54,962
Loan Rate	7.5%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$3,847
Debt Service	\$14,622

SUMMARY

DEVELOPMENT CHALLENGES

- Because the project involves a retail business, it is not eligible for Enterprise Zone tax abatement and other public assistance tools may not readily apply. Small-scale business expansion such as the Art of Maintenance may be assisted/initiated through the use of technical assistance loans/grants in the early stages of pre-development. For example, these funds may be used to help property owners pay architectural fees or other soft costs.
- The Art of Maintenance site is located near strong residential neighborhoods in Piedmont and adjacent to a national historic landmark building. It will be important to design the garage expansion so that it is architecturally compatible with its residential surroundings.

LYNCH STEEL EXPANSION

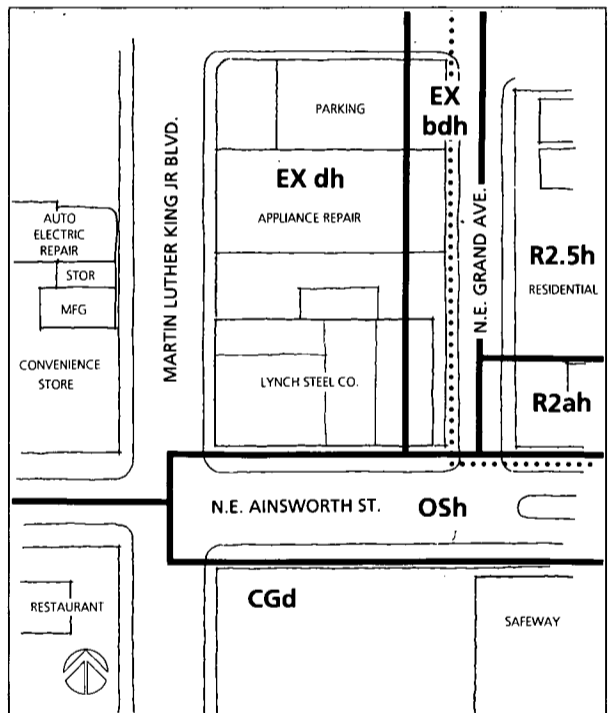
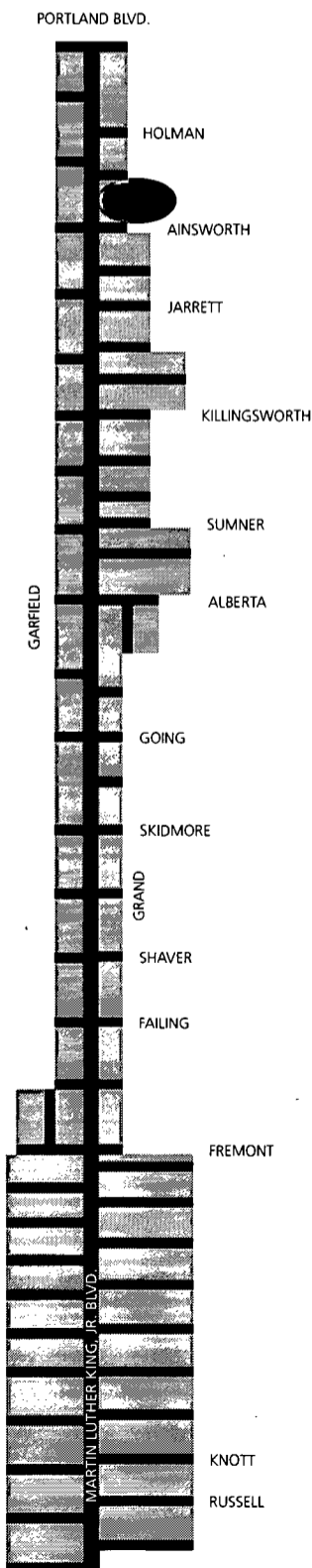
The Site

The Lynch Steel Company is located at the northwest corner of the N.E. Ainsworth Street and MLK Blvd. intersection in the Woodlawn Neighborhood. The property consists of a one-story steel-fabrication plant with a materials loading area on the north end of the building. There is no available on-site parking.

The site is zoned EXd and is located at the southern-most block in a stretch of MLK Blvd. where light industrial businesses dominate. The Electromatic Company, Parr Lumber and Martinson Foods Corporation are all found immediately to the north. The site is zoned EXd and lies within the MLK Blvd. design zone described in the Albina

Community Plan, which will require that building and site plans adhere to specified area design guidelines. Lynch Steel's existing building also occupies a prominent corner of the MLK Blvd./Ainsworth Street intersection. The area around this intersection is considered a key development "node" on MLK Blvd. and is identified in the Albina Community Plan for revitalization projects.

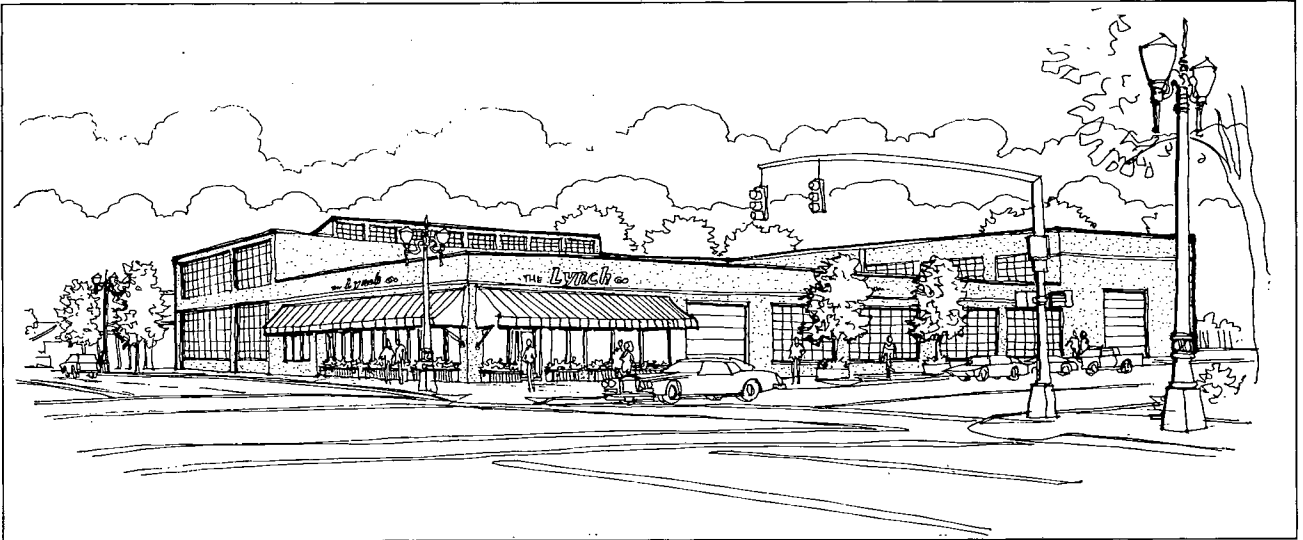
The expansion of light industrial businesses such as Lynch Steel are expected to result in additional employment opportunities for area residents. These jobs are ideally located in close proximity to residential areas and along a major transit street with excellent bus service.



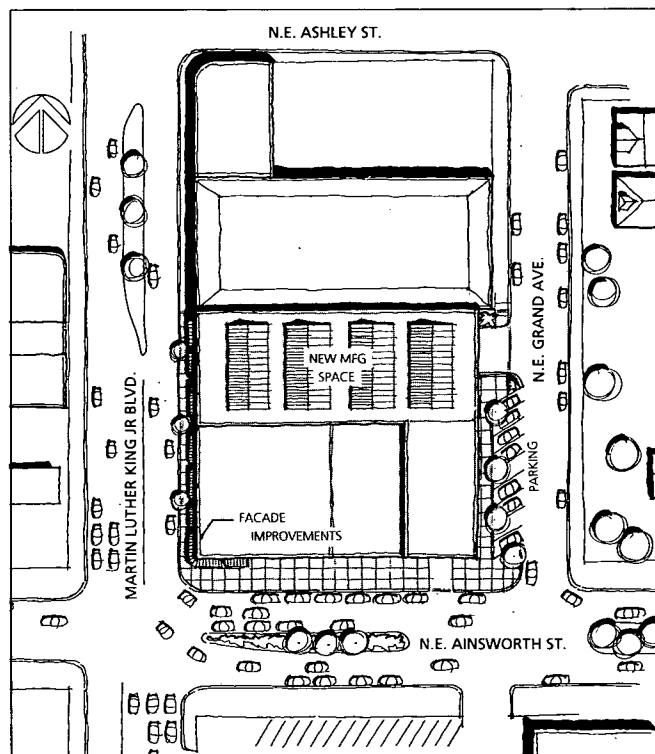
LEGEND

- Zone Boundary
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- Historic District Boundary
- - - - - ACP District Boundary

The site is zoned Exd and is located in the OCC Urban Renewal District. Buffering will be required along Northeast Grand Avenue adjacent to existing residential areas because of an overlay zone.



In this concept, expanded manufacturing capacity and a new overhead crane are located on the north side of the existing building. Facade improvements will enhance the appearance of southeast corner at the MLK Blvd./Ainsworth Street intersection.



Development Approach

The owners of Lynch Steel wish to expand their on-site facility to accommodate a new overhead crane and to increase production capacity and re-organize existing shop space. These improvements are also likely to increase the company's workforce. The recommended redevelopment program would demolish part of the north wall of the building and add 9,000 square feet of new space to the existing facility where the loading area now exists. The addition will be nearly two stories in height to accommodate installation of a new crane. It is also recommended that cosmetic repairs be done

to the building's facade and that additional on-street parking for the facility be provided through construction of angled parking on N.E. 6th Avenue adjacent to the eastern side of the building. Sufficient parking to meet the code requirements for the expansion cannot be accommodated on-site or on-street around the site. A code adjustment or off-site parking arrangements may have to be explored to address this parking deficiency which is typical of other existing businesses on MLK Blvd.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	.68 ac (29,798 sf)
Existing Use:	Steel Fabrication Plant
ACP Zoning:	EXdh & EXbdh
Special Conditions:	MLK Design Zone; OCC Urban Renewal District

PROPOSED DEVELOPMENT

Use:	Steel Fabrication Plant Expansion
New Building Area:	9,000 sf
Demolition:	400 sf
Building Type:	Concrete Block
Parking Area:	9 Cars (On-Street)
Landscaping and Open Space:	1,569 sf

COST ESTIMATE

	Amount	Unit Cost	Cost
A. Land Acquisition			
Land Cost	Not Applicable		
B. Site Construction			
Street/Sidewalks	LS	\$20,000	\$20,000
Site Improvements			
Fill and Grading	9,000 sf	\$0.78	\$7,000
Utilities	LS	\$5,000	\$5,000
Signage	LS	\$1,500	\$1,500
Lighting	LS	\$2,000	\$2,000
Landscaping	LS	\$4,000	\$4,000
Sub Total			\$39,500
C. Building Construction			
Existing Bldg. Renovation			
Facade/Glazing	LS	\$15,000	\$15,000
Paint	LS	\$7,500	<u>\$7,500</u>
Renovation Subtotal			\$22,500
New Building			
New Building Shell	9,000 sf	\$20	\$180,000
Bathroom and Lunch Room	LS	\$9,500	\$9,500
Electrical	LS	\$45,000	\$45,000
Mezzanine	LS	\$35,000	<u>\$35,000</u>
Sub Total			\$269,500
Total Construction Costs			\$331,500
Contingency: 5%			<u>\$16,575</u>
Total Hard Costs			\$348,075
Soft Costs: 15%			\$52,211
Subtotal			<u>\$400,286</u>
Other Costs			
Office Remodel	LS	\$9,500	\$9,500
Equipment	LS	\$150,000	\$150,000
Total Project Costs			\$559,786

FINANCIAL SUMMARY (Estimate Only)

RENT ASSUMPTIONS

	Square Feet	Rent/sf	Amount
Triple Net Rent New Space Without Office Remodel and Equipment	9,000	\$3.50	\$31,500

INCOME PRO FORMA

Rental Income	\$31,500
Real Estate Tax on Improvements w/Abatement	\$0
Total Debt Service	<u>(\$26,623)</u>
Cash Flow Before Tax	\$4,877
Year 1 Before Tax Return on Equity	4.55%

FINANCING INFORMATION

Shell Loan Amount @75 % of Project Cost	\$300,215
Equity Required	\$100,072
Loan Rate	7.5%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$7,005
Debt Service	\$26,623

SUMMARY

DEVELOPMENT CHALLENGES

- The expansion of Lynch Steel typifies the need to find ways to accommodate the expansion and/or modernization of existing industrial businesses along MLK Blvd. that are found adjacent to residential neighborhoods. These businesses provide a stable employment base for local residents, but may have operating impacts-- such as loading and delivery access-- that will need to be mitigated.
- Like other long-standing businesses along MLK Blvd., there is inadequate area on the Lynch Steel site to build new parking. The City may assist business expansion/retention in these cases by exploring ways to find additional on-street parking or consider a code adjustment for parking requirements.
- The Lynch Steel expansion would likely be eligible for a three-year Enterprise Zone property tax abatement and possibly other public tools to help the owner finance construction.

MARTINSON FOODS

The Site

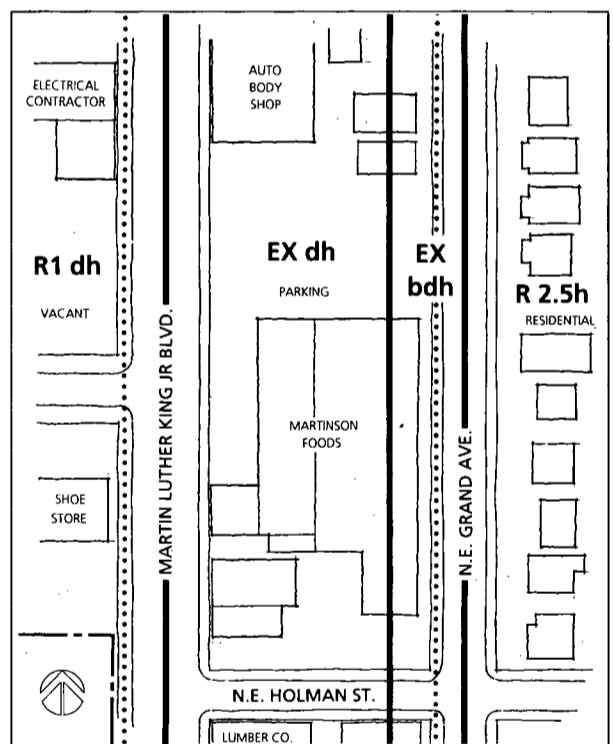
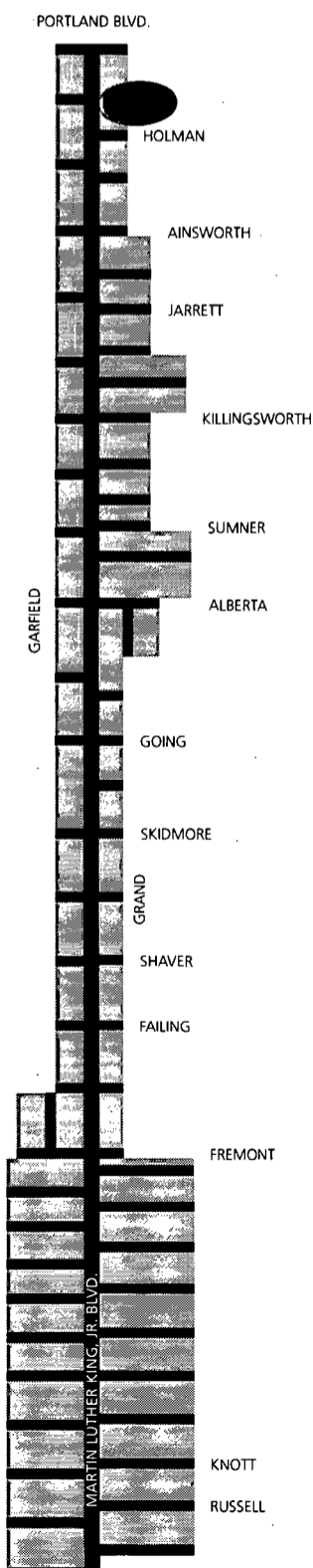
The Martinson Foods site is located on MLK Blvd. between N.E. Holman and N.E. Portland Boulevard in the Woodlawn Neighborhood. The existing Martinson Food plant is used for the production of packaged bakery goods and other foodstuffs. Ample parking and loading facilities exist on the north side of the building.

The site is zoned EXd and located in an area of existing light industrial businesses. The eastern side of the site is designated with the "b" overlay zone. This overlay may require landscape plantings, fencing or other measures to buffer adjacent residential areas. The existing business

operations require extensive parking for employees and loading docks on both ends of the building.

Development Strategy

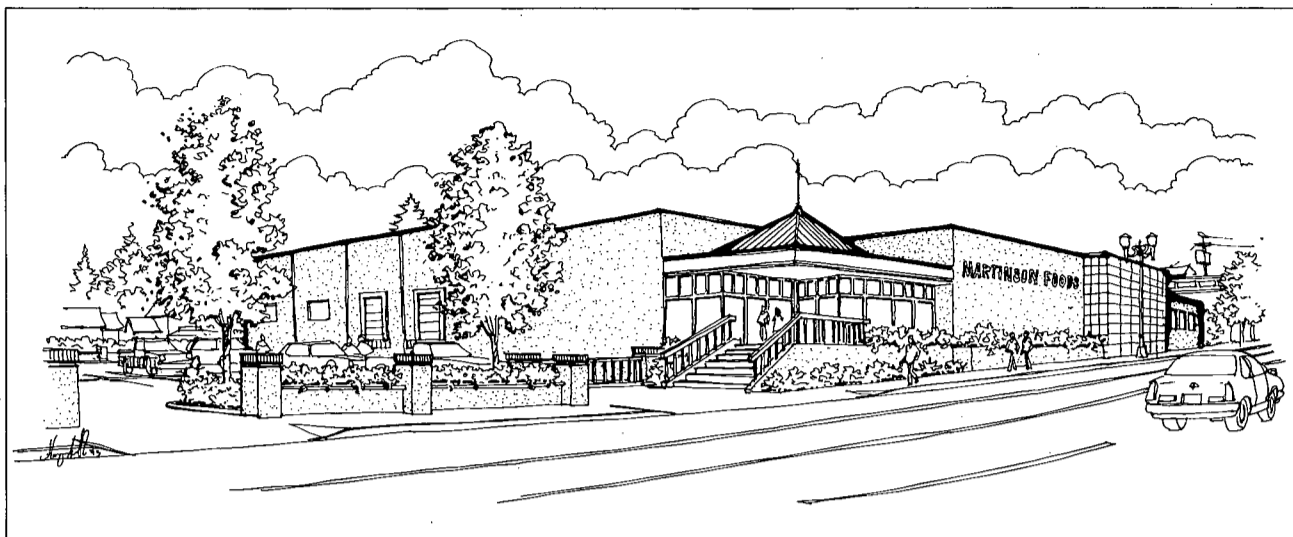
Martinson Food is a food manufacturing and whole-sale operation which has discussed plans to expand its manufacturing capacity and add office space at the site. This expansion would be expected to add jobs to the plant's workforce. The recommended development program could include demolishing the western portion of the existing building and expanding the plant towards MLK Blvd. This would add 8,000 square feet to the existing facility. A new signature entrance



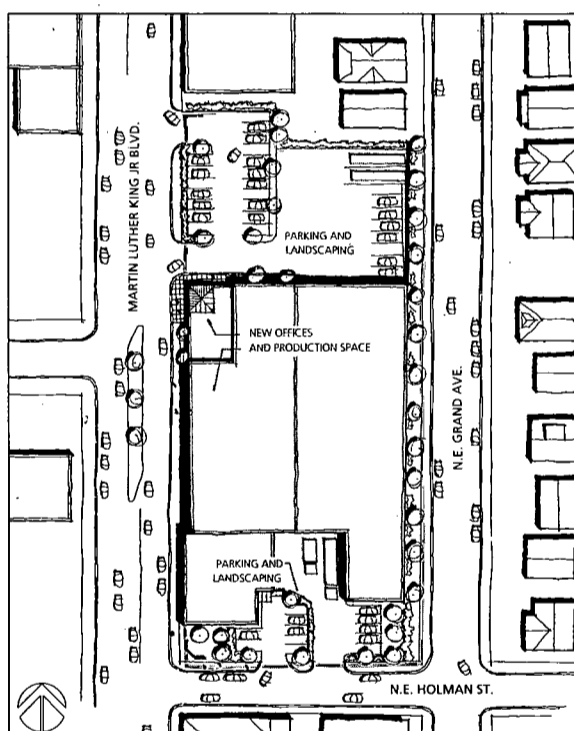
LEGEND

- Zone Boundary
- • • • • OCC Urban Renewal Boundary
- Historic District Boundary
- - - - - ACP District Boundary

The Martinson Foods site is located on the east side of MLK Blvd. where light industrial uses dominate. Residential areas of the Woodlawn Neighborhood are found to the east.



One likely development concept proposes construction of a prominent building entrance, new offices and manufacturing space on MLK Blvd. New landscaped parking areas are located adjacent to the existing building.



would be created in the northwestern corner of the expanded plant to provide access to the company's offices. It is also recommended that the existing parking areas be landscaped and repaved to make the site more functional for vehicular traffic and more attractive to adjacent neighborhoods.

A key objective of the development program is to improve the function of the existing parking and

loading operations on the site. Although a minimum amount of new parking would be required, re-striping the existing parking lot and creating designated areas for loading activities and truck parking. The development concept also suggests that the appearance of the existing building be improved, especially the support buildings located at the southern end of the site.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	1.8 ac (79,150 sf)
Building Size:	34,940 gsf
Existing Uses:	Food Manufacturing Plant
ACP Zoning:	EXdh + EXbdh
Special Conditions:	MLK Design Zone; OCC Urban Renewal District

PROPOSED DEVELOPMENT

Use:	Food Manufacturing Plant Expansion
New Building Area:	8,000 gsf
Demolition:	1,600 gsf
Building Type:	Concrete Tilt-Up
Parking Area:	26,950 gsf
Landscaping and Open Space:	10,860 sf

COST ESTIMATE

	Amount	Unit Cost	Cost
A. Land Acquisition			
Land Cost	Not Applicable		
B. Site Construction Costs			
Demolition	LS	\$4,800	\$4,800
Site Improvements			
Utilities	LS	\$5,000	\$5,000
Resurface Parking Lot	26,950 sf	\$1.50	\$40,425
Signage	LS	\$2,000	\$2,000
Lighting	LS	\$2,500	\$2,500
Landscaping	LS	\$10,000	\$10,000
Sub Total			\$64,725
C. Building Construction Costs			
Existing Building Renovation Costs			
Facade/Entry	LS	\$10,500	<u>\$10,500</u>
Renovation Subtotal			\$10,500
New Building Cost			
New Factory Shell	6,000 sf	\$35	\$210,000
New Office	2,000 sf	\$45	<u>\$90,000</u>
Subtotal			\$300,000
Total Construction Costs			\$375,225
Contingency: 5%			<u>\$18,761</u>
Total Hard Cost			\$393,986
Soft Costs: 20%			\$78,797
Total Project Cost			\$472,784

FINANCIAL SUMMARY (Estimate Only)

RENT ASSUMPTIONS

	Square Feet	Rent/sf	Amount
Triple Net Rent New Space	8,000	\$3.50	\$28,000
Additional Rent on Existing	33,340	\$0.25	\$8,335

INCOME PRO-FORMA (STABILIZED YEAR)

Triple Net Rent	\$36,335
Total Debt Service	<u>(\$31,444)</u>
Cash Flow Before Tax	\$4,891
Year 1 Before Tax Return on Equity	3.87%

FINANCING

Loan Amount at 75 Percent of Project Cost	\$354,588
Equity Required	\$118,196
Loan Rate	7.5%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$8,274
Debt Service	\$31,444

SUMMARY

KEY CHALLENGES

- The Martinson Foods expansion would likely be eligible for a three-year Enterprise Zone property tax abatement and possibly other public tools to help the owner finance construction.
- This is a large building and site. New building and parking construction, and improvements to the existing facade will have a significant impact upon this stretch of MLK Blvd. so long as the design is compatible with residential neighborhoods and the pedestrian-oriented streetscape.
- The retention of existing light industrial businesses on MLK Blvd. is an important component of creating job opportunities for local residents. Business retention and expansion on sites adjacent to existing residential areas creates unique challenges most notably in terms of site design and access and egress.

ARFIELD AVENUE HOUSING

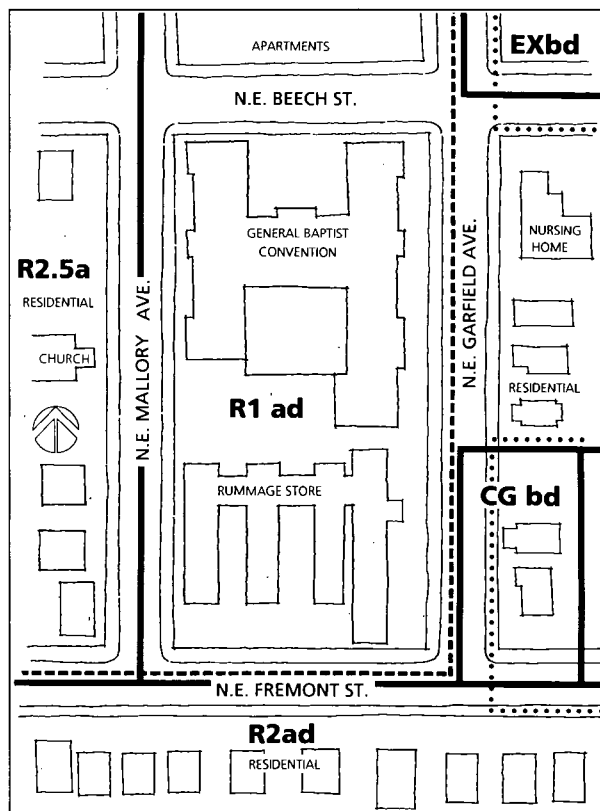
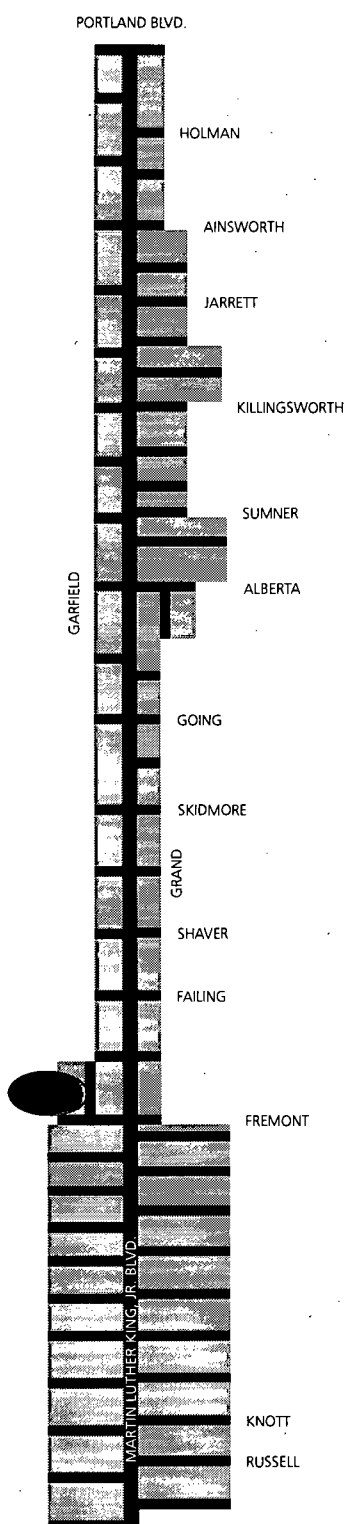
The Site

The Garfield Ave. Housing Site is located on N.E. Fremont Street between Garfield Ave. and Mallory Ave. It is situated at the southeast corner of the Boise Neighborhood within a block of the Fremont/MLK Blvd. development "node". The property currently contains a group of one-story wood-frame barracks used for storage and a flea market on its south side. The north side contains a three-story brick school building now used by the General Baptist Convention of the Northwest. The Convention is a private, non-profit religious organization. On the block immediately to the north of the site is located a 48-unit multi-family housing project owned and operated by the Housing Authority of Portland.




Development Strategy

The site is recommended for redevelopment into a medium-density, multi-family rental housing project that provides attractive and affordable housing for low and moderate income small families and individuals. The site is an excellent opportunity to create housing near MLK Blvd., a major transit corridor, and support existing retail businesses at the MLK Blvd./Fremont St. intersection.

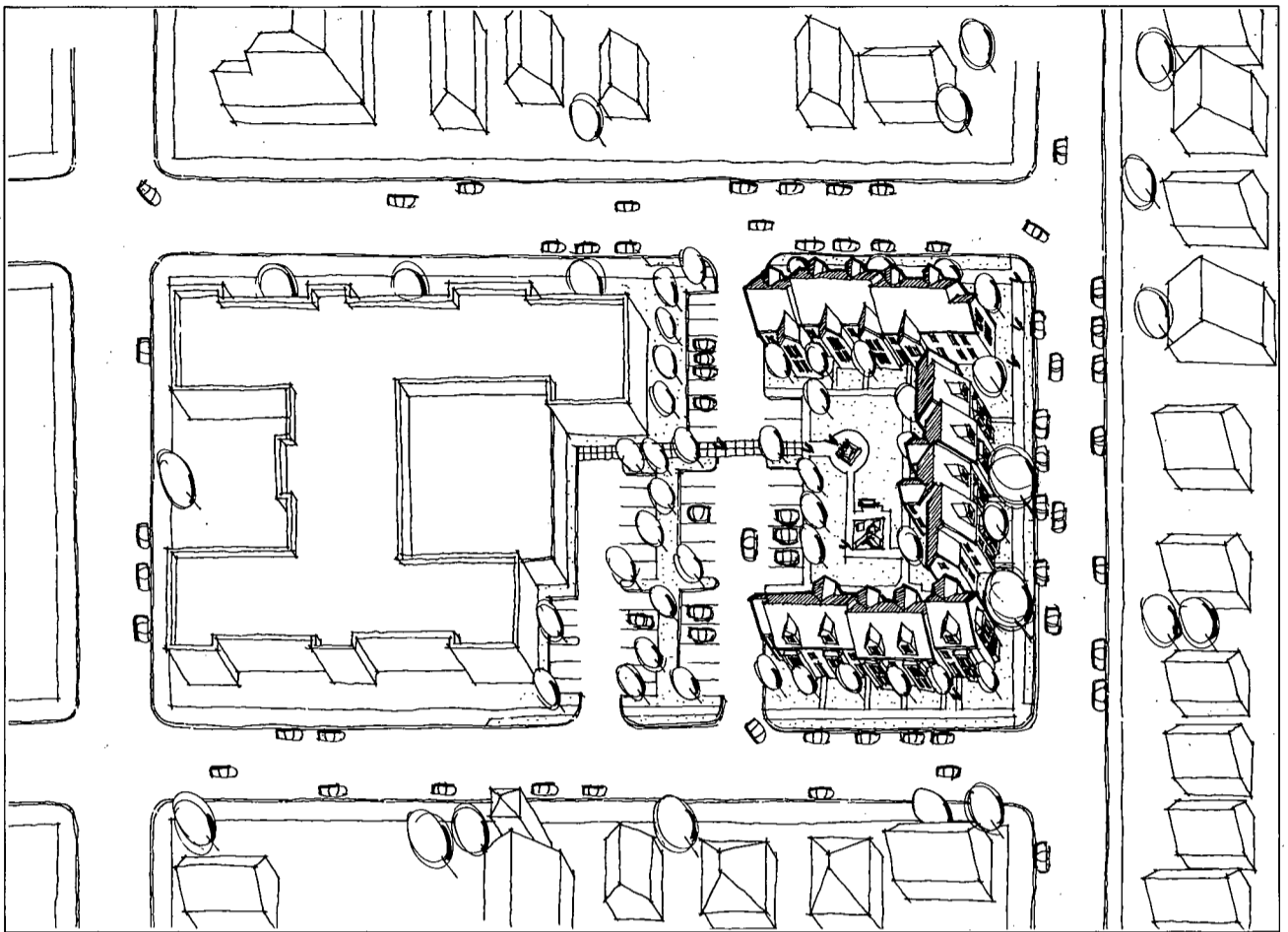
The development program consists of 30 affordable rental units. The apartments are designed as 2 1/2-story wood-frame structures with on-site parking and laundry facilities. The project could also include a



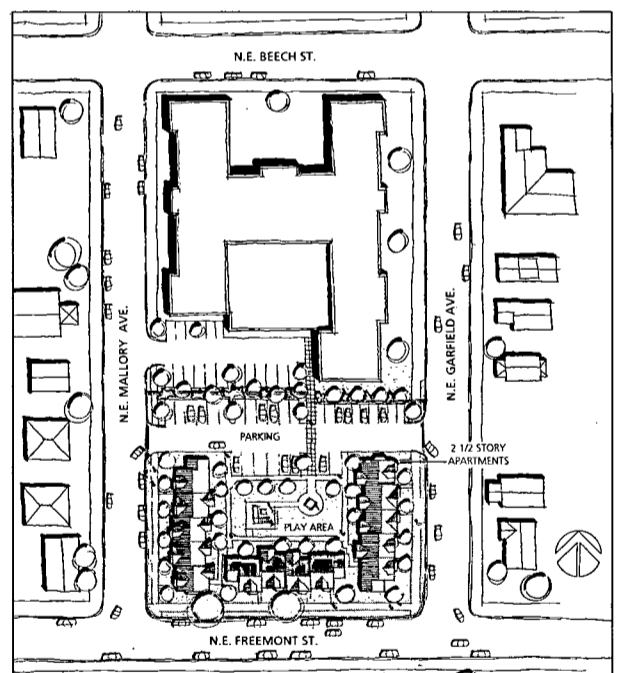
LEGEND

- Zone Boundary
 OCC Urban Renewal Boundary
 Historic District Boundary
 ACP District Boundary

A full-block site is located in the Boise Neighborhood and and zoned R1ad for density housing. Garfield is one block from the Fremont Street development "node" identified in the Albina Community Plan.



The development concept shows a medium-density housing development that would be designed to match the character of the surrounding residential neighborhood while providing additional residential density.



common landscaped courtyard and children's play area in the interior of the site. The buildings are recommended to be designed to replicate the character and scale of the surrounding neighborhood and would be configured around the perimeter of the site in an attached rowhouse fashion. Each rowhouse could contain two units, a one-bedroom apartment of about 650 square feet on the first floor and a second-floor, two-bedroom apartment of about 850 square

feet. The project is recommended to target residents at 60-80% of median income in the City of Portland.

Overall, the project will require the identification of affordable housing tools and resources that can provide the opportunity for a private developer, perhaps in collaboration with the non-profit church that owns the land, to redevelop the site for housing for community residents.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	.84 ac (35,700 sf)
Existing Use:	Storage/Flea Market
ACP Zoning:	R1ad
Special Conditions:	ACP Plan District; MLK Design Zone

PROPOSED DEVELOPMENT

Use:	Medium Density Housing
New Building Area:	11,490 sf (footprint)
Building Type:	Wood Frame w/Brick Veneer
Parking:	30 Cars
Landscaping Area:	13,375 sf

COST ESTIMATE

	Amount	Unit Cost	Cost
A. Land Acquisition			
Land Cost	LS		\$108,000
B. Site Construction			
Demolition/Site Clearing	LS	5,000	\$5,000
Off Site Improvements	LS	15,000	\$15,000
Site Improvements			
Surface Parking	10,835 sf	\$2.50	\$27,088
Landscaping	14,785 sf	\$1.50	\$22,178
Sub Total			\$69,265
C. Building Construction			
Building Shell	23,825 sf	\$43	\$1,021,048
Contingency: 5%			\$51,052
Sub Total			\$1,072,100
Soft Costs (A/E Fees, Permits, etc.): 20%			\$228,273
Total Project Cost			\$1,477,638

FINANCIAL SUMMARY (Estimate Only)

INCOME PRO FORMA (STABILIZED YEAR)

Gross Income	\$192,240
Less Vacancy/Credit Loss @ 5%	(\$9,612)
Effective Gross Income	\$182,628
Less:	
Operating Expense @ 32%	(\$58,441)
3% Replacement Reserve	(\$5,479)
Real Estate Tax With Abatement (Land Only)	(\$1,994)
Net Operating Income	\$116,764
Debt Service (1.15 Coverage)	(\$101,534)
Cash Flow Before Tax	\$15,230
Return on Equity (Before Tax)	12.29%

FINANCING INFORMATION- REVENUE BONDS

Loan (at 1.15 Debt Service Coverage)	\$1,377,845
Cash Equity Required	\$99,793
Bond Rate w/State Guarantee	5.5%
Amortization Period	25 Years
Points (1.75%)	\$24,112
Debt Service	\$101,534

SUMMARY

KEY CHALLENGES

- The project is located immediately adjacent to the Oregon Convention Center Urban Renewal District (OCCURA). Expanding the OCCURA to include this site could allow the 10-year property tax abatement (available in urban renewal districts) to be used and provide an incentive for housing development. This incentive is assumed to be available and is utilized in the financial pro-forma.
- As shown, the pro-forma assumes that a City of Portland Housing Revenue Bond with a HUD enhancement (Multi-family Loan Guarantee Program) could be used. These tools are not certain and may require a significant amount of time to obtain.
- The development of housing at this site will enhance the prospects for successful retail & commercial development at the Fremont St./MLK Blvd. "node".

KNOTT STREET MIXED USE

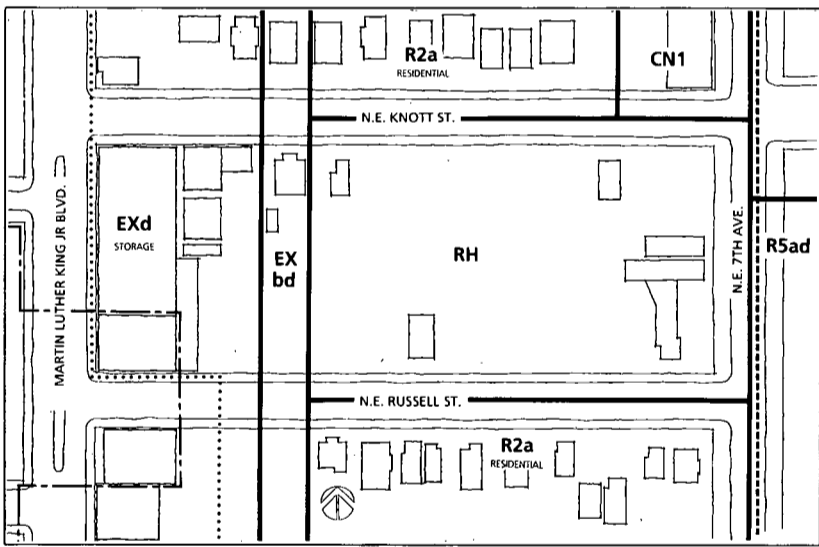
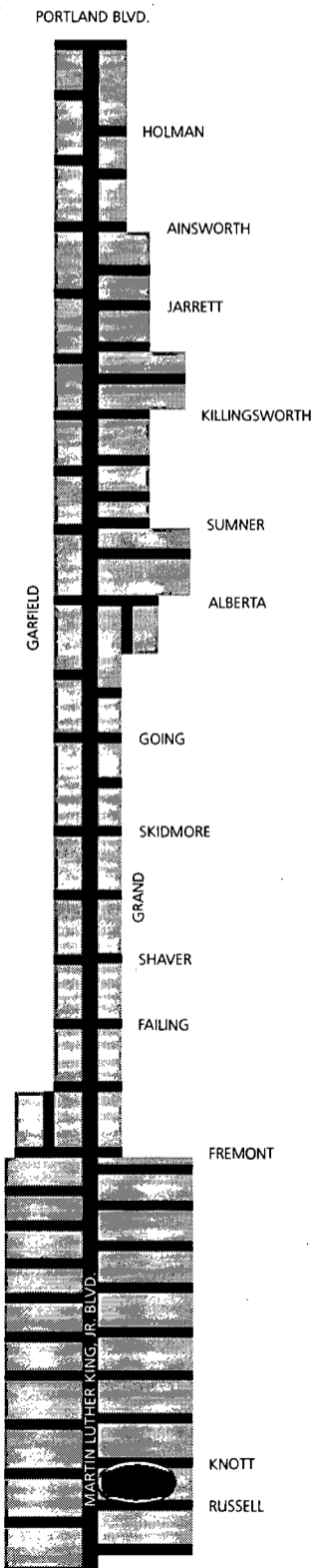
The Site

The Knott Street site is located between N.E. Knott and N.E. Russell Streets at MLK Blvd. and 7th Ave. This full-block site contains a variety of existing uses, the dominant one being the old Lampus store with front-age on MLK, which is currently occupied by City Center Self Storage. The building is a combination of attached one- and two-story structures. It is questionable whether it is reusable or should be demolished. The rest of the block is occupied by an old auto repair shop, a number of vacant lots and several single-family houses. N.E. Knott, on the north boundary of the site, is a feeder street to both the Irvington and Alameda neighborhoods. The Knott St. Site is adjacent to an important re-

development node at Russell Street and MLK Blvd. that is prominently mentioned in the Albina Community Plan.

Development Approach

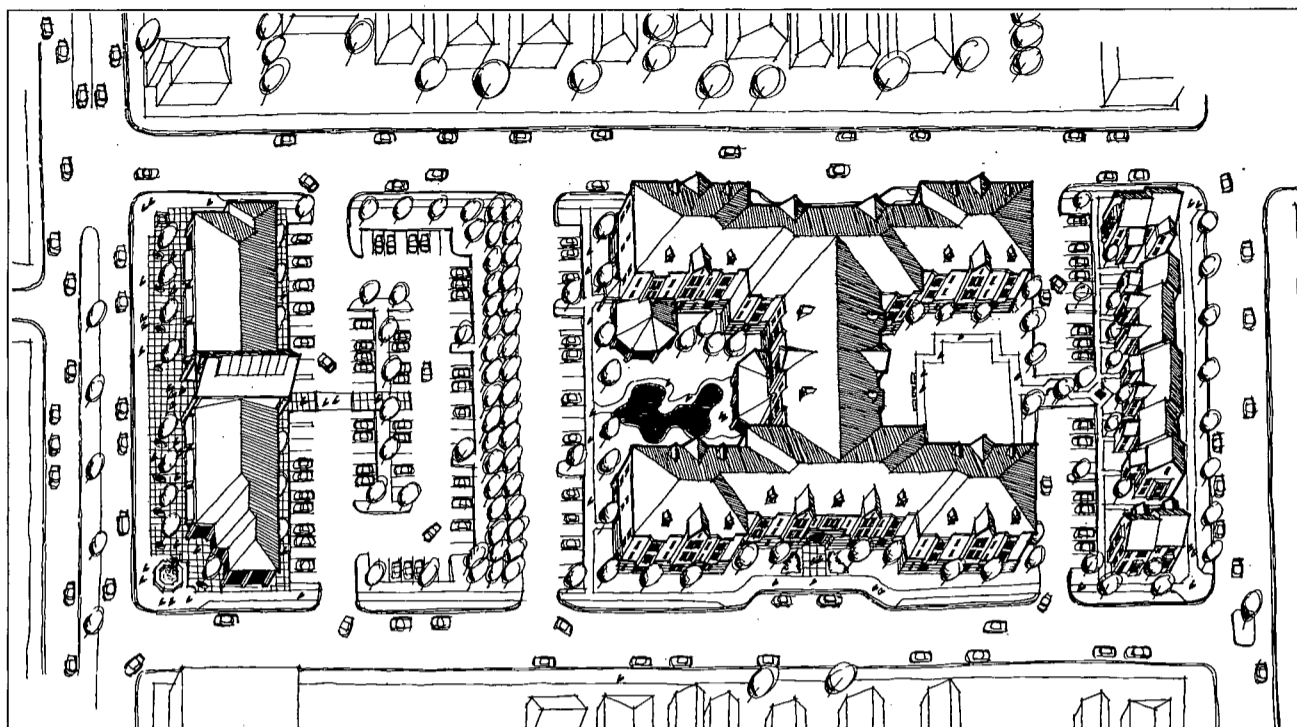
The site offers the potential for a major master-planned, mixed-use project including housing and a large retail use--or several storefront specialty retailers-- and/or personal-service office suites. Because the site is so large, it is assumed that development would be staged. The first stage could be construction of an elderly housing complex to serve, for example, elderly residents that wish to remain in the neighborhood in a



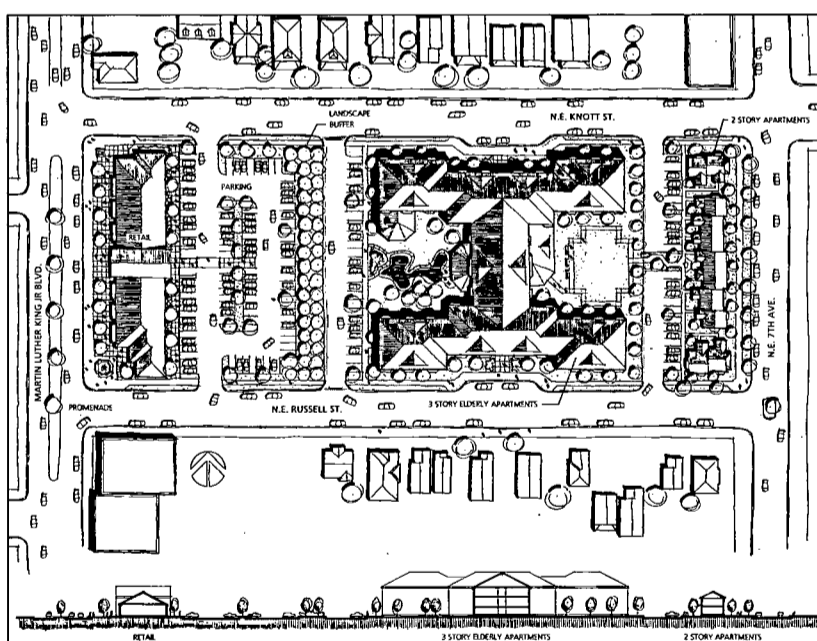
LEGEND

- Zone Boundary
- • • • • OCC Urban Renewal Boundary
- - - Historic District Boundary
- - - - ACP District Boundary

The full-block site is almost entirely controlled by a single owner. Two different zoning designations have been applied to the site by the Albina Community Plan and development of the full site indicates a mixed-use opportunity at a key development "node".



In these architect's renderings, a full-block, mixed-use development concept is proposed. Retail businesses would occupy the western third of the site with the balance composed of an elderly housing complex and townhouses.



secure, rental housing environment. The addition of an increased population base would support subsequent development of retail components of the site. In subsequent stages, development of a commercial development appears feasible on MLK Blvd. and a limited

number of townhouses may be developed on 7th Avenue. For purposes of this case study, only the elderly housing portion of the development is presented in the financial pro-forma.

SITE & PROGRAM DATA

EXISTING CONDITIONS

Site Size:	4.02 ac (175,000 sf) —Total Site 2.05 ac (87,500 sf) —Elderly Housing Site
Existing Use:	Storage Bldg.; Vacant Lots; Scattered Houses
ACP Zoning:	EXd; EXbd; RH
Special Conditions:	ACP Plan District; MLK Design Zone

PROPOSED DEVELOPMENT (Housing Only)

Use:	Elderly Housing Complex
New Building Area:	33,600 gsf
Building Type:	Wood Frame w/Brick Veneer
Parking:	24 Cars
Landscaped Area:	43,580 sf

COST ESTIMATE

	Amount	Unit Cost	Cost
A. Land Acquisition	LS		\$216,000
B. Site Construction			
Demolition/Site Clearing	LS	\$5,000	\$5,000
On-Site Improvements			
Sewer/Water	200 lf	\$60	\$12,000
Surface Parking Lot	10,320 sf	\$2.50	\$25,800
Landscaping	43,580 sf	\$1.50	<u>\$65,370</u>
Sub Total			\$108,170
C. Building Construction			
Building Shell	86,400 sf	\$42	\$3,628,800
Contingency: 5%			<u>\$181,440</u>
Sub Total			\$3,810,240
Soft Costs: 20%			\$783,682
Total Project Cost			\$4,918,092

FINANCIAL SUMMARY (Estimate Only)

UNIT INFORMATION

Type	Square Feet	Number	Rent
Studio	550 sf	72	\$285/mo
One Bedroom	650 sf	72	\$425/mo

INCOME PRO FORMA (STABILIZED YEAR)

Gross Income	
(25% @ 30% Med.; 25% @ 50% Med.; 50% @ 60% Med.)	\$640,742
Less Vacancy @ 5%	<u>(\$32,037)</u>
Effective Gross Income	\$608,705
Less:	
Operating Expense @ 32%	(\$194,786)
3% Replacement Reserve	(\$18,144)
Real Estate Tax With Abatement	<u>(\$3,888)</u>
Net Operating Income	\$390,809
Debt Service (1.15 Debt Coverage)	<u>(\$339,834)</u>
Cash Flow Before Tax	\$50,975

Stabilized Year Before Tax Return on Equity: 13.17%

FINANCING INFORMATION - REVENUE BONDS

75% of Loan on Unsubsidized Project Cost	\$4,611,642
Cash Equity Required	\$306,450
Loan Rate:	Community Reinvestment Act 5.50%
Amortization Period (Years)	25
Loan Fees: 1.75%	\$80,704
Debt Service	\$339,834

SUMMARY

KEY CHALLENGES

- The Knott Street site is one of the largest under-utilized parcels in the Eliot Neighborhood. Because it is so large, development will likely need to a mix of land uses and take place in stages over a number of years. The elderly housing concept appears to be an attractive first stage of development at this time.
- The site is located adjacent to the Russell Street development node identified in the Albina Community Plan. Development of the Knott Street block can support retail and commercial businesses that are located at this key node. Architectural design should reinforce the needs of pedestrians and residents and recognize the historic and residential character of the Eliot Neighborhood.

VI. OTHER DEVELOPMENT OPPORTUNITIES

Several other locations also have been identified as potential Opportunity Sites. These include:

1. TILLAMOOK STREET HOUSING

This one-acre property at the intersection of MLK Blvd., N.E. San Rafael, and N.E. Tillamook is now dedicated to a mix of active uses including a car wash facility, a small storefront office building housing Portland Community Design, an upholstery shop and a mixture of small unrelated structures. The eastern portion contains several single family homes. Developer interest has been expressed for housing on this site. This concept would need to be evaluated with close attention paid to the design and economics of such a project to determine whether it is viable and marketable. There may also be opportunities to selectively infill with small buildings among the existing structures.

2. KNOTT STREET COMMERCIAL

The Knott Street site is located at the intersection of N.E. Knott Street and MLK Blvd. It includes a parking lot, the World Impact Building and the Quality Sewing Industries (QSI) building. The buildings are two-story brick structures that may have historic value. The western portion of the site is a combination of parking lots and small block buildings. This may be an appropriate location for new construction of small professional/commercial office suites with some retail activities on the ground level in new buildings that are compatible with the existing renovated brick buildings.

3. THE WEIMER BLOCK

This site is between N.E. Shaver and Failing Streets and MLK Blvd. and Grand Avenue.

The dominant structures include a one-story brick building housing a discount clothing/novelty store, and a two-story combination brick building to the north where Weimer's Hardware is located. Access to

the site is difficult for southbound traffic on MLK because of the planting medians in the middle of MLK Blvd. A comprehensive redevelopment concept is necessary for this site. Potentially, the Weimer's building could be a combination of retail or offices at the ground level and housing above.

4. UNITED FIRE AND LIFE SAFETY PROPERTY

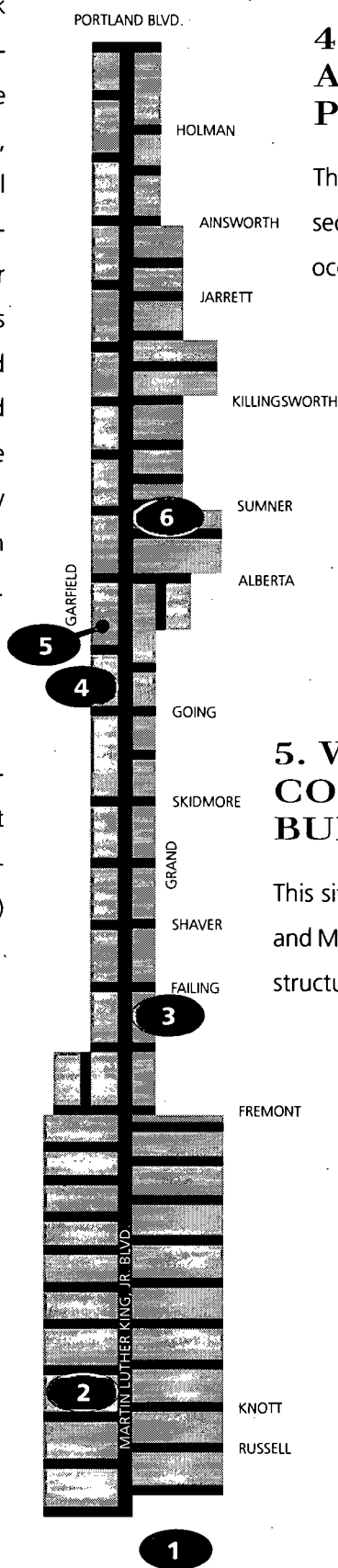
This 25,000 square foot site at the intersection of MLK Blvd. and Going Street is occupied by United Fire and Safety Equipment, which has expressed a desire to expand its on-site operations. This expansion project is problematic, however, because the expansion property is occupied by several houses, one of which is being rehabilitated by PCRI. There are also several other houses to the northwest, behind the existing facility.

5. WYGANT STREET COMMERCIAL BUILDING

This site at the intersection of N.E. Wygant and MLK Blvd. is occupied by three attached structures containing two beauty shops, a seamstress shop, NAMCO and other miscellaneous offices. There are a number of social service agencies in the immediate area. The St. Vincent de Paul Rehabilitation Service facility is located immediately to the north. One potential use is additional inexpensive office space to serve the concentration of social service providers and small emerging businesses in the area. This site becomes a natural extension of that redeveloped MLK Blvd./Alberta St. intersection.

6. SUMNER STREET OFFICE BUILDING

Bounded by MLK Blvd., N.E. Sumner and N.E. Webster,



this 15,000 square foot site contains a one-story brick structure with five storefront spaces and an adjacent one-story, deteriorated wood-frame building. The obvious potential use calls for tearing down the wood-frame structure and converting that portion of the site into parking. The brick building contains a cabinet maker, a tobacco/shoe-shine store and a pool room. The building has character and an interesting facade, and provides an opportunity for an upgraded series of small storefront retail outlets or offices.

APPENDIX 'A'

FINANCIAL ASSISTANCE PROGRAMS and RESOURCES

More specific information about the following tools and programs to assist development can be obtained from the Economic Development Department at the Portland Development Commission (Telephone: 503-823-3313). PDC staff can assist property owners identify specific tools that may be appropriate to assist development projects.

I. COMMERCIAL/INDUSTRIAL

A. N/NE Business Assistance Fund (BAF)

The BAF is a \$4.37 million grant from the U.S. Department of Housing & Urban Development approved in October 1992. Grant funds are allocated to three programs:

1. Business Development Loan Program

Intended to supplement existing business lending loan programs available within the N/NE Enterprise Zone. Available funding will be invested in loans for N/NE Enterprise Zone businesses, balanced between assistance to businesses and real estate development on highly visible corridors such as MLK and Alberta Street.

2. Technical Assistance Program

Provides technical assistance to N/NE business development activities, especially business development loan recipients. Provides a variety of professional services that will facilitate loan origination and support the viability of funded businesses.

3. Training Development Fund: Provides funds to businesses that engage in substantive training for newly-hired Enterprise Zone residents.

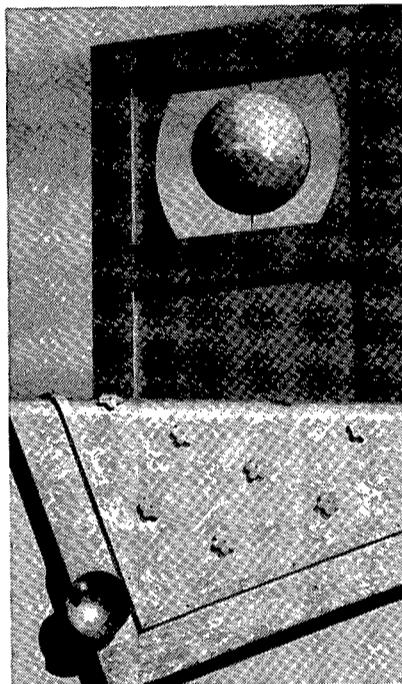
B. EDA Loan Programs

1. EDA Revolving Loan Program

Federal program designed to combine public and private financing to provide loans to businesses in the City of Portland. PDC may finance 50 percent of the total project cost up to \$100,000 for purposes of land acquisition, building construction and related soft costs, and machinery/equipment purchases, delivery and installation.

2. Industrial Site Development Revolving Loan Fund

Federal program designed to combine public and private financing for development assistance to industrial sites and vacant buildings that the private market has not developed and is not likely to develop due to physical and structural development limitations. This program is restricted to industrial development projects only, defined as projects undertaken by organizations engaged in the manufacture, assembly or distribution of a wholesale product or commodity.



C. Community Development Block Grants

Annual federal grant allocation to the City of Portland. The City allocates these funds through its annual budget process to various agencies, including PDC, for the N/NE Enterprise Zone Loan Fund and a variety of housing programs. Community Development Block Grants (CDBG) require the approval of the Bureau of Community Development in conjunction with other requests.

D. N/NE Enterprise Zone Loan Fund

This Fund combines private and public financing for business expansion projects of up to 75 percent of the total project costs up to a maximum of \$100,000. The program is limited to the N/NE Enterprise Zone. It requires that 51 percent of all new, full-time permanent jobs created by the expansion be filled by low/moderate income individuals. Eligible expenditures

include land acquisition, building construction or rehabilitation, and machinery and equipment purchases. A 50 percent guarantee to a bank willing to extend a working capital line of credit is also required.

E. Foundation Grants

This tool includes corporate or charitable foundations and trusts. In the Portland area the largest and most active are the Jackson Foundation, Meyer Memorial Trust and Murdock Charitable Trust. The largest proportion of these funds are available only for non-profit development organizations and projects.

F. Strategic Reserve Funds

State program for infrastructure improvements funded and/or leveraged by lottery monies. Funds may be grants or loans, according to current state policy. Strategic Reserve Fund Loans generally require a general fund pledge.

G. Section 108 Funds

This is a long-term loan tool available from the U.S. Department of Housing and Urban Development, generally described as an 'advance' on the city's future block grant funds. Re-payment may come from project income or directly from CDBG in out years. This program has not been utilized in Portland.

H. Enterprise Zone Tax Abatement

The Enterprise Zone program offers a three-year property tax abatement to qualified businesses expanding or relocating within the designated EZ boundaries. All of MLK Blvd. is within the Enterprise Zone. To be eligible, a company must make capital investments in a new or existing facility. In addition, a qualified industrial company must increase its full-time employment by 10 percent and fill a proportion of new positions with local residents. All of the additional cash value resulting from approved capital investments is exempt from property taxes for three consecutive years.

I. General Obligation Bonds

GO Bonds are backed by the authority of the issuing government to collect taxes for public projects. They require voter approval. The bond proceeds may be used only for capital costs, which may include site acquisition, pre-development, site preparation, equipment and capital construction, particularly for public improvements. Private development projects seldom receive funding from GO Bond proceeds since the law prohibits their use in loans to private organizations.

J. Economic Development Revenue Bonds

Bonds are issued by the City on behalf of a developer or 501(c)3 organization under the State's Economic Development Revenue Bond (EDRB) statutes. These bonds may be issued as industrial development bonds, multi-housing revenue or 501(c)3 bonds. Backing is provided by a mortgage on the project based on its income stream. Additional private, state or federal credit enhancement (guarantees, letters of credit, or insurance) is required. (NOTE: The Federal authorization for Economic Development Revenue Bonds expired in June 1992 but re-authorization is anticipated in September 1993.)



II. KEY HOUSING TOOLS & PROGRAMS

A. Tax Abatement

The Limited Property Tax Abatement for New Multiple-Unit Rental Housing Program encourages new multi-family rental housing construction by offering a ten-year property tax exemption for a qualifying project. Eligible projects must have 10 or more permanent rental units, be located within the Central City Plan District or urban renewal areas and be approved by the City Council. Approved projects receive a 10-year property tax abatement on the true cash value of improvements.

B. Federal HOME Program

This new federal (HUD) housing program is based on needs identified in the Comprehensive Housing Affordability Strategy (CHAS). HOME funds can be used for a variety of activities to develop and support affordable housing. Eligible activities include property acquisition, new construction, rehabilitation, site improvements, demolition and other expense categories related to the development of non-luxury housing. The program is generally geared toward projects that serve lower income (50%-80% of median) households.

C. Revenue Bonds

Revenue Bonds are backed by the income from a specific project. The revenue stream, which may be derived from commercial tenant leases or housing unit rents, is expected to cover debt service. Additional revenue is provided from more than one source.

D. State Housing Development Grants

State program to supplement equity requirements that achieve project feasibility. Housing projects that target very low income residents are eligible for the program. To be eligible, 74% of funded units must be occupied by tenants of 50% of median income or less.

E. Oregon Lender Tax Credit

State housing tax credits have been available as an incentive to banks to support projects benefiting ten-

ants/owners at 80% of median income or below. The program allows a non-profit provider to receive below-market financing (up to 4% reduction). The lender receives a state tax credit equivalent to the interest break. This tool effectively increases the loan amount that a project can support. The program is not currently available because the legislative cap (\$37.5 million) has been reached.

F. Tax Exempt Housing Revenue Bond

Federal program which may be used for construction and permanent financing. Moderate income restrictions apply and PDC and City Council approval are required. This program allows a project to carry more debt due to lower interest rates and thereby reduces some of the financial 'gap'. Federal approval may involve a complicated and expensive approval and issuance process.

G. Credit Enhancement Tools

Private, federal or state tools that are used as risk mitigators. These provide additional security (beyond the property value and revenue stream) when a project is not strong enough to secure an investment-grade rating. Specific credit enhancement tools include: Private/ Corporate Guarantees Letters of Credit Federal Guarantees (e.g. Section 108, HUD 221(d)4) State Housing Trust Fund Private Bond Insurance



APPENDIX 'B'

ALBINA COMMUNITY PLAN

The following policies and programs contained in the Albina Community Plan (City of Portland Bureau of Planning, July 1993) provided the basic framework for preparation of the Development Site Opportunity Strategy and the basis for selection of many of the individual sites.

Policy I: Land Use

"Create opportunities for assembling larger lots for residential and commercial development where there are scattered vacant and underutilized parcels along King Boulevard."

"Revive commerce and foster the development of strong commercial nodes along NE King Boulevard. Locate major centers at NE Broadway, NE Russell and NE Killingsworth Streets."

Policy III: Business Growth and Development

"Encourage the creation, siting and expansion of economic activities which broaden and diversify the industrial, commercial and institutional base of the Albina Community."

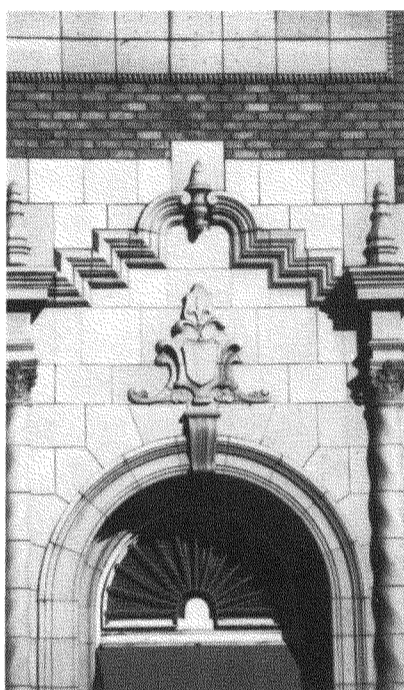
"Nurture and promote local entrepreneurship... and business expansion particularly for emerging small businesses and enterprises owned by women and minorities."

"Create accessible, spatially concentrated commercial convenience centers (< 30,000 sq.ft.) where area shoppers may purchase essential consumer goods and

personal services... located in or near higher-density residential areas and existing neighborhood commercial centers."

"Encourage new construction on vacant infill and underutilized lots within Albina commercial, institutional and employment centers and nodes..."

"Encourage multi-use and mixed-use development designed to create safe and attractive centers of activity, commerce and employment."



"...Foster the development of strong commercial nodes at the intersections of MLK Blvd. with NE Broadway, NE Fremont, NE Killingsworth, NE Alberta and NE Lombard."

Policy V: Housing

"Increase housing opportunities for current and future residents of the Albina Community by... building higher density housing near business centers and major transit routes."

Objectives

(7) "Market the Albina Community to housing developers and prospective homeowners."

Action Chart: Programs

(H28) "Rezone areas near main arterials for multi-dwelling residential development taking into account existing uses and the effects on surrounding land uses."

The contents of the individual neighborhood plans for the neighborhoods bordering MLK have also been considered in the selection of sites.



1120 S.W. Fifth Avenue, Suite 1100
Portland, Oregon 97204
503/823-3200

MEETING DATE: November 2, 1995

AGENDA NO:

R-6

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Intergovernmental Agreement with Metro on Open Spaces Bond
~~measure, Local Share Component~~

BOARD BRIEFING Date Requested:

Amount of Time Needed:

REGULAR MEETING: Date Requested: November 2, 1995

Amount of Time Needed: 15 minutes

DEPARTMENT: Environmental Services DIVISION: Administration

CONTACT: Betsy Williams TELEPHONE #: 248-5012
BLDG/ROOM #: 412/206

PERSON(S) MAKING PRESENTATION: Mel Huie

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUMMARY (Statement of rationale for action requested, personnel and fiscal/budgetary impacts, if applicable):

The Dept. of Environmental Services recommends the Board of Commissioners approval of the intergovernmental agreement which stipulates the conditions for Multnomah County as a recipient of the local share component of the Open Spaces Bond Measure recently approved by the voters for Metro.

11/6/95 ORIGINAL TO HARRIET WEBER
11/20/95 2 Executed ORIGINALS SENT TO
CLORIA LOGAN @ Metro PER HARRIET

SIGNATURES REQUIRED:

ELECTED OFFICIAL:

OR

DEPARTMENT MANAGER: Betsy Williams

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

0516C/63

6/93

BOARD OF
COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1995 OCT 20 PM 2:41



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-5000

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

Staff Report Supplement

To: Board of County Commissioners
From: Betsy Williams *BW*
Date: October 19, 1995
Subject: Intergovernmental Agreement with Metro on Open Spaces Bond Measure, Local Share Component

I. Recommendation/Action Requested

The Department of Environmental Services recommends the Board of Commissioners **approval** of this intergovernmental agreement, which stipulates the conditions for Multnomah County as a recipient of the local share component of the Open Spaces Bond Measure recently approved by the voters for Metro.

II. Background/Analysis

Earlier in 1995, Metro successfully passed a \$135.6 million bond measure in the metropolitan area for the acquisition and protection of open spaces, parks, trails and streams. Of the \$135.6 million, approximately \$25 million of bond proceeds was allocated to buy and make capital improvements on lands for local open spaces and trails. These purchases and improvements are to be made by cities, counties and park districts which provide parks services. For participation in this local component of the bond measure, intergovernmental agreements between the local jurisdictions and Metro are required to assure that the funds are expended for activities related to natural areas.

Multnomah County's share of the local component of the Open Spaces Bond Measure is approximately \$3.4 million. On October 20, 1994, the Multnomah County Board of Commissioners approved Resolution 94-205, which endorsed Metro's Greenspaces Bond Measure and approved a list of greenspaces projects in Multnomah County to be funded by the County's share of bond proceeds.

(A list of those projects, with project descriptions and associated costs, is attached to IGA as Exhibit A.)

Unlike the other local jurisdictions within Metro's jurisdiction, Multnomah County has a unique relationship with Metro in that Metro is currently managing and operating Multnomah County's parks system under an intergovernmental agreement entered into in 1994. It is expected that transfer of ownership of the Multnomah County Parks to Metro will occur in 1996. Therefore, this intergovernmental agreement contains a clause not contained in the IGAs with the other local jurisdictions which assigns all of Multnomah County's rights, duties, and obligations under this agreement to Metro; and Metro accepts this assignment. This assignment shall continue in effect unless and until such time as the Multnomah County Parks system reverts back to the County.

III. Financial Impact

Multnomah County's share of the local component of the bond measure is **\$3,401,545**, to be expended according to projects identified in attached project list. Under the terms of this IGA, **Metro will administer the bond proceeds on behalf of the County.**

IV. Legal Issues

None anticipated.

V. Controversial Issues

None anticipated.

VI. Link to Current County Policies

In addition to Resolution 94-205, this intergovernmental agreement is supportive of Multnomah County's Benchmark #69, regarding **Open Spaces**.

VII. Citizen Participation

The Open Spaces bond measure was approved by the voters on May 16, 1995.

VIII. Other Government Participation

Metro will administer the terms of this IGA on behalf of Multnomah County.

**CONTRACT APPROVAL FORM**

(See Administrative Procedure #2106)

MULTNOMAH COUNTY OREGON

Contract # 300 786

Amendment # _____

CLASS I	CLASS II	CLASS III
<input type="checkbox"/> Professional Services under \$25,000	<input type="checkbox"/> Professional Services over \$25,000 (RFP, Exemption) <input type="checkbox"/> PCRB Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue	<input checked="" type="checkbox"/> Intergovernmental Agreement APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS AGENDA # <u>R-6</u> DATE <u>11/2/95</u> <u>DEB BOGSTAD</u> BOARD CLERK

Department Environmental Services Division Administration Date 10/19/95Contract Originator Betsy Williams Phone 5012 Bldg/Room 412/106Administrative Contact Harriet Weber Phone 5259 Bldg/Room " "Description of Contract Intergovernmental Agreement with Metro on Open Spaces
Bond Measure, Local Share Component.

RFP/BID # _____ Date of RFP/BID _____ Exemption Exp. Date _____

ORS/AR # _____ Contractor is ☐ MBE ☐ WBE ☐ QRF

Contractor Name Metro
 Mailing Address 600 NE Grand Ave.
Portland, OR. 97232
 Phone 797-1700
 Employer ID# or SS# _____
 Effective Date September 1, 1995
 Termination Date September 1, 1998
 Original Contract Amount \$ 3,401,545
 Total Amount of Previous Amendments \$ _____
 Amount of Amendment \$ _____
 Total Amount of Agreement \$ 3,401,545

Remittance Address _____
(If Different) _____

Payment Schedule _____ Terms _____

☐ Lump Sum \$ _____ ☐ Due on receipt
☐ Monthly \$ _____ ☐ Net 30
☐ Other \$ _____ ☐ Other _____
☐ Requirements contract - Requisition required.
 Purchase Order No. _____
☐ Requirements Not to Exceed \$ _____

Encumber: Yes ☐ No ☐
 Date 10-18-95
 Date _____
 Date 10-19-95
 Date November 2, 1995
 Date _____

REQUIRED SIGNATURES:

Department Manager Betsy Williams
 Purchasing Director _____
 (Class II Contracts Only)
 County Counsel [Signature]
 County Chair / Sheriff Sharron Kelley, Vice-Chair
 Contract Administration _____
 (Class I, Class II Contracts Only)

VENDOR CODE			VENDOR NAME						TOTAL AMOUNT		\$	
LINE NO.	FUND	AGENCY	ORGANIZATION	SUB ORG	ACTIVITY	OBJECT/ REV SRC	SUB OBJ	REPT CATEG	LGFS DESCRIPTION	AMOUNT	INC/ DEC	IND
01.												
02.												
03.												
* If additional space is needed, attach separate page. Write contract # on top of page.												

INSTRUCTIONS ON REVERSE SIDE

WHITE - CONTRACT ADMINISTRATION CANARY - INITIATION PINK - FINANCE

INTERGOVERNMENTAL AGREEMENT
Open Spaces Bond Measure
Local Share Component

This Agreement dated this ____ day of _____ 1995, is by and between Metro, a metropolitan service district organized under the laws of the state of Oregon and the 1992 Metro Charter, located at 600 N.E. Grand Avenue, Portland, Oregon 97232-2736, and Multnomah County, located at Portland Building, 1120 S.W. Fifth Avenue, Portland, Oregon 97204, (hereinafter referred to as "Recipient"), and shall remain in full force and effect for the period September 1, 1995, to September 1, 1998, (unless extended as provided for herein).

W I T N E S S E T H:

WHEREAS, The electors of Metro approved a ballot measure on May 16, 1995, authorizing Metro to issue \$135.6 million in bonds for Open Spaces, Parks, Trails and Streams (the "Measure"); and

WHEREAS, The Measure provided that \$25 million from bond proceeds be expended by local parks providers for specified projects; and

WHEREAS, Recipient is a local parks provider who has received approval for funding for project(s) as specified in the Measure; and

WHEREAS, Metro and Recipient desire to enter into this Agreement to provide for funding of Recipient's project(s) subject to terms and conditions as provided for in the Measure;

NOW THEREFORE, the premises being in general as stated in the foregoing Recitals, it is agreed by and between the parties hereto as follows:

1. Project Declaration

Metro hereby approves the Project proposal(s) and authorizes Recipient to proceed with the Project in accordance with the Scope of Work included as Attachment "A." All real property interests acquired shall be held in the name of Recipient.

2. Funding

Metro's contribution to the Project(s) is limited to \$3,401,545. Payment of funds by Metro to Recipient will be subject to the procedures set forth in Attachment "B" of this Agreement.

3. Funding Limitation

Metro through the approval of the Measure and the sale of bonds has established this Agreement with the sole purpose of implementing the Metro Open Spaces Program through funding of this Project. Therefore, Metro neither intends nor accepts any direct involvement in this Project which can or could be construed to result in supervisory responsibility during the course of acquisition or construction, and upon completion of the Project and payment of funds as provided for herein there will be no further obligations on the part of Metro.

4. Funding Requirements

Metro has committed to pay from bond proceeds the amount specified for the approved project(s) described in Attachment "A." Recipient may substitute a different project only if the following conditions are met:

a. Recipient through its governing body must find that one or more of the projects described in Attachment "A" have become degraded, are cost prohibitive or are otherwise infeasible.

b. Recipient through its governing body shall conduct a public process and determine the substitute project consistent with the provisions of the Measure and the Local Share Guidelines.

c. The substitute project is subject to administrative approval by Metro's Regional Parks and Greenspaces Department Director, such approval shall not be unreasonably withheld. Metro will designate the name of the Department Director in writing at the time this Agreement is executed. Thereafter, Metro may give written notice to Recipient of any change in the Department Director.

d. Metro's financial obligation under this Agreement shall not be increased. Recipient agrees to comply at all times with provisions of the Measure and the adopted Local Share Guidelines which appear as Attachment "C" to this Agreement and by this reference are made a part hereof.

5. Term

Metro's obligation to provide funds pursuant to this Agreement shall terminate September 1, 1998. It is the intent of the parties that Recipient will have completed the project(s) and all Metro funding obligated under this Agreement shall have been paid prior to such date. However, in the event of unforeseen circumstances that cause Recipient to be delayed in completing the project(s), Recipient is entitled upon giving 30 days written notice to Metro to extend Metro's obligations pursuant to this Agreement for an additional six

months. More than one extension may be granted if necessary to complete the project(s).

Recipient must receive approval of the extension from Metro's Regional Parks and Greenspaces Department Director. Metro may deny an extension if it finds that Recipient is not making good faith efforts to complete the project(s) and that the need for an extension is due to Recipient's neglect of the project(s). Any denial of an extension is not effective for 10 days after receipt of notice of the denial, and at Recipient's request is subject to review by the Metro Executive Officer. The provisions of Sections 7, 8, 9, and 10 shall continue in effect after the completion by Recipient of any project(s) pursuant to this Agreement.

6. Situs

This Agreement is entered into within the state of Oregon, and the law of said state, whether substantive or procedural, shall apply to this Agreement, and all statutory, charter and ordinance provisions that are applicable to public contracts in the state of Oregon shall be followed with respect to this Agreement.

7. Limitations on Use

All property acquired by Recipient with Open Spaces funding by Metro shall be maintained for its intended natural resource dependent recreational, natural area or trail activities. Recipient commits to maintain all property acquired pursuant to this Agreement in a manner consistent with Metro's Greenspaces Master Plan. Recipient will not construct or allow the construction of improvements to the property which are inconsistent with the Master Plan. However, in the event of extraordinary unforeseen circumstances Recipient may after January 1, 2005, authorize a change in use of acquired property. In the event a change in use occurs, Recipient agrees to take the following actions:

- Recipient shall give Metro 180 days advance written notice of its intent to authorize a change in use or sell the property to a third party. Recipient shall obtain an appraisal of the fair market value of the property assuming that the property was not subject to any use restrictions. The appraisal is subject to approval by Metro as to its completeness and reasonableness. After the appraisal value is determined and is approved by Metro, Recipient shall obtain the fair market value of the discontinued property and apply it to completion of a substitute project(s) within 90 days after authorizing the change in use.
- Recipient shall determine through the process described in Section 4 of this Agreement what substitute project should be funded and completed.

8. Oregon Constitution and Tax Exempt Bond Covenants

Recipient acknowledges that Metro's source of funds for this Program is from the sale of voter-approved general obligation bonds that are to be paid from ad valorem property taxes exempt from the limitations of Article XI, section 11(b), 11(c), 11(d), and 11(e) of the Oregon Constitution, and that the interest paid by Metro to bond holders is currently exempt from federal and Oregon income taxes. Recipient covenants that it will take no actions that would cause Metro not to be able to maintain the current status of the real property taxes as exempt for Oregon's constitutional limitations or the income tax exempt status of the bond interest. In the event Recipient breaches this covenant, Metro shall be entitled to whatever remedies are available to either cure the default or to compensate Metro for any loss it may suffer as a result thereof.

9. Funding Declaration

Recipient will document on-site, for all acquisitions and capital improvements, and in any publication, media presentations or other presentations, that funding came from Metro. On-site signage that provides recognition of Metro funding shall be subject to prior review and comment by Metro. All signage will be consistent with Metro guidelines for Open Spaces Projects. Recipient agrees to provide maintenance for all signs. Metro may elect to furnish on-site signage for use by Recipient.

10. Indemnification

Recipient shall indemnify Metro and its officers, agents and employees, against all loss, damage, expense and liability resulting from injury to or death of persons, or property damage, arising out of or in anyway connected to the wrongful acts of the Recipient's officers, agents and employees acting within the scope of employment or duties in performance of this Agreement, subject to the limitations and conditions of the Oregon Tort Claims Act, ORS chapter 30.

Metro shall indemnify Recipient and its officers, agents and employees, against all loss, damage, expense and liability resulting from injury to or death of persons, or property damage, arising out of or in any way connected to the wrongful acts of Metro's officers, agents and employees acting within the scope of employment or duties in performance of this Agreement, subject to the limitations and conditions of the Oregon Tort Claims Act, ORS chapter 30.

11. Termination for Cause

Metro may terminate this Agreement in full, or in part, at any time before the date of completion, whenever Metro determines, in its sole discretion, that Recipient has failed to comply with the conditions of this Agreement and is therefore in default. Metro shall promptly notify Recipient in writing of that determination and document such default as outlined hereinbelow. Notwithstanding any termination for cause, Recipient shall be entitled to receive payments for any work completed or for which Recipient is contractually obligated for which completion or contractual obligation occurred prior to the effective date of the termination, provided that Metro shall not be obligated to make any payment except for work specifically provided for in this Agreement.

12. Documentation of Default

Recipient shall be deemed to be in default if it fails to comply with any provisions of this Agreement.

Prior to termination under this provision, Metro shall provide Recipient with written notice of default and allow Recipient ninety (90) days within which to cure the default. In the event Recipient does not cure the default within ninety (90) days, Metro may terminate all or any part of this Agreement for cause. Recipient shall be notified in writing of the reasons for the termination and the effective date of the termination.

Recipient shall be liable to Metro for all reasonable costs and damages incurred by Metro as a result of and in documentation of the default.

If, after notice of termination, Metro agrees or a court finds that Recipient was not in default or that the default was excusable, such as a strike, fire, flood, or other event that is

not the fault of, or is beyond the control of Recipient, Metro will allow Recipient to continue work, or both parties may treat the termination as a joint termination for convenience whereby the rights of the Recipient shall be as outlined hereinbelow.

13. Joint Termination for Convenience

Metro and Recipient may jointly terminate all or part of this Agreement based upon a determination that such action is in the public interest. Termination under this provision shall be effective upon ten (10) days written notice of termination issued by Metro subject to that mutual agreement.

Within thirty (30) days after termination pursuant to this provision, Recipient shall submit an itemized invoice(s) for all unreimbursed work within the Scope of Work of this Agreement completed before termination.

Metro shall not be liable for any costs invoiced later than thirty (30) days after termination unless the Recipient can to Metro's full satisfaction show good cause beyond the Recipient's control for the delay.

14. Documents are Public Property

All records, reports, data, documents, systems and concepts, whether in the form of writings, figures, graphs, or models which are prepared or developed in connection with the Project shall become public property.

Nothing in this section or in any other part of this Agreement shall be construed as limiting a Recipient's ability to consider real property transactions in executive session pursuant to ORS 192.660(1)(e) or as requiring disclosure of records that are otherwise

exempt from disclosure pursuant to the Public Records Law (ORS 192.410 to 192.505) or Public Meetings Law (ORS 192.610 to 192.690).

15. Project Records

Comprehensive records and documentation relating to the Scope of Work and all specific tasks involved in the Project shall be maintained by Recipient.

Recipient shall establish and maintain books, records, documents, and other evidence and accounting procedures and practices, sufficient to reflect properly all direct and indirect costs of whatever nature claimed to have been incurred and anticipated to be incurred for the performance of this Agreement.

16. Audits, Inspections, and Retention of Records

Metro, and any of its representatives, shall have full access to and the right to examine, during normal business hours and as often as they deem necessary, all of Recipient's records with respect to all matters covered by this Agreement. Such representatives shall be permitted to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls and other matters covered by this Agreement.

All documents, papers, time sheets, accounting records, and other materials pertaining to costs incurred in connection with the Project shall be retained by Metro and Recipient and all of its contractors for three years from the date of completion of the Project, or expiration of the Agreement, whichever is later, to facilitate any audits or inspection.

A final determination of the allowability of costs charged to the Project may be made on the basis of an audit or other review. Any funds paid to Recipient in excess of the amount to

which Recipient is finally determined to be entitled under the terms of this Agreement constitute a debt to Metro, and shall be returned by Recipient to Metro.

17. Law of Oregon

This Agreement shall be governed by the laws of the state of Oregon, and the parties agree to submit to the jurisdiction of the courts of the state of Oregon.

All applicable provisions of ORS chapters 187 and 279, and all other terms and conditions necessary to be inserted into public contracts in the state of Oregon, are hereby incorporated as if such provisions were a part of this Agreement including but not limited to ORS 279.015 to 279.320.

Specifically, it is a condition of this Agreement that Recipient and all employers working under this Agreement are subject employers that will comply with ORS 656.017 as required by Oregon Laws 1989, chapter 684.

18. Assignment

Recipient may not assign any of its responsibilities under this Agreement without prior written consent from Metro, except the Recipient may delegate or subcontract for performance of any of its responsibilities under this Agreement. Recipient, Multnomah County, in recognition of the existing Intergovernmental Agreement between Metro and Multnomah County where Multnomah County has transferred the Multnomah County Parks Department to Metro, hereby assigns all of its rights, duties, and obligations under this Agreement to Metro. Metro accepts this assignment. This assignment shall continue in effect unless and until such time, as the Multnomah County Parks Department reverts to Multnomah County pursuant to the existing Intergovernmental Agreement or otherwise.

19. Severability

If any covenant or provision in this Agreement shall be adjudged void, such adjudication shall not affect the validity, obligation, or performance of any other covenant or provision which in itself is valid, if such remainder would then continue to conform with the terms and requirements of applicable law and the intent of this Agreement.

20. Entire Agreement

This Agreement constitutes the entire agreement between the parties. No waiver, consent, modification or change of terms of this Agreement shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Agreement. Recipient, by the signature below of its authorized representative, hereby acknowledges that Recipient has read this Agreement, understands it and agrees to be bound by its terms and conditions.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth above.

MULTNOMAH COUNTY

METRO

By: Sharron Kelley

Sharron Kelley

Title: Vice-Chair

REVIEWED: Lawrence Kressel

Lawrence Kressel, County Counsel
Multnomah County, Oregon

By: _____

Mike Burton
Executive Officer

Page 11 -- Open Spaces Program IGA

Contract No.

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-6 DATE 11/2/95
DEB BOGSTAD
BOARD CLERK

MULTNOMAH CO.

Exhibit A

Summary

Project Title	Bond Funds
Whitaker Ponds	\$300,000
Hogan Cedars/Johnson Creek	\$300,000
Tyron Creek linkages	\$300,000
Old Growth Grove	\$150,000
Howell Territorial Park	\$275,000
Oxbow Regional Park	\$1,250,000
Burlington Bottom Wetlands	\$200,000
M. James Gleason Boat Ramp	\$ 90,000
Sauvie Island Boat Ramp	\$ 50,000
Blue Lake Regional Park	\$205,000
Springwater Corridor Trail Construction	\$250,000

TOTAL

\$3,370,000

Contingency

31,545

3,401,545.

LOCAL GREENSPACES and TRAILS PROJECTS FORM
ACQUISITION

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Whittaker Ponds
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

Whittaker Ponds (2 ponds) are located adjacent to the Columbia Slough at NE 47th Ave. The site is intended to be the location of a major cooperative restoration and enhancement project involving Americorps participants, SCS. Metro, City of Portland, Trust for Public Lands and Multnomah County.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Estimated cost of this project is \$300,000 for land acquisition around the "east" pond. Numerous other funding sources are being solicited.
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
ACQUISITION

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Hogan Cedars/Johnson Creek
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

Acquire acreage in the vicinity of Telford Road/Springwater Corridor/Johnson Creek. The purpose of the project is to acquire (from willing sellers) riparian areas which includes a unique variety of cedar trees and which are situated in a manner that will provide public access to the Springwater Trail Johnson Creek.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Estimated cost of this project is \$300,000.
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
ACQUISITION

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Tyron Creek Linkages
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

This project area is located in SW Multnomah County within the Tyron Creek watershed. The Tyron Creek watershed has been identified as a "regional target area", however, funding is restricted. The purpose of this project is to leverage the regional funds which are already targeted in this area so additional areas can be acquired prior to development.
3. Estimated Cost (detail other sources in addition to Metro bond measure)

Estimated cost of this project is \$300,000. No leverage opportunities are known at this time.
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
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Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Old Growth Grove
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

This 38 acre site is located NW Multnomah County and contains a remnant stand of old growth Douglas Fir and Western Red Cedar. The site was acquired recently by the Friends of Forest Park. Currently, a management plan is being prepared by Metro Parks and Greenspaces. The site is currently inaccessible to the public. This project will implement the management plan and make this unique botanic resource accessible for public enjoyment. Components include construction of: Parking area, trails and interpretive signage.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Estimated cost is \$150,000. Leverage opportunities include:
a) donated labor (volunteers)
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
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Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Howell Territorial Park
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

Howell Territorial Park is a 73 acre site located on Sauvie Island which includes both cultural and natural resources of regional significance. At present this site lacks improvements necessary for public use and enjoyment of the park's natural values. This project is intended to address this deficiency. Project components include: Renovation of restrooms and entry to satisfy ADA requirements; construction of a picnic shelter, construction of pedestrian trails; construction of a waterfowl viewing blind; surfacing of the parking area.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Estimated cost is \$275,000. Leverage opportunities include:
 - a) Land and Water Conservation Fund
 - b) fund raising assistance from the Oregon Historical Society
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Oxbow Regional Park
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

Oxbow Regional Park is a 1,000 acre natural area located in the heart of the Sandy River Gorge (a designated National Wild and Scenic River). Approximately 250,000 people utilize the site annually. Significant renovation and improvement projects are necessary at this park. Project components include: Water system upgrades and main line replacement; construction of flush toilets in several locations; extension of electrical service to new restrooms and picnic shelters; replacement of two (2) badly deteriorated picnic shelters; and replacement of three (3) badly deteriorated group camp shelters.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Estimated cost is \$1,250,000. Leverage opportunities include but are not limited to:
 - a) Land and Water Conservation Fund
 - b) County opportunity Grant Fund (State Parks)
 - c) State Lottery Funds (No application has been made)
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Burlington Bottom Wetlands
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

Burlington Bottom is a 428 acre wetland site located near Multnomah Channel. The site was acquired by BPA several years ago and a management plan was recently completed. This project will provide funds for the construction of public access and use components of that plan. Components include: acquire/construct access road and parking; trail construction; waterfowl viewing blinds.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Total project costs are estimated at: \$600,000
Portion attributable to Greenspaces Bond is: \$200,000 (balance anticipated from BPA; ODFW and other potential sources.)
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: M. James Gleason Boat Ramp
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

This Marine Facility provides important recreational access to the Columbia River at 43rd Ave. and Marine Drive. The facility is in serious need of renovation and improvement to accommodate the growing demand for access to this segment of the Columbia. Project components include: Rehabilitation of breakwater and boarding docks; new traffic circulation; renovation of parking area; construction of restrooms.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Total Project cost is estimated at: \$750,000
Portion attributable to Greenspaces Bond is: \$90,000
Balance to be requested from State Marine Board - Facility Grant Program.
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Sauvie Island Boat Ramp
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

This Marine Facility is located on Sauvie Island and provides important recreational access to the Multnomah Channel. Renovation and improvements are required to improve safety and respond to growing demand for access to this segment of the Willamette River. Project components include: Modify and improve the launch ramp; replace/expand boarding docks; construct restroom.

3. Estimated Cost (detail other sources in addition to Metro bond measure):

Total Project cost is estimated at: \$250,000

Portion attributable to Greenspaces Bond is: \$50,000

Balance to be requested from State Marine Board - Facility Grant Program.

4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012

5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Blue Lake Regional Park
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

Blue Lake Regional Park is a 185 acre site located adjacent to the Columbia River at 223rd Ave. Approximately 350,000 people utilize this site annually. This project seeks to enhance and restore up to 10 acres of wetland located in the eastern portion of the park. Project components will include: conversion of existing emergent wetland area dominated by Reed Canary Grass to a combination of open water, islands, and emergent wetlands with boardwalks, interpretative signage and wildlife viewing opportunities.
3. Estimated Cost (detail other sources in addition to Metro bond measure):

Estimated cost is: \$205,000. Leverage opportunities include:

a) Land and Water Conservation Fund.
4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012
5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

LOCAL GREENSPACES and TRAILS PROJECTS FORM
CAPITAL IMPROVEMENTS

To Be Funded by Metro's Greenspaces Bond Measure
(One form per project)

1. Project Title: Springwater Corridor Trail Construction
2. Project Description and Location (include vicinity map on 8.5 X 11 paper):

The Springwater Trail runs east from the Willamette River through the City of Gresham, then south into Clackamas County after passing through a portion of unincorporated Multnomah County. The purpose of this project is to provide funds for trail construction from Palmblad Road to the County line and provides some assistance for the acquisition and improvement of trail heads at several locations along the length of the trail.

3. Estimated Cost (detail other sources in addition to Metro bond measure):

The Springwater Trail project is a multi-million dollar effort involving multiple partners and funding sources. The amount attributable to the Greenspaces Bond is: \$250,000.

4. Staff Contact/Address/Phone:

Betsy Williams, Director
Department of Environmental Services
2115 SE Morrison
Portland OR 97214
(503) 248-5012

5. Date:

Must be Received by Metro no later than November 1, 1994 (by 5:00 p.m.)
No Postmark FAX

Send to: Mel Huie, Metro Regional Parks and Greenspaces Department
600 NE Grand Ave., Portland, OR 97232

ATTACHMENT "B"

PROCEDURES FOR PAYMENT OF FUNDS BY METRO TO RECIPIENT - OPEN SPACES BOND MEASURE LOCAL SHARE

Metro has committed to pay to local jurisdictions (recipients) amounts specified for approved projects under the local share component of the Open Spaces Bond Measure. Under the Measure, funds must be expended on projects for acquisition and capital improvements. For purposes of reimbursement, capital cost includes not only the purchase price or cost of construction, but also any other costs incurred to place the asset in its intended location and condition for use. Examples of eligible costs include the following:

- Legal and title fees
- Closing costs
- Appraisal and negotiation fees
- Surveying fees
- Land preparation costs
- Demolition cost
- Architect and accounting fees
- Insurance premiums during the construction phase
- Transportation and freight charges
- Staff overhead costs meeting federal guidelines under the Single Audit Act of 1984

Payments to recipients will be processed in two ways: reimbursement for costs incurred and paid by the recipient or transfer of funds to escrow for land acquisition transactions.

Prior to any reimbursement or transfer of funds to escrow, an intergovernmental agreement must be executed and a designation of signature authority form must be signed.

REIMBURSEMENT PROCEDURES

For each request for reimbursement, the recipient shall provide to Metro:

- A completed requisition certificate, signed by an authorized representative of the recipient certifying appropriateness of the charges,
- A schedule of charges being submitted for reimbursement including the name of the vendor or person who was paid, description of charge and amount, and

DESIGNATION OF SIGNATURE AUTHORITY METRO OPEN SPACES BOND MEASURE LOCAL SHARE

Please indicate below the individuals from your jurisdiction who will be authorized to sign documents certifying appropriate expenditures and requesting reimbursement from Metro under the Open Spaces Bond Measure local share.

You may wish to designate at least two representatives in order to allow the processing of documents when the principal official is not available. Please type or print the person's name and title and have the person sign their name as they would sign on the documents which will be submitted.

Please submit this completed form to Metro in advance of any reimbursement requests.

Jurisdiction: _____

Name

Title

Signature

EXHIBIT A

REQUISITION CERTIFICATE

TO: Metro

FROM: (Local Jurisdiction)

SUBJECT: Metro Open Space, Parks and Streams Bonds
Local Projects
Project: (Project Name)

This represents Requisition Certificate No. _____ for (Project Name) in the total amount of \$_____ for the disbursement of funds from the Local Projects Account established with Metro pursuant to an Intergovernment Agreement between Metro and (Local Jurisdiction), the funds so disbursed to be used to pay for local park and openspace purchases and improvements detailed in the schedule attached.

The undersigned does certify that:

1. The expenditures for which moneys are requisitioned hereby represent proper charges against the Metro Local Projects Account, have not been included in a previous requisition and have been properly recorded on (Local Jurisdiction's) books. The expenditures for which moneys are hereby requisitioned are set forth in the schedule attached hereto, which schedule sets forth details of reimbursable expenditures.
2. The moneys requisitioned hereby are not greater than those necessary to reimburse (Local Jurisdiction) for its funds actually expended for local park and openspace purchases and improvements.
3. All of the funds being requisitioned are being used in a manner which will not cause the interest on the Metro Open Spaces Program General Obligation Bonds to be or become includable for federal income tax purposes in the gross incomes of the Owners thereof.

Executed this ____ day of _____, 1995.

(Local Jurisdiction)

By: _____
Authorized Officer

Approved for Payment: _____
Metro Project Director Date



Open Spaces Bond Measure Local Share

Schedule of Charges

600 NE Grand Ave, Portland, OR 97232-2736, 797-1700

Jurisdiction: _____

Please make check payable to _____

Project _____

Attention

Requisition No. _____

Address _____

Phone _____

			For Metro Use:			
			Account Code			
Payment was made to:	Description	Amount	Fund	Cost center	Object	Project
		\$				
	Total Requisition	\$				



Wire Transfer Information Request

600 NE Grand Ave, Portland, OR 97232-2736, 797-1700

In order to expedite prompt and accurate processing of wire transfers,
please fill out this form and return to Metro with related documentation.

1. Name of bank receiving wire transfer _____
2. Name of bank branch _____
3. City and state of bank location _____
4. ABA number of receiving bank (9 digits) _____
5. Account name receiving funds _____
6. Account number of recipient (10 digits) _____
7. Title report, Escrow number, or other transaction identifier _____

OPEN SPACE ACQUISITION BOND MEASURE

Metro estimates that the Portland-Vancouver metropolitan area will grow by more than 1.1 million people by the year 2040. More homes and businesses will be built to serve this anticipated growth. As communities continue to develop, the protection, acquisition and active stewardship of open spaces, parks, trails and streams must become just as important as planning transportation, water, sewer and other basic infrastructure.

The basis for this land acquisition program is the Metropolitan Greenspaces Master Plan. The Master Plan is the growth management strategy which details the vision, goals and organizational framework of a regional system of natural areas, open space, trails and streams. The primary objective of the Master Plan is protection of natural resource areas in the public interest. The analysis is based on watersheds or stream basins to encourage review of the ecosystem in each part of the region. The Master Plan includes 1989 inventories and maps of 109,000 acres of then existing natural areas in and near the Metro boundaries. In 1989, approximately 9,200 acres were in public ownership. Nearly half of the publicly-owned acreage is located in Forest Park.

One goal of the Master Plan is to improve water quality in the region which is degraded as natural areas are lost. Retaining forested areas on slopes minimizes erosion that pollutes streams. Wetlands and floodplains hold runoff allowing plants and micro-organisms to biologically filter pollutants. Natural areas with riparian corridors will be purchased and preserved. Restoring native vegetation along these waterways will improve water quality.

The Master Plan identifies regional trails, streams and wildlife corridors. The trails provide means of human-powered access to commerce, recreation and natural areas. This includes links between parks, local trails and local communities and access to regionally significant parklands and natural areas. Streams and wildlife corridors protect habitat for maintaining biological diversity. Linked habitat is important for fish and wildlife species that reside in and pass through the region along regular migratory routes.

From the Master Plan inventory a number of existing large acre sites throughout the region were designated as regionally significant open space protection areas. These areas would be used to provide and protect open space and for passive recreational activities, including but not limited to, picnicking, hiking, bicycling, camping, bird watching, and boating.

This referral to the voters of \$135.6 million in general obligation bonds is based on advisory groups recommendations. This proposal has three components. It proposes acquisitions from 14 of the regionally significant areas (approximately 5,982 acres) and regional trail segments from the Master Plan plus local open space and trail projects. The inventory in these target areas has been reviewed in 1994.

In addition to the regional areas and trails, \$25 million of bond proceeds will be used to buy and make capital improvements on lands for local open spaces and trails. These purchases and improvements will be made by cities, counties and park districts which provide parks services. The local governments shall be permitted to pay administrative costs associated with land acquisition and capital improvements from this local share of bond proceeds or from their own resources. Intergovernmental agreements between Metro and the park providers will be used to assure that the funds are expended for activities related to natural areas. Interests in land acquired from this local share would be for regionally or locally significant natural areas, open space, trails, streams and wildlife corridors, including accessible waterways, that function for fish, wildlife, and people. Capital improvements would be for restoration or enhancement of natural areas, trail construction, access facilities, public use facilities and environmental education facilities. Ownership of lands will be consistent with the Master Plan. Provision must be made for lands acquired with the local share to be maintained for its intended recreational, natural area or trail activities. Agreements for park providers to acquire any interest in land shall be negotiated with willing sellers. Local governments will exercise their powers of eminent domain only where the local governing body has determined that extraordinary circumstances exist.

It is important to identify local projects to be funded and their estimated costs in time to inform the voters prior to the vote on this ballot measure. Therefore, a list of local projects with estimated costs matching nearly all providers' pro rata share has been delivered to Metro. The list of local projects, the sponsoring local government and the estimated acreage are:

Clackamas County	
Springwater Corridor Trail	Land acquisition to complete trail near Boring
Barton Park Quarry Reclamation	Capital improvements of Barton Park; restoration and campground
Damascus Greenspace	Acquire 25-30 acres in the Damascus area for a park
Clackamas River North Bank Park	Acquisition of park land along the proposed greenway trail
Kellogg Creek Natural Area	Natural area acquisition near Jennings Avenue
Boardman Slough Wetland Park	Land acquisition for a wetland park near Gladstone
Mt Talbert	Acquire 15 acres on top and east slope; south of Sunnyside Rd.
Portland Traction Company Right-of-Way	Acquire about 7 miles of rail line between Milwaukie and Gladstone
Meldrum Bar Park, Gladstone	Riparian restoration and picnic shelters of this Willamette River park
Cross Memorial Park, Gladstone	Trail improvements
Glen Echo Wetlands, Gladstone	Land addition to wetland park; trails
Mt. Scott Creek Trail, Happy Valley	Trail construction to provide park access from Sunnyside Road
Scott View Nature Park, Happy Valley	Trail construction
West Waluga Park Trail, Lake Oswego	Perimeter trail and access points around natural area park

Washington County continued	
Forest Glen Park / Hiteon Creek, Beaverton	Habitat restoration including native tree and vegetation plantings
Durham City Park	Trail and bridge construction
David Hill Forest Park, Forest Grove	Acquire up to 10 acres to establish greenspace park in NW area of city
Gales Creek Linear Park, Forest Grove	Acquire land along greenway in SW area of city
Fernhill Wetlands, Forest Grove	Trail access, trail construction, interpretive center near Tualatin River
Noble Woods Park, Hillsboro	Trails, picnic shelters, viewing areas for park on Rock Creek
Rood Bridge Road Park, Hillsboro	Restoration, canoe launch, trails, at confluence of Rock Crk & Tualatin
Rock Creek Corridor, Hillsboro	Acquisition along the greenway
Cedar Creek Greenway, Sherwood	Acquisition and trail construction in the riparian zone
Fanno Creek / Summer Creek Greenway, Tigard	Trail construction
Natural Area Park, Tigard	Acquire about 7.5 acres of forest land for a city nature park
Tualatin River Corridor, Tualatin	Acquisition along the south bank of the greenway
Multnomah County	
Burlington Bottom Wetlands, Mult. Channel	Road access, trails, wildlife blind
Howell Territorial Park, Sauvie Island	Picnic shelters, trails, and wildlife viewing blind for 73 acre site
Sauvie Island Boat Ramp	Improvements to launch ramp, boarding docks
Ancient Forest Grove	Trail construction and signage for 38 acre site north of Forest Park
Hogan Cedars	Acquisition along Johnson Creek near Telford Road / Springwater
Oxbow Regional Park, Sandy River	Water system upgrade, picnic shelters, group camp shelters
Blue Lake Regional Park, Fairview	Restore and enhance 10 acre wetland, boardwalks
Fairview Creek Riparian Area, Fairview	Enhancement of 50 acre wetland west of NE 207th connector
Springwater Corridor Trail, Gresham	Trail heads, trail construction, info center, native vegetation plantings
Fairview Creek Headwaters, Gresham	Enhancement of 18 acres, habitat plantings, picnic shelters, trails
Butler Creek Greenway Trail, Gresham	Soft surface trails, bridge over Johnson Creek
Kelly Creek Greenway, Gresham	Acquisition of 4.5 acres, soft surface trails
Beaver Creek Greenway, Troutdale	Acquisition, trails, pedestrian bridge, habitat restoration, erosion control
Wood Village City Park	Habitat improvements, trails, erosion control for 12 acre addition
Springwater Corridor, Portland	Trail heads and trail improvements in SE Portland
OMSI to Springwater Corridor, Portland	Trail heads and trail improvements on east bank of Willamette River
Whitaker Ponds, Portland	Acquisition for greenspace park along Columbia Slough in NE PDX
Tryon Creek Linkages, Portland	Acquisition in Tryon Creek watershed in SW Portland
M. James Glisan Boat Ramp, Portland	Improvements to launch facility on Columbia River in NE Portland
Terwilliger-Marquam Natural Area, Portland	Acquisition of upland forest in SW Portland
Columbia Slough, Portland	Acquisition of greenspace along or near slough in N and NE Portland
Johnson Creek Corridor, Portland	Acquisition of greenspace along creek in SE Portland
Mocks Crest, Portland	Acquisition of greenspace in N Portland
Kelly Point Park, Portland	Acquisition of adjacent land in N Portland
Oaks Bottom, Portland	Habitat restoration, improvements in SE Portland
Powell Butte, Portland	Habitat restoration, improvements SE Portland
Community Natural Areas, Portland	Acquisition of small greenspaces in NE King or Elliot neighborhoods



GREENSPACES GENERAL OBLIGATION BOND MEASURE LOCAL SHARE GUIDELINES

Local governments will be entitled to receive a portion of the regional greenspaces bond measure funds based on the allocation formula in the Metropolitan Greenspaces Master Plan adopted in July 1992. Projects eligible for local share funding must meet the following criteria:

1. Eligible agency is a park provider as of July 1, 1991.
2. Funds must be expended on Greenspaces related activities only including:

Acquisition

- Fee Simple (or easement) to purchase regionally significant greenspaces and/or trail corridors identified in the Metropolitan Greenspaces Master Plan, and/or locally determined significant greenspaces and/or trail corridors.
- Costs associated with the acquisition of property.

Capital Improvements

- Restoration or enhancement of natural areas
 - Trail construction
 - Access facilities such as roads that are an integral part of the greenspace, parking, boat ramps, trail heads, Americans with Disabilities Act (ADA) requirements.
 - Public use facilities such as rest rooms, picnic tables, shelters, viewing blinds, water systems, camp sites, fishing piers, and associated appurtenances including signs, fences, security lighting, barbecues.
 - Environmental education facilities such as nature centers and interpretive displays.
3. The park provider will enter into an Intergovernmental Agreement (IGA) to be approved by the Metro Council and the governing board of the park provider. The IGA shall require signage at the project site in an appropriate location(s) to acknowledge Metro, the park provider, and other project partners; funds from the bond measure shall not be used to replace local funds on project; and funds from the bond measure should leverage other sources of revenue when possible.
 4. A list of local share projects with estimated costs, and approved by the governing board of each jurisdiction shall be delivered to Metro no later than November 1, 1994 to be eligible for local share funding.
 5. Greenspace sites subject to local share funding will be maintained for its intended recreational, natural area, or trail activities.