

ANNOTATED MINUTES

Tuesday, November 6, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL ITEM

1. Ratification of Amendment #1 to the Intergovernmental Agreement Between the City of Portland and Multnomah County Social Services Division Youth Program Office for Planning and Development of the Civic Action Teams Program through December 31, 1990

APPROVED

INFORMAL BRIEFINGS

2. Presentation of Recent Audit - Exposition Center: Review of Prior Audits and Analysis of Usage. Presented by Auditor Daniel Ivancie
3. Briefing on the Drug Awareness Resistance Education (D.A.R.E.) Program to be Implemented by the Sheriff's Office. Presented by Sheriff Robert Skipper and Lt. Richard Piland
4. Briefing and Request for Policy Direction Pursuant to Ordinance No. 560 Concerning Certain County Property Occupied by Eila Vaivo. Presented by Larry Baxter
5. Informal Review of Formal Agenda of November 8, 1990 (10:30 AM TIME CERTAIN)

Wednesday, November 7, 1990 - 9:00 - 11:30 AM

Portland Chamber of Commerce Boardroom
221 NW 2nd Avenue

POLICY DEVELOPMENT COMMITTEE MEETING

Agenda items which may be discussed are as follows:

- * Measure 5 actions, if necessary
- * Review of programs to modify in any case
- * Measure 26-2 actions, if necessary
- * Alternate revenues
- * Legislative agenda
- * Public Safety; draft policies, and sanctions descriptions by agencies

FORMAL MEETING

CONSENT CALENDAR

NON-DEPARTMENTAL

- C-1 Reappointment of Dorothy Gage, William Hoffstetter, Larry McCagg, Macceo Pettis, Bill Smith, Hoise Stadamire, Bob Tepper and Alan Unkeles to the Community Corrections Advisory Committee for Terms Expiring July, 1992

APPROVED

- C-2 Appointment of Jane Netboy, Angel Olsen and Ron Pennington to the Citizen Involvement Committee for Terms Expiring October, 1992

APPROVED

- C-3 Appointment of D'Norgia Price to the Merit System Civil Service Council for a Term Expiring June, 1991

APPROVED

DEPARTMENT OF ENVIRONMENTAL SERVICES

- C-4 ORDER in the Matter of Declaring Various Tax Foreclosed Properties Abandoned or Subject to Waste and Ordering the Tax Collector to Issue a Deed (Hearing Held on October 16, 1990)

ORDER 90-188 APPROVED

- C-5 ORDER in the Matter of the Sale of Property Acquired by Multnomah County Through the Foreclosure of Liens for Delinquent Taxes

ORDER 90-189 APPROVED

DEPARTMENT OF GENERAL SERVICES

- C-6 Ratification of Contract Amendment #1 to the Intergovernmental Agreement Between Multnomah County and Clackamas County to Allow Multnomah County to Purchase Murata Fax Machines by Utilizing Clackamas County's Agreement with Pacific Office Automation and Extending the Contract through April 30, 1991

APPROVED

- C-7 Ratification of an Intergovernmental Agreement Between Multnomah County and the State of Oregon, Employment Division to Allow County's Contract for the Purchase of Herman Miller Furnishings to be used by the Employment Division in Accordance with Bid B43-100-3028

APPROVED

DEPARTMENT OF HUMAN SERVICES

AGING SERVICES AND JUVENILE JUSTICE DIVISIONS

- C-8 Ratification of Contract Amendment #3 to the Intergovernmental Agreement Between the State of Oregon and Multnomah County to Provide Additional Emergency Shelter Grant Program Funds

APPROVED

DEPARTMENT OF HUMAN SERVICES - continued

HEALTH SERVICES AND SOCIAL SERVICES DIVISIONS

- C-9 Ratification of Contract Amendment #1 to the Intergovernmental Agreement Between Multnomah County and Portland Public Schools Providing for \$156,400 Increased Early Intervention Funding Within the Developmental Disabilities Program

APPROVED

JUSTICE SERVICES

SHERIFF'S OFFICE

- C-10 Ratification of an Intergovernmental Agreement Between the Troutdale Police Department and the Multnomah County Sheriff's Office to Provide Reimbursement for Expenses Incurred in the Investigations of Criminal Cases Leading to Civil Forfeiture

APPROVED

- C-11 Request for Approval of Transfer of Found/Unclaimed Property - List 90-4 - From the Sheriff's Office to the Department of General Services for Sale or Disposal as Provided Pursuant to Multnomah County Code 7.70

APPROVED

- C-12 Liquor License Application Renewals Submitted by Sheriff's Office with Recommendation for Approval as Follows:
Dispenser Class A for (a) Dale's Restaurant and Maverick Room, 12424 SE Division, Portland; (b) Pink Feather, 14154 SE Division, Portland.
Package Store for (c) Fred Meyer, 14700 SE Division, Portland; (d) Plaid Pantry Market #45, 4504 SE 122nd, Portland; (e) Plaid Pantry Market #113, 13521 SE Powell, Portland; (f) Plaid Pantry Market #154, 16216 SE Division, Portland.
Restaurant for (g) Round Table Pizza, 15920 SE Division, Portland.
Retail Malt Beverage for (h) Lariat Tavern, 17238 SE Division, Portland; (i) Powellhurst Tavern, 12344 SE Powell, Portland; (j) Springdale Tavern, 32302 E Crown Point Highway, Corbett.

APPROVED

REGULAR AGENDA

NON-DEPARTMENTAL

- R-1 Budget Modification NOND #6 Accepting \$400.00 in Grant Funds from Oregon Tourism Alliance for Architectural Design of Corbett Entrance Marker

APPROVED

JUSTICE SERVICES

SHERIFF'S OFFICE

- R-2 Budget Modification MCSO #10 Transferring \$2,258 to the Planning and Budget Unit from the Facilities Division to Allow for the Reclassification of a Senior Fiscal Assistant Position to a Fiscal Specialist I Position within the Services Branch Division

APPROVED

COMMUNITY CORRECTIONS

- R-3 Budget Modification DCC #4 Appropriating \$412,094 in Federal Comprehensive Drug Testing Grant Revenues Within the Program Services Division to be Used for Identifying, Monitoring and Testing Drug Users Throughout the Criminal Justice System

APPROVED

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-4 RESOLUTION [Setting a Hearing Date] in the Matter of Surrendering Jurisdiction to the City of Portland All County Roads Within the Areas Annexed to the City of Portland Between January 1, 1990, and June 30, 1990

RESOLUTION 90-190 APPROVED - HEARING DATE SET FOR DECEMBER 18, 1990 - 9:30 A.M.

DEPARTMENT OF GENERAL SERVICES

- R-5 First Reading of an ORDINANCE Relating to Retiree Medical Insurance for Employees not Covered by Collective Bargaining Agreements and Amending Ordinance No. 534 as Amended by Ordinance No. 629

FIRST READING APPROVED. SECOND READING
THURSDAY, NOVEMBER 15, 1990

DEPARTMENT OF HUMAN SERVICES

AGING SERVICES AND JUVENILE JUSTICE DIVISIONS

- R-6 Ratification of an Intergovernmental Agreement Between Portland Public School District No. 1J and Multnomah County Juvenile Justice Division to Provide Educational Services for High Risk Juvenile Offenders Served Through the Genesis Program for the period October 1, 1990 through June 30, 1991

APPROVED

- R-7 Budget Modification DHS #10 Adding \$225,000 Portland Public Schools Revenue to the Juvenile Justice Division Budget to Fund Educational Services for High Risk Juvenile Offenders Served Through the Genesis Program

APPROVED

- R-8 Ratification of an Intergovernmental Agreement Between the City of Portland and Multnomah County Aging Services Division Community Action Program Office to Provide Weatherization Installation Services Through the Block by Block Program for the period August 1, 1990 through June 30, 1991

APPROVED

- R-9 Ratification of an Intergovernmental Agreement Between the City of Portland and Multnomah County Aging Services Division Community Action Program Office to Provide Funds for Emergency Basic Services to be Provided by Three Contract Agencies

APPROVED

- R-10 Budget Modification DHS #11 Adding \$73,000 from United Way and City Emergency Services Program to the Aging Services Division Community Action Program Budget to Fund Emergency Shelter and Related Services for Homeless and Low Income Persons

APPROVED

0088C/1-5
cap

MINUTES
MULTNOMAH COUNTY BOARD OF COMMISSIONERS
November 6, 1990 MEETING

Vice-Chair Gretchen Kafoury convened the meeting at 9:30 a.m., with, Commissioners Pauline Anderson, Rick Bauman and Sharron Kelley present, and Chair Gladys McCoy absent.

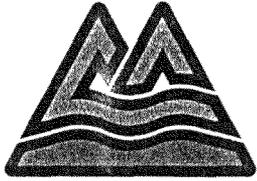
1. Ratification of Amendment #1 to the Intergovernmental Agreement Between the City of Portland and Multnomah County Social Services Division Youth Program Office for Planning and Development of the Civic Action Teams Program through December 31, 1990

UPON MOTION of Commissioner Bauman, seconded by Commissioner Anderson, No. 1 was UNANIMOUSLY APPROVED.

There being no further business, the meeting was adjourned at 9:35 a.m.

OFFICE OF THE BOARD CLERK
for MULTNOMAH COUNTY, OREGON

By *Carrie A. Parkerson*



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • CHAIR • 248-3308
PAULINE ANDERSON • DISTRICT 1 • 248-5220
GRETCHEN KAFOURY • DISTRICT 2 • 248-5219
RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
CLERK'S OFFICE • 248-3277

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

NOVEMBER 5 - 9, 1990

- Tuesday, November 6, 1990 - 9:30 AM - Formal & Informal. . Page 2
- Tuesday, November 6, 1990 - 10:30 AM - Agenda Review . . . Page 2
- Wednesday, November 7, 1990 - 9:00 - 11:30 AM -. Page 2
 Policy Development Committee Meeting
 Portland Chamber of Commerce Boardroom
 221 NW 2nd Avenue
- Thursday, November 8, 1990 - 9:30 AM - Formal Meeting. . . Page 3

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:

- Thursday, 10:00 PM, Channel 11 for East and West side subscribers
- Friday, 6:00 PM, Channel 27 for Paragon Cable (Multnomah East) subscribers
- Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Tuesday, November 6, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL ITEM

- RB/PA
AOP
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Meeting Date: NOV 06 1990

Agenda No.: #1

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Ratification of Revenue IGA

BCC Informal _____ (date) BCC Formal _____ (date)

DEPARTMENT Human Services DIVISION Social Services

CONTACT Kathy Tinkle or Michael Morrissey TELEPHONE 248-3691

PERSON(S) MAKING PRESENTATION Duane Zussy

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: _____

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

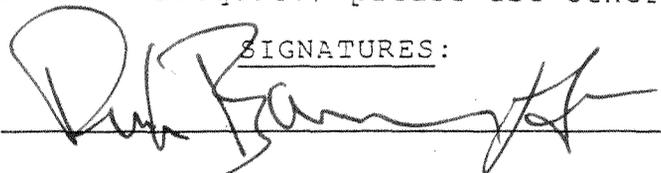
BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

Ratification of an increase of \$25,000.00 in a revenue IGA between Multnomah County and the City of Portland whereby the county will receive a total now of \$50,000.00 to partially fund planning & development costs of operating the Civic Action Teams Program thru 12/31/90.

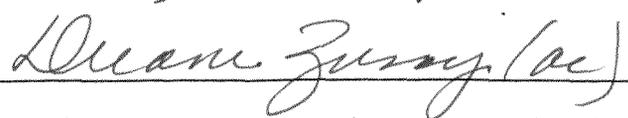
*Returned signed original to Kathy Tinkle
11-7-90.*

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL 

Or

DEPARTMENT MANAGER 

(All accompanying documents must have required signatures)



MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
SOCIAL AND FAMILY SERVICES DIVISION
ADMINISTRATIVE OFFICES
426 S.W. STARK ST., 6TH FLOOR
PORTLAND, OREGON 97204
(503) 248-3691

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
RICK BAUMAN • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Gladys McCoy
Multnomah County Chair

VIA: Duane Zussy *Duane Zussy (ac)*
Director, Department of Human Services

FROM: Gary Smith *GS*
Director, Social Services

DATE: October 29, 1990

SUBJECT: RECOMMENDATION TO APPROVE MULTNOMAH COUNTY/CITY OF
PORTLAND IGA AMENDMENT # 1

RECOMMENDATION: Social Services Division recommends County Chair approval of amendment #1 between the Youth Program Office and the City of Portland from the date of execution through December 31, 1990.

ANALYSIS: The City agrees to increase the current \$25,000.00 IGA to \$50,000.00. The County will be compensated by the City, through the Housing & Community Development program, to partially fund the planning and development costs of operating the Civic Action Teams (CATS) Program.

BACKGROUND: In July 1990, the Youth Program Office transferred the administration of the CATS program to Janis Youth Programs until June 30, 1991. The CATS program is expected to be spun-off as an independent agency after that date. Funding for the program comes from City, County and Public Private Ventures.



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MEMORANDUM

TO: Gladys McCoy
Multnomah County Chair

VIA: Duane Zussy
Director, Department of Human Services

FROM: Gary Smith *GS*
Director, Social Services

DATE: October 29, 1990

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CONTRACT APPROVAL FORM
(See Administrative Procedure #2106)

MULTNOMAH COUNTY OREGON

Contract # 103430

Amendment # 01

CLASS I	CLASS II	CLASS III
<input type="checkbox"/> Professional Services under \$10,000	<input type="checkbox"/> Professional Services over \$10,000 (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 RATIFIED Multnomah County Board of Commissioners <u>#1 11-6-90</u>

Contact Person Kathy Tinkle Phone 248-3691 Date October 25, 1990

Department Human Services Division Social Services Bldg/Room 160/6

Description of Contract Increase amount of contract by \$25,000.00 to partially fund planning & development costs of operating the Civic Action Teams Porgram thru 12/31/90.

RFP/BID # N/A - IGA Date of RFP/BID _____ Exemption Exp. Date _____

ORS/AR # _____ Contractor is MBE WBE QRF

Contractor Name City of Portland Bureau of Community Development

Mailing Address 808 SW 3rd, #606
Portland, Oregon 97206

Phone 796-5166

Employer ID # or SS # _____

Effective Date Upon Execution

Termination Date 12/31/90

Original Contract Amount \$ 25,000.00

Amount of Amendment \$ 25,000.00

Total Amount of Agreement \$ 50,000.00

Payment Term

Lump Sum \$ _____

Monthly \$ _____

Other \$ _____

Requirements contract - Requisition required.

Purchase Order No. _____

Requirements Not to Exceed \$ _____

REQUIRED SIGNATURES:

Department Manager _____

Date _____

Purchasing Director
(Class II Contracts Only)

Date _____

County Counsel _____

Date _____

County Chair/Sheriff _____

Date _____

VENDOR CODE			VENDOR NAME						TOTAL AMOUNT	\$	
LINE NO.	FUND	AGENCY	ORGANIZATION	SUB ORG	ACTIVITY	OBJECT	SUB OBJ	REPT CATEG	LGFS DESCRIPTION	AMOUNT	INC/ DEC IND
01.	156	010	1505						Revenue Code Being Requested	25,000.00	
02.											
03.											

INSTRUCTIONS ON REVERSE SIDE

WHITE - PURCHASING

CANARY - INITIATOR

PINK - CLERK OF THE BOARD

GREEN - FINANCE



CONTRACT APPROVAL FORM

(See Administrative Procedure #2106)

Contract # 103430

MULTNOMAH COUNTY OREGON

Amendment # 01

CLASS I <input type="checkbox"/> Professional Services under \$10,000	CLASS II <input type="checkbox"/> Professional Services over \$10,000 (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	CLASS III <input checked="" type="checkbox"/> Intergovernmental Agreement #1 11-6-90
---------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Contact Person Kathy Tinkle Phone 248-3691 Date October 25, 1990

Department Human Services Division Social Services Bldg/Room 160/6

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Contractor Name Bureau of Community Development

Mailing Address 808 SW 3rd, #605
Portland, Oregon 97204

Phone 796-5166

Employer ID # or SS # _____

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Amount of Amendment \$ 25,000.00

Total Amount of Agreement \$ 50,000.00

Payment Term

- Lump Sum \$ _____
- Monthly \$ _____
- Other \$ _____
- Requirements contract - Requisition required.
- Purchase Order No. _____
- Requirements Not to Exceed \$ _____

1990 DEC - 3 PM 2:10
 MULTNOMAH COUNTY
 OREGON
 COUNTY COMMERCIAL SERVICES

REQUIRED SIGNATURES:

Department Manager [Signature]

Purchasing Director
(Class II Contracts Only) [Signature]

County Counsel [Signature]

County Chair/Sheriff [Signature]

Date 11/1/90

Date _____

Date 11.1.90

Date _____

VENDOR CODE			VENDOR NAME						TOTAL AMOUNT		\$	
LINE NO.	FUND	AGENCY	ORGANIZATION	SUB ORG	ACTIVITY	OBJECT	SUB OBJ	REPT CATEG	LGFS DESCRIPTION	AMOUNT	INC/ DEC IND	
01.	156	010	1505									
02.												
03.												

INSTRUCTIONS ON REVERSE SIDE

WHITE - PURCHASING

CANARY - INITIATOR

PINK - CLERK OF THE BOARD

GREEN - FINANCE

INSTRUCTIONS FOR COMPLETING CONTRACT APPROVAL FORM

1. **CLASS I, CLASS II, CLASS III** - Check off appropriate class of contract in one of the three columns on the top of the form.
2. **CONTRACT #** - To be issued by designated person in each Division or call Purchasing to get a number.
3. **AMENDMENT #** - Sequential numbering to original contract as changes are made and approved.
4. **DESCRIPTION OF CONTRACT** - Summary of product purchased or services to be performed. Note if an amendment or extension.
5. **RFP/BID #** - Enter number if contract is a result of RFP/Bid selection process.
6. **DATE RFP/BID** - Enter date of RFP/Bid public opening.
7. **EXEMPTION EXPIRATION DATE** - Enter exemption expiration date from competitive bidding granted by BCC or the Chair.
8. **ORS/AR#** - Refer to Oregon Revised Statutes and/or Administrative Rule #, when applicable.
9. **CONTRACTOR IS MBE, WBE, QRF** - Check appropriate box if contractor is certified as an MBE, WBE, or QRF (Qualified Rehabilitation Facility).
10. **CONTRACTOR NAME, MAILING ADDRESS, PHONE** - Enter current information.
11. **EMPLOYEE ID# OR SS#** - Enter employee federal ID# or Social Security # if contractor is an individual.
12. **EFFECTIVE DATE** - Date stated on contract to begin services.
13. **TERMINATION DATE** - Date stated on contract to terminate services.
14. **ORIGINAL CONTRACT AMOUNT** - Enter amount of original contract.
15. **AMOUNT OF AMENDMENT** - Enter amendment or change order amount only, if applicable.
16. **TOTAL AMOUNT OF AGREEMENT** - Enter original amount of contract. If this is an amendment or change order, please include original amount and amended amount.
17. **PAYMENT TERMS** - Designate payment terms by checking appropriate box and entering dollar amount.
18. **REQUIREMENTS CONTRACT - Requisition Required** - Check this box to note that a purchase order will be issued to initiate payment.
19. **PURCHASE ORDER #** - Enter number of purchase order to be issued. If number is not known, enter "PO will be issued."
20. **REQUIREMENTS NOT TO EXCEED** - List the estimated dollar amount of requirements contracts.
21. **REQUIRED SIGNATURES** - To be completed as approved. Purchasing Director needs to sign all Class II contracts only.
22. **ACCOUNT CODE STRUCTURE** - Enter account code structure for the type of agreement; i.e., expense or revenue.
23. **LGFS DESCRIPTION** - Abbreviated description for Data Entry purposes.
24. **AMOUNT** - If total dollar amount is being split among different account numbers, indicate dollar amounts here.

AMENDMENT #1

We, the undersigned, agree to amend Agreement # 26240, between the City of Portland ("City") and Multnomah County ("County") for planning and development of the Civic Action Teams program.

AGREED: Compensation and Method of Payment

1. Increase the amount of the contract by \$25,000.00 to partially fund the planning and development costs of operating the Civic Action Teams program through December 31, 1990.

2. The county will be compensated by the City for planning and development costs of the Civic Action Teams Program through the Housing and Community Development program. Payments to the County for eligible development and planning expenses will be made periodically upon submission of a statement of expenditures from Janis Youth Program, Inc.. Total compensation under this amended agreement shall not exceed \$50,000.00.

CITY OF PORTLAND

MULTNOMAH COUNTY, OREGON:

J.E. Bud Clark, Mayor Date

Wendy Lemissey

Program Manager 10-29-90
Date

Barbara Clark, Auditor Date

Dorothy Smith

Social Services Division 10/30/90
Director Date

APPROVED AS TO FORM:

Gladys McCoy Date
Multnomah County Chair

Jeffrey L. Rogers, Date
City Attorney

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

RATIFIED
Multnomah County Board
of Commissioners
11-6-90

Date

Meeting Date: NOV 06 1990
Agenda No. : #2

(Above Space for Clerk's Office Use)

.....

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Presentation of recent audit - Exposition Center: Review of
Prior Audits and Analysis of Usage
BCC Informal November 6, 1990 BCC Formal _____
(Date) (Date)

DEPARTMENT Auditor DIVISION _____

CONTACT Dan Ivancie TELEPHONE 248-3320

PERSON(S) MAKING PRESENTATION _____

ACTION REQUESTED

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 15 minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (Include statement of rationale for action requested,
as well as personnel and fiscal/budgetary impacts, if applicable):

REQUEST TIME CERTAIN, PLEASE!

1990 OCT 27 10:35 AM
CREEDON
PROPERTY

SIGNATURES

ELECTED OFFICIAL 

OR

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)

Press Release

from the Office of the
Multnomah County Auditor

**Contact: (503) 248-3320
Dan Ivancie,
Multnomah County Auditor
or Craig Mills**

October 16, 1990

FOR IMMEDIATE RELEASE

Portland - Multnomah County Auditor, Dan Ivancie, today issued a report recommending the county take immediate action to improve conditions noted in numerous prior audits of the Exposition Center. Ivancie said it is time the county take action rather than make promises for correcting internal control weakness.

Ivancie also called for improved planning and maintenance of the facility which the county has owned for 25 years. According to Ivancie, other county assets have been allowed to deteriorate due to lack of planning and maintenance. "We can't allow this valuable asset to follow this course".

The report also suggests management look at alternative uses for the facility. The facility is used primarily on week-ends and during the winter. According to Ivancie increased utilization will provide additional revenues to the county.

*Dan Ivancie
Multnomah County Auditor
10/16/90*

FORUM

Casualty figures may temper tough war talk

By JACK ANDERSON and DALE VAN ATTA

Top-secret Pentagon estimates in the hands of President Bush tell him to expect from 3,000 to 30,000 Americans to die in the first 20 days of a war against Iraq. As many as 10,000 U.S. soldiers could be dead in the first week, the reports say.

The most realistic estimate, according to the Pentagon, is that 15,000 would die in the first three weeks. And there could be some days to rival the bloody battles of the Civil War. The record for U.S. casualties in any one day of fighting is held by the Battle of Antietam during the Civil War. There, on Sept. 17, 1862, 22,728 Americans were killed, wounded, captured or missing.

If the Pentagon's highest Persian Gulf estimate is correct — 30,000 dead in the first 20 days — that would be nearly half the total number of Americans who died in the decade-long Vietnam War.

Those numbers have sobered Bush and caused him to beat the drums of war more softly than he did when he first ordered troops deployed to Saudi Arabia in August. Beyond the horror of the numbers, Bush also knows that thousands of casualties would reverse his high popularity rating.

But, while Bush is appalled at the estimates, our White House sources say he is hardened by the fact that Iraq's President Saddam Hussein is banking on the low American tolerance for casualties.

According to U.S. intelligence reports, Saddam has his own casualty reports that make the American figures look like a skirmish. Saddam could expect 10 Iraqi deaths for every one lost American soldier. He wouldn't flinch at the loss of 10,000 of his men, but he knows that the United States would balk at the loss of 1,000 of its soldiers in the early rounds.

Outspoken former Air Force Chief of Staff Gen. Michael J. Dugan said it best before he was fired for his candor: "The American people will support this operation until body bags come home."

House-to-house fighting

Special U.S. mortuary units and thousands of body bags have been dispatched to the Persian Gulf along with two hospital ships and land-based medical units with thousands of beds. The Pentagon is looking at high numbers of casualties, even if the Iraqis don't use chemical weapons. That is because there is no way to drive back the Iraqis without house-to-house fighting in Kuwait and perhaps Iraq.

There is no doubt that America would swiftly win any air battles, but the long Iraqi defensive lines are dug in with mine fields arrayed in front of them. Iraq favors entrenched defensive warfare, which helped them to beat back Iran for eight years. Dislodging Iraq from its heavily fortified positions would take infantry assaults, which are always costly.

As a rule of thumb, an attacking army should have a 3-1 advantage over its opponent in numbers of troops. But in this case Iraq would be on the defensive with a 4-1 advantage over the United States.

Arab forces allied with the United States would make up some of the difference. A combined Arab force of about 30,000 is holding down the front line at the Saudi-Kuwait border at this moment, while American troops are well behind. U.S. estimates suggest that the Arabs could hold out no more than four hours before falling back to the American lines.

Even if casualties were high, Bush would enjoy a brief increase in his popularity before the plunge. It's a phenomenon known by pollsters as the "rally-round-the-flag" reaction.

There are cynics who believe Lyndon Johnson concocted the August 1964 Gulf of Tonkin episode in Vietnam to enhance his standing before the election, which it did. Ronald Reagan's campaign handlers were so convinced that President Carter would stage a pre-election raid on Iran in 1980 to rescue hostages that the GOP circulated warnings of an "October surprise" to make voters suspicious of any move Carter made.

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Jack Anderson and Dale Van Atta write the syndicated column "Washington Merry Go Round."



ANDERSON

Historians agree that in thus tightening the noose Roosevelt recognized the risk of war. But he did not believe that the United States would be the immediate target and, by allowing for licenses, he thought he had kept a negotiating card. He apparently did not fully grasp that in the private U.S. oil market, the freeze on assets and transfers left Japan without the means of payment.

Neither he nor his advisers anticipated the desperation of the Japanese high command at the prospect of seeing their million-man invasion force run out of oil. Nor were they sensitive to the impact of unconditional demands on Japanese pride.

Faced with U.S. inflexibility and the refusal of the Dutch colonial authorities, despite their strategic vulnerability, to increase the Japanese oil purchase quota above a 14.5-million-barrel ceiling, the Japanese government, after three months of agonizing internal debate and fruitless efforts to negotiate a compromise settlement with the United States, decided on war.

The plan was to strike southward for the oil fields of the Dutch East Indies and at the same time conquer the rest of Southeast Asia. But the Imperial Navy, uneasy over the menacing presence of the U.S. Pacific fleet on the left flank of the invasion routes, insisted that this threat first be neutralized. The result, on Dec. 7, 1941, was the surprise attack on Pearl Harbor.

The parallel today with 1941 is inescapable. In their strangling economic effects, the U.N. sanctions are even broader in scope and intensity than the U.S. oil embargo against Japan. It is only a question of time before Iraq's primitive economy and weak technological base start to crumble. But, like Roosevelt before him, President Bush has painted himself and his enemy into a corner with unconditional demands.

Pushed to the wall, Saddam Hussein may contemplate lashing out in order to widen the confrontation, probably against Israel. But before that, like Japan in 1941, he will be disposed to negotiate, even if it means surrendering a large part of his gains. Infamous though he may be, we should give him this opportunity.

The alternative to a political settlement could be a conflagration that would reunite the Arabs, wreak irreparable damage to Western economies and change the face of the Middle East, and not to our advantage.

LA Times-Washington Post Service

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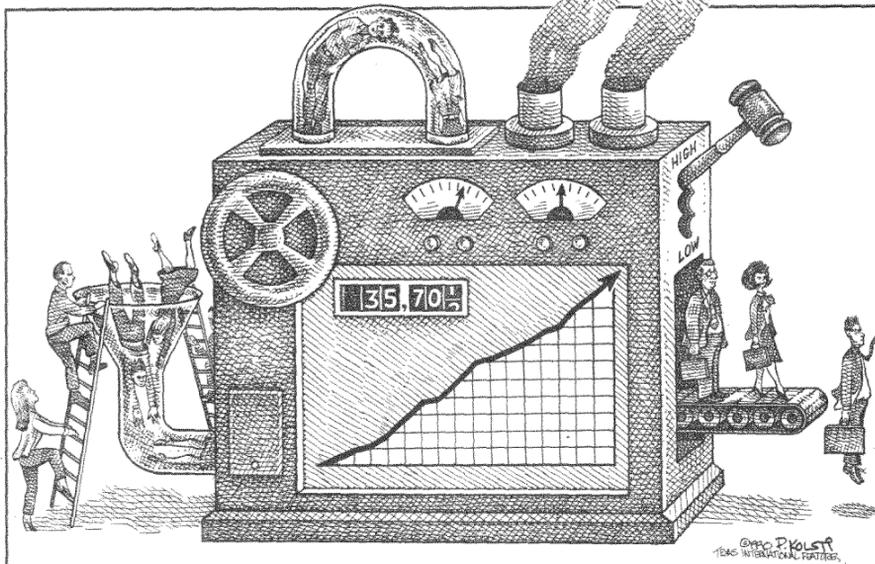
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ts opted out of national politics for
972, after a brief fling in the anti-
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ey did not bother to vote. In 1988,
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's admirable agitators have given
e federal government. To Ronald
the Great Society's 1965 effort to
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overnor of California, Reagan did
ng he could to kill the infant Legal
s program in its crib. He saw it as an
y for radicals, a nursery for riot and
ion. When he got to the White House,
Attorney General Edwin Meese III
its board with nay-saying conserva-
d cut its funds to the bone.



So these students have taken the fight,
quite rightly, to the schools. They pay enor-
mous sums to learn, and what better time in
life is there to embark on the adventure of
helping others?

They inevitably are encountering resist-
ance from their elders in university faculties
and administrations, some of whom have
probably given fervent speeches against the
apathy and stupor of our youth. Some pro-
fess to be offended by the "coercive" nature
of the program. Some say they do not need it
because they already have clinics in which
students volunteer their services for the dis-
advantaged.

Partisans of mandatory courses say that
university sponsorship will ensure univer-
sal participation and bring home to students
the fact that studying pro bono is as impor-
tant as mastering torts and contracts.

Dean Robert Clark of the Harvard Law
School dismissed pro bono as one of several
proposed "guilt-alleviating activities." The
ultimate reason he gave for rejection, how-
ever, occasioning a certain mirth, was that
"we can't afford them."

Harvard's endowment in 1989 was \$4.479
billion.

Jason Adkins, a third-year Harvard Law
School student and ardent pro bono advoca-
te, said that U.S. students watched last
year when the Berlin Wall fell. They had
watched as students ran revolutions in
China and Korea. When their contem-
poraries stepped into the vanguard in East-
ern Europe, especially Czechoslovakia, the
students here decided they had to join their
times and do what they could to improve
them.

We should cheer them on.

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The Oregonian

Founded Dec. 4, 1850. Established as a daily Feb. 4, 1861. The Sunday Oregonian established Dec. 4, 1881. Published daily and Sunday by the Oregonian Publishing Co., 1320 S.W. Broadway, Portland, Oregon 97201

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THURSDAY, NOVEMBER 1, 1990

Light at end of gridlock

The gridlock begins earlier where the traffic from Highway 217 pours onto Sunset Highway, and the miles of stopped cars and trucks stretch ever longer along both routes.

Relief is in sight, however, if the west-side light-rail line is built, along with some highway improvements. The alternative is hopeless gridlock on expensive arterials that cannot be expanded fast enough to keep up with the numbers of cars.

But the light-rail line can become a reality only if Measure 26-1 passes in Tuesday's election.

Measure 26-1 puts up \$125 million in local money to attract a share from the state and get the federal government to contribute its committed 75 percent of the project cost.

Of course, the federal government may not honor its commitment without Sen. Mark Hatfield, R-Ore., on guard in the Senate. Rep. Les AuCoin, D-Ore., can manage the House. But Hatfield is needed both in the Senate and to keep pressure on a Republican administration whose



Urban Mass Transportation Administration has been hostile to light rail, shown reluctance to support a project in the district of a Democratic congressman and believes needs are greater elsewhere.

The administration should try commuting through the Sunset-217 intersection sometime. The Portland claim would justify itself.

But competition is stiff. About \$13 billion of mass transit projects are being planned or developed around the country. That includes \$5 billion in projects that have received some federal commitment. Yet just \$2.5 billion will be available over the next five years. If Portland doesn't support its claim with the local match, the money will go elsewhere.

Hatfield's delivery Tuesday of a pledge by President Bush to support the project underscores the senator's role in shepherding light rail through bureaucratic pitfalls.

If a recession is coming, this public-works project would become all the more important in providing jobs through the construction phase.

A transportation system that moves traffic, supplies new jobs and preserves community livability points to the urgency of voting for Measure 26-1 and re-electing Hatfield.

Kopetski for 5th District

Two years ago and two years before that, The Oregonian gave the benefit of the doubt in Oregon's 5th Congressional District to the incumbent, Republican Denny Smith.

Not again.

This year, plenty of reasons argue for replacing Smith with his Democratic challenger, former state Rep. Mike Kopetski, in the mid-Willamette Valley district.

Since he upset Rep. Al Ullman 10 years ago, Smith simply has not been an effective participant in the congressional process on either local or national issues.

Smith, who describes himself as a loner in Congress, is locked out of positions of influence by an ideological rigidity and a disregard for the need to build a consensus to achieve results. We disagree with him on a number of issues, but there is room in a delegation for various points of view. There is no room in a small delegation, however, for a person who after 10 years in Congress remains an outsider — quick to criticize but unwilling to work with his colleagues.

In his most recent term, for instance, Smith was a vocal, unquestioning champion of the Northwest timber industry, opposing environmentalists' efforts to reduce federal timber sales sharply. But he admits, and others confirm, that in Washington, D.C., he has left the day-to-day work on that issue to others.

In the past year, moreover, Smith has produced two national embarrassments: his triple-play involvement in the savings and loan issue and the negative, offensive quality of

his campaign against Kopetski.

Against Kopetski, Smith's campaign has produced misleading claims about the challenger's legislative voting record and positions. That reached its low point with a radio commercial linking Kopetski's immediate reaction to the Iraqi invasion of Kuwait with appeasement of Adolf Hitler, complete with Hitler's voice. An incumbent's negative campaign calls attention to the lack of his own achievements to brag about.

On the savings and loan issue, Smith claims he has done nothing wrong, but at the least his actions show a disturbing mixture of his public role with private business. He was on the board of one failing savings and loan institution, sought immunity from lawsuits for directors of another and sold most of his interest in a failing industrial park to a third.

Kopetski offers a credible alternative to Smith, though not an exciting one. His record in the Oregon House was average but not outstanding. He shows more grasp of the congressional job this year than he did two years ago, but election to the House would be a big jump in responsibility, and his constituents would want to watch his performance closely.

A compelling advantage for Kopetski is that he has shown himself able to be a team player. He would work with his Oregon and Washington colleagues on regional issues and gain a hearing from House members from around the nation. Kopetski, in short, would give the 5th District something it has pretty much lacked: a voice within the Northwest delegation.

The Oregonian recommends that voters in Oregon's 5th District elect Democrat Mike Kopetski to the U.S. House of Representatives.

Expo audit: action, not alibis

Between 1975 and 1989, Multnomah County's Expo Center was subjected to three audits and five operational studies. So what have taxpayers gotten for all this study money? Much too little.

That's what County Auditor Dan Ivancie concludes in still another study, released last month.

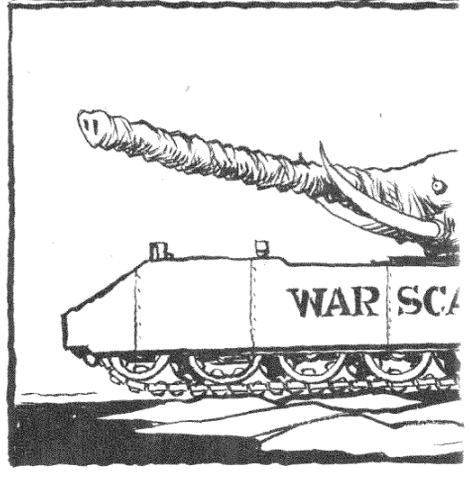
County Chairwoman Gladys McCoy issued her usual polite response to suggestions for improvement of her management, saying her staff would work to implement recommendations in the audit. The staff, however, responded with a point-by-point discussion of why the same recommendations in previous

audits and studies have not been implemented or have been only partly implemented.

When only three of 12 problems identified by auditors in a decade of studies have been corrected, taxpayers aren't getting their money's worth from their elected officials and hired bureaucrats. When concession sales, for example, continue to be measured on what's reasonable instead of on actual sales, taxpayers risk being shortchanged — that's what auditors in 1975, 1983, 1989 and, now, in 1990, have pointed out.

The alibis have been delivered time and time again. Where's the action?

the small society



Measure 10 -

By DAVID REINHARD
Associate Editor, The Oregonian

Oregon's abortion-rights enthusiasts have grown so blind to the rights of the fetus they're now prepared to trample the rights of the family. Their failed crusade to lump together Ballot Measures 8 and 10 reeks of political expediency or worse: the crude and dangerous mind of the extremist.

Measure 8 would virtually ban abortions in Oregon. Measure 10, on the other hand, would merely require doctors to notify one parent — not gain consent — at least two days before performing an abortion on a minor daughter. The act also provides for exemptions in cases of rape, domestic abuse or medical emergency.



REINHARD

Measure 8 would give Oregon the nation's most restrictive abortion laws. Measure 10 would keep Oregon among the least restrictive abortion-rights states; it would merely join almost three dozen states with parental-involvement laws. But today's abortion-rights crusaders see almost no difference between Measure 8's prohibition and 10's most minimal regulation.

Above all, parental notification is about family rights — and facilitating family support. By involving a parent — where appropriate — at perhaps the most traumatic time in a child's young life, the measure would protect the young pregnant girls whom abortion-rights zealots supposedly serve.

Ten's opponents counter that you cannot

LETTERS

Paulus stretches it

To the Editor: Concerning the Hatfield a featuring Norma Paulus speaking on integrity, I admire and respect Paulus. However politics is politics. She's stretching her credibility when asking us to believe Mark Hatfield isn't influenced by special-interest contributions.

Influence peddling is the name of game in politics, and big money is the fuel.

The best protection for the people would be a two-consecutive-term limit for senators and representatives. Of course, the term should be changed from the present two years to four years.

Lacking this, second best is to throw rascals out.

GIL BAI
Milv

Not a skirmish

To the Editor: The only war our country needs is one against the unjust policies of George Bush in the Persian Gulf (his deplorable lack of leadership do).

If we go to war with Iraq, our will only be appraised of the most destruction imaginable, far worse than Vietnam. This is not a skirmish like the Gulf of course cost thousands of lives.

Will we never learn? Are we going to let our splendid young folks' blood be the sand for such ill-defined cause.

MAURINE HEND

Low road taken

To the Editor: Unfortunately, the campaign to defeat state Sen. Bob Shoenke District 3 took the low road last week. Shoemaker's opponent used negative mailings distorting, misleadingly misstating the senator's legislative performance. The issue is more than defaming an opponent. The issue is the extent a politician may mislead an informed public in order to win.

CAROL KIF
Southwest 1

At wits' end

To the Editor: Through all the advertising on TV of Ballot Measure 10 has ever been mentioned about the dilemma of getting more and more money people who have reached the bottom resources and are at their wits' end to find a way to pay their ever-increasing property taxes.

There is only one hope left for the burdened taxpayer and that is Measure

REPORT BY THE
COUNTY AUDITOR



MULTNOMAH COUNTY OREGON

EXPOSITION CENTER:
REVIEW OF PRIOR AUDITS
AND
ANALYSIS OF USAGE

AR #3-90
OCTOBER 1990

DANIEL A. IVANCIE
COUNTY AUDITOR

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SUMMARY OF CONDITIONS

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BACKGROUND

HISTORY

In 1965, the county acquired 47 acres of land and buildings on the present site of the Exposition Center. The county purchased an additional 17 acres adjoining the site in 1968. The majority of the property was previously owned by the Portland International Livestock Association. The Exposition Center is located at 2060 North Marine Drive and reaches from the Columbia River to Portland's Delta Park.

During its 25 year history with the county, the Exposition Center has undergone dramatic changes. In the 1960's, it was used in conjunction with the Pacific International Livestock Association for animal shows and for the county's fair. In 1980, usage of the site as an exposition center began. During the next five years, a new building was added and parking lots were paved. The facility provides over 221,000 square feet of exhibit space, and parking for 5,000 cars.

SERVICES PROVIDED

The Exposition Center benefits Multnomah County residents in several ways. Income from Exposition Center operations provides revenues to the county which are used to fund county programs. Indirect economic benefits are provided to the area from the many trade shows and events held at the facility. Examples of shows include an annual boat show, a home and garden show, and an antique car and swap meet. The Exposition Center also sponsors the county's annual fair.

Most events held at the Exposition Center take place over weekends. During the 1989 season, 71 percent of the shows held at the Exposition Center ran for more than two days. Of 47 scheduled events held in 1989, 87 percent of the bookings were for trade and hobby shows and sales related events such as auctions.

OPERATIONS

With the exception of the County Fair, Multnomah County does not sponsor any of the events held at the Exposition Center. Space at the facility is rented on a square-foot basis. The Exposition Center rents six halls of varying sizes. The halls and square footage of the Center are shown below:

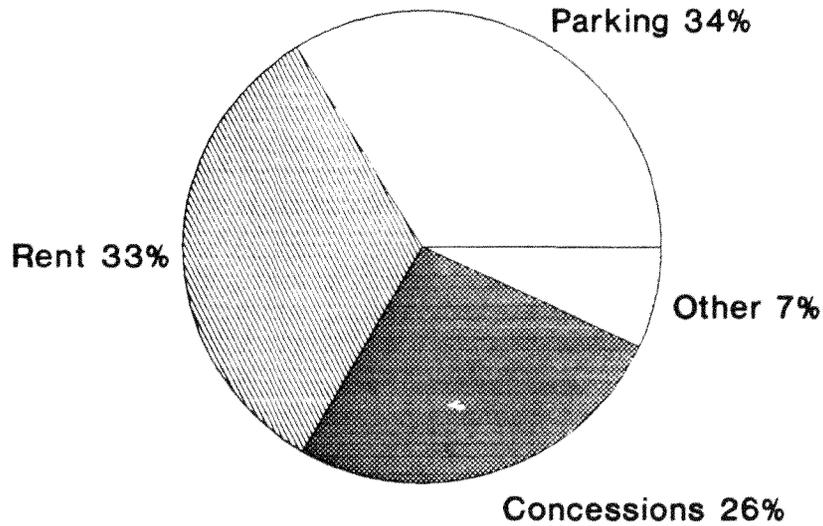
Exhibit Hall	Space (Sq. ft.)
Hall A	48,000
Hall B	36,000
Hall C	60,000
East Hall	4,400
West Hall	12,000
South Hall	60,000

Additional income is derived from the rental of parking lot space, bleachers, chairs, and other equipment. The Exposition Center also earns income from food concessions and parking fees.

For the 1988/89 fiscal year, Exposition Center total sales were \$2,211,561; net revenues to the county were \$1,468,911. The breakdown of 1988/89 sales and net revenues is shown in the illustration on the following page.

ILLUSTRATION NO. 1

**Expositon Center Income
Net Sales 1988-89 Actuals**



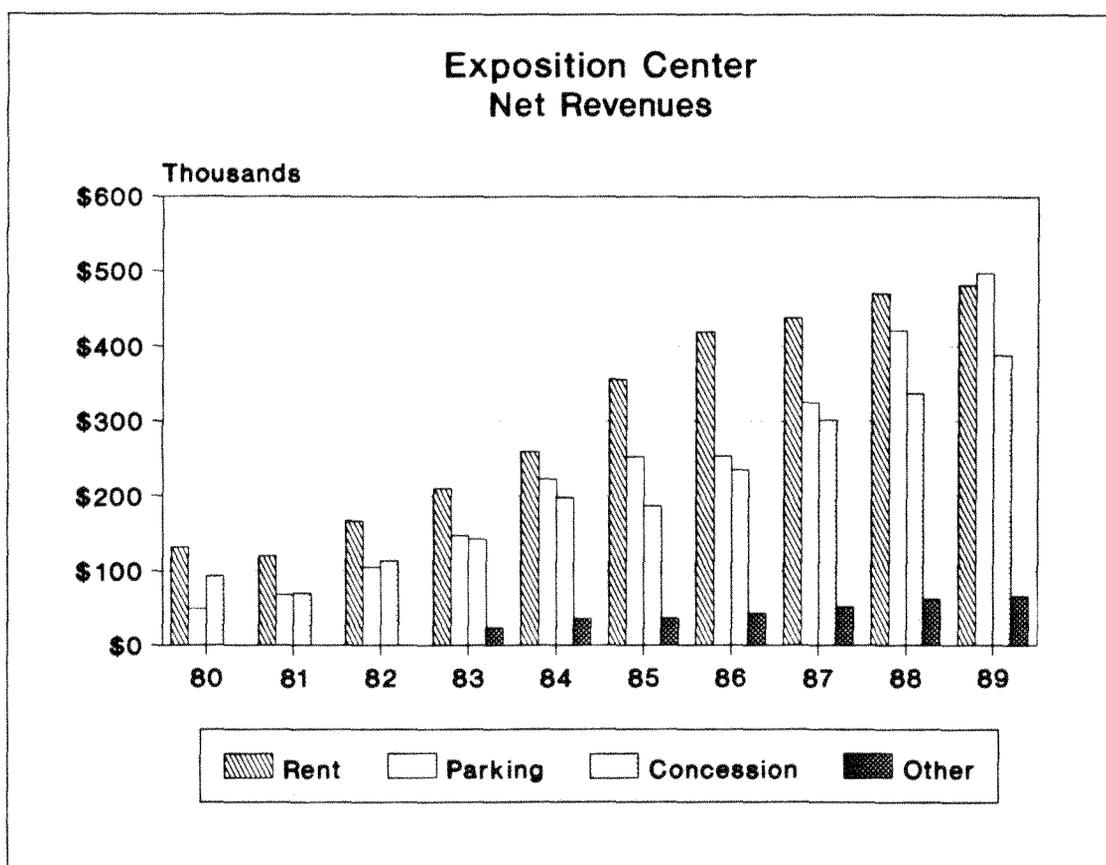
**Expositon Center Income
Net Sales 1988-89 Actuals**

Description	Gross Receipts	Contractor's Income	Net to Expo
Parking	\$ 578,853	\$ 81,039	\$ 497,814
Rent	481,038		481,038
Concessions	1,050,178	661,612	388,566
Other Income	101,493		101,493
Total	\$ 2,211,562	\$ 742,651	\$ 1,468,911

Gross receipts were estimated using contract ratios from amounts turned over to the county by contractors.

During the first 10 years of operation, the Exposition Center did not operate at a profit. However, beginning in 1981, revenues of the facility began to increase substantially. Between 1980 and 1990, revenues increased by more than 500 percent. Increasing revenues corresponded with county management's decision to change use of the facility from primarily livestock related exhibits to more commercial uses. The illustration below shows growth in facility revenues over the past 10 years.

ILLUSTRATION NO. 2



The operations of the Exposition Center and county fair are within the organizational responsibility of the Department of Environmental Services. The Exposition Center currently employs eight full-time personnel.

The 1989/90 fiscal year budget includes Personal Services of \$391,799 and Materials and Services of \$736,113. The budget also includes \$389,582 in Capital Outlay for remodeling projects.

Between 1975 and 1985, there were two audits and at least five operational studies of Exposition Center operations. An additional audit was completed in 1989.

In 1985, county ordinance created an Exposition Center Advisory Committee. The Committee has responsibilities for planning, budgeting, and monitoring facility operations.

OBJECTIVE AND SCOPE

The primary objective of the audit was to determine whether county management had sufficiently addressed concerns identified by prior audits and studies. In reviewing corrective action taken in response to prior audits, we concentrated on those issues of highest risk to the county. In addition, we reviewed reports by the Board of County Commissioner's Exposition Center Task Force and a marketing study (both completed in 1985) to determine if management had adopted the recommendations of these studies.

A second objective of the audit was to evaluate how effectively the county uses the Exposition Center. We analyzed use of the Exposition Center for the calendar year 1989. We reviewed demographic data, and analyzed facility usage by season, day of the week, and by exhibit hall. We also surveyed current facility users to gain an understanding of the industry and market conditions.

The audit included interviews with management and additional procedures to verify if proper controls had been established.

This audit was conducted in accordance with generally accepted governmental audit standards.

AUDIT RESULTS

CHAPTER I

MANAGEMENT CONTROL

Prior Audit Findings Have Not Been Adequately Addressed

The Exposition Center was audited by the County Auditor's office in 1975 and 1983. In early 1989, the Department of Environmental Services requested an additional audit to determine if management had taken corrective action to address findings of prior audits. This audit included an evaluation of internal controls and was performed by Henton & Weisberger, Certified Public Accountants.

The Henton & Weisberger audit reported that management had not adequately addressed concerns of past audits or taken steps to implement prior recommendations. The report stated:

"Follow-up to prior (audit) reports has been sporadic. Based upon the number of recommendations from prior reports, it appears that no mechanism for follow-up exists in the management structure." ¹

Even though management agreed to take corrective action, our audit showed that 6 of 12 deficiencies identified in the Henton & Weisberger audit have not been fully addressed by management. Five of the 12 recommendations made by Henton & Weisberger were the

¹ Multnomah County Exposition Center; Department of Environmental Services; Report to Management; Henton & Weisberger; February 1989, Page 22.

same recommendations made six years earlier in the 1983 audit conducted by the County Auditor. Inadequate planning and lack of internal controls were the primary areas criticized by prior audits.

The chart on the following page shows areas identified by the Henton & Weisberger audit where corrective action was needed. The chart also shows issues identified in prior audits by the County Auditor. The final column provides our assessment of corrective action taken by management as of May 1990.

ILLUSTRATION NO. 3

SCHEDULE OF AUDIT FINDINGS MADE BY HENTON & WEISGERBER, P.C.

No	AUDIT FINDINGS	PRIOR AUDIT	CORRECTIVE ACTION
1	Lack of written policies and procedures	No	Partial
2	Computers are not fully utilized	No	Partial
3	Gross sales from concession operations are not verified by county personnel	1975 1983	None
4	Electronic car counters should be more effectively used to account for revenue	1983	None
5	Parking tickets are stored in the manager's office	No	Yes
6	A policy should be developed for contract cancellation	No	Yes
7	Control over assets is inadequate	1975 1983	Partial
8	Property owned by the concessionaire is stored on-site	1983	None
9	Follow-up to prior audits has been sporadic	No	None
10	Lack of long range planning a. Financial information b. Long range plan c. System to monitor plan d. Alternatives of ownership	1975 1983	None
11	An energy audit is needed	No	None
12	Communication systems are lacking	No	Yes

Management is responsible for fiscal and administrative controls. When control weaknesses are pointed out, management should take timely corrective action to improve conditions.

Untimely response to audit issues exposes the county to increased risks. These risks can result in a reduction of revenues or limit management's ability to identify or prevent losses.

Recommendation No. 1

Exposition Center management should formalize methods for addressing operating weaknesses identified in audits. Corrective action should occur in a timely manner.

A specific written plan for implementing corrective action should be developed. The plan should include a time frame for taking corrective action, resources needed to accomplish objectives and provisions for reporting the success of corrective actions taken.

Concession Revenues are Not Adequately Monitored

The concession booths for food and beverage services at the Exposition Center are operated by a private contractor. The terms of the contract give the current contractor exclusive rights to concessions at the Exposition Center. The contract calls for the county to receive approximately 35 percent of gross sales. For the 1989 fiscal year, the concessionaire's gross sales were estimated at \$1,050,178. The county's share of proceeds was \$388,566.

Prior audits have been critical of Exposition Center management for not having a means of reviewing concessionaire sales activity. Sales activity needs to be reviewed in order to determine the reasonableness of revenues turned over to the county by the contractor.

Our tests showed that management still is not reviewing concessionaire sales. Because concession sales are not monitored, the county has no assurance that all revenues will be accurately reported.

Lack of controls over concession revenues has remained unaddressed by management since 1975. Management needs to address this matter and assume responsibility over operating income.

Recommendation No. 2

Exposition Center management should develop a means of monitoring concessionaire revenues.

Controls should include a way to identify variances in revenue reported. Examples of control procedures include:

- A means of comparing reported concessionaire food and beverage sales with attendance at events. This review should provide a reasonableness test of reported sales.
- Exercise contract provisions which provide full access to concessionaire revenue records and inventory maintained, and review this information on a regular basis.
- Independent review of the concessionaire's Business Income Tax records.
- Better inventory control provided by changes in current contract provisions.

Electronic Car Counters are Not Fully Utilized

The county has hired a private contractor to collect parking fees during Exposition Center events. Under the contract, the county receives 85 percent of parking revenues collected. For the 1989 fiscal year, the Exposition Center netted approximately \$500,000 in parking revenues. The county is responsible for monitoring the contractor to ensure accurate receipt of parking revenues.

Electronic car counters are used by the parking contractor to record parking activity. However, we found the county does not take readings or verify counter readings as part of its control procedures. The county relies exclusively on the contractor to accurately read, record and report meter readings. Because the county is not independently checking parking activity, there is reduced assurance that all parking revenues will be accurately reported.

Recommendation No. 3

To improve controls, county personnel should independently read and record meter readings taken from car counters.

Readings should be compared with income reports from the parking contractor to verify the accuracy of reported parking revenues. Any variances in activity should be investigated.

Financial Reporting of Operations Should be Improved

Financial information depicting operations of the Exposition Center is accounted for in the county's General Fund. However, budgets and related financial transactions are accounted for in organizational budgets of separate county entities. For example, capital improvements and repairs are included in the budget of Facilities Management, a separate organizational entity. Because of this, financial statements do not show the total contribution the county realizes from its operation of the Exposition Center.

Total costs, profits, and losses are not easily identified using the present method of accounting. Under such conditions, the county may find it more difficult to hold Exposition Center management accountable for its performance. The Exposition Center should be treated as a business, with its financial records and reports reflecting transactions accordingly.

Under generally accepted governmental accounting principles, the financial activities for an operation such as the Exposition Center should be accounted for in an enterprise fund.

An enterprise fund is different from the General Fund in that it provides additional information about the organization's income and use of resources. The information provided through enterprise fund accounting would be more beneficial to decision makers in evaluating the Exposition Center's financial contribution.

Our review of accounting controls also indicated the county had not followed generally accepted accounting principles in reporting certain financial activities of the Exposition Center. Deficient areas of reporting included:

- Revenues were not shown in the period earned.

The Exposition Center receives rental deposits from six months to one year in advance of an event. The rental deposit is recorded as income when received, and not on an accrual basis as required under generally accepted accounting principles. Rental payments made prior to an event should be recorded as deferred revenue. Since the county is now requiring larger rental deposits, the financial impact of reporting in the wrong period is increased.

- Assets and liabilities were not properly reflected in the county's financial statements.

The county entered into a lease purchase contract with the concessionaire for the purchase of bleachers. This contract is considered a "purchase" under generally accepted accounting principles. Purchased assets should be reported as assets in the county's financial statements. The amount owed on the agreement should be recorded as a liability. Neither the asset nor the liability was recorded in the financial records.

Recommendation No. 4

To conform to generally accepted governmental accounting principles, the county should establish an enterprise fund for the Exposition Center. The county should also correct its financial reporting to properly account for all assets, liabilities and revenues.

Control Over Property is Not Adequate

In 1983, the County Auditor found that property asset listings were incomplete and not updated. The 1989 Henton & Weisberger audit indicated the same condition still existed. Our audit found that this condition continues to remain unaddressed by management. In addition, we noted that county property was being stored with the property of customers and contractors using the facility.

In response to the 1989 Henton & Weisberger audit, management said they were using "county policy" to account for the Exposition Center assets. However, the auditor's recommendation suggested the nature of the business required additional controls over property not included under county policy. We support this recommendation.

Rental of premises by customers involves property being moved in and out of the facility in preparation for weekly scheduled events. In this environment, it is important to keep accurate records and control over property. It is also important to segregate county property from other property stored at the facility. Failure to keep records can result in the misuse or theft of equipment.

Recommendation No. 5

Exposition Center management should include additional procedures for identifying, listing and safeguarding Exposition Center property.

Procedures should include requirements to:

- Develop and maintain detailed property lists for all assets. The list should include all assets even if the asset's value is not sufficient to meet the county's fixed asset capitalization criteria.
- Complete an annual physical inventory of all fixed assets. The county should inventory on a more frequent basis assets which are rented to customers.
- Physically segregate county property from customer assets which are stored at the Exposition Center.

Formal Policies and Procedures are Needed

Management does not have a plan for developing, implementing, approving or documenting its policies. In response to the 1989 Henton & Weisberger audit, Exposition Center management agreed to formalize operating policies and procedures. However, we found that few formal policies existed.

A policy and procedures manual provides both administrative and fiscal controls. Written policies provide a consistent means of both serving the public and carrying out objectives. Written policies also establish clear accountability for assigned responsibilities.

Recommendation No. 6

Exposition Center management needs to prepare a written plan for policy and procedure development and document those procedures implemented.

Memos and other written communications can serve to document management policy and objectives. However, communications of this nature should be organized and available to personnel. Policies and procedures should address all areas of Exposition Center operations.

CHAPTER II

PLANNING & UTILIZATION

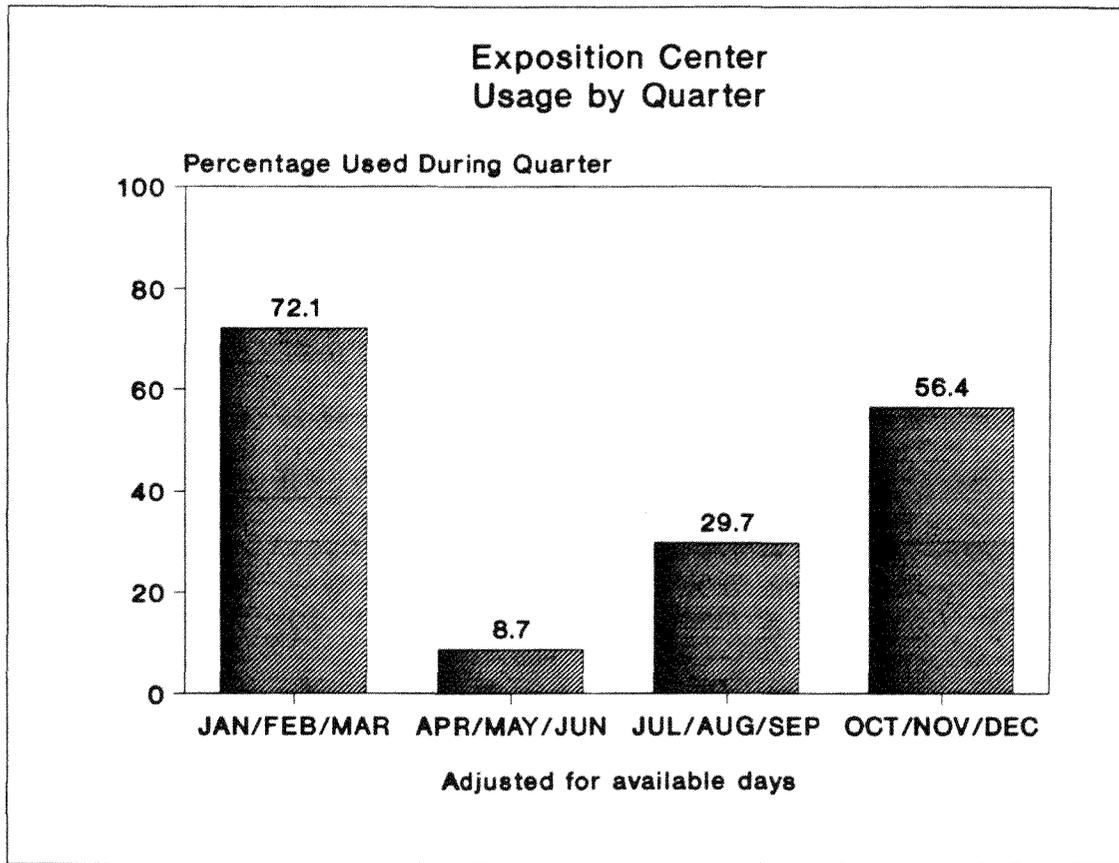
The Exposition Center is not Being Fully Utilized

The Exposition Center was rented an average of 27 percent of total calendar year days or 44 percent of available days during 1989. The difference between calendar and available days is explained by days allotted for the preparation of shows and removal of equipment used during events. In the following paragraphs we provide information showing how the facility was specifically used during 1989.

Seasonal Usage

We found that during the winter months (January through March), the Exposition Center was rented an average of 72 percent of available time. However, during the Spring months (April through June), the facility was rented only 9 percent of the time. The illustration on the following page shows the percentage of rental for each calendar quarter for 1989.

ILLUSTRATION NO. 4



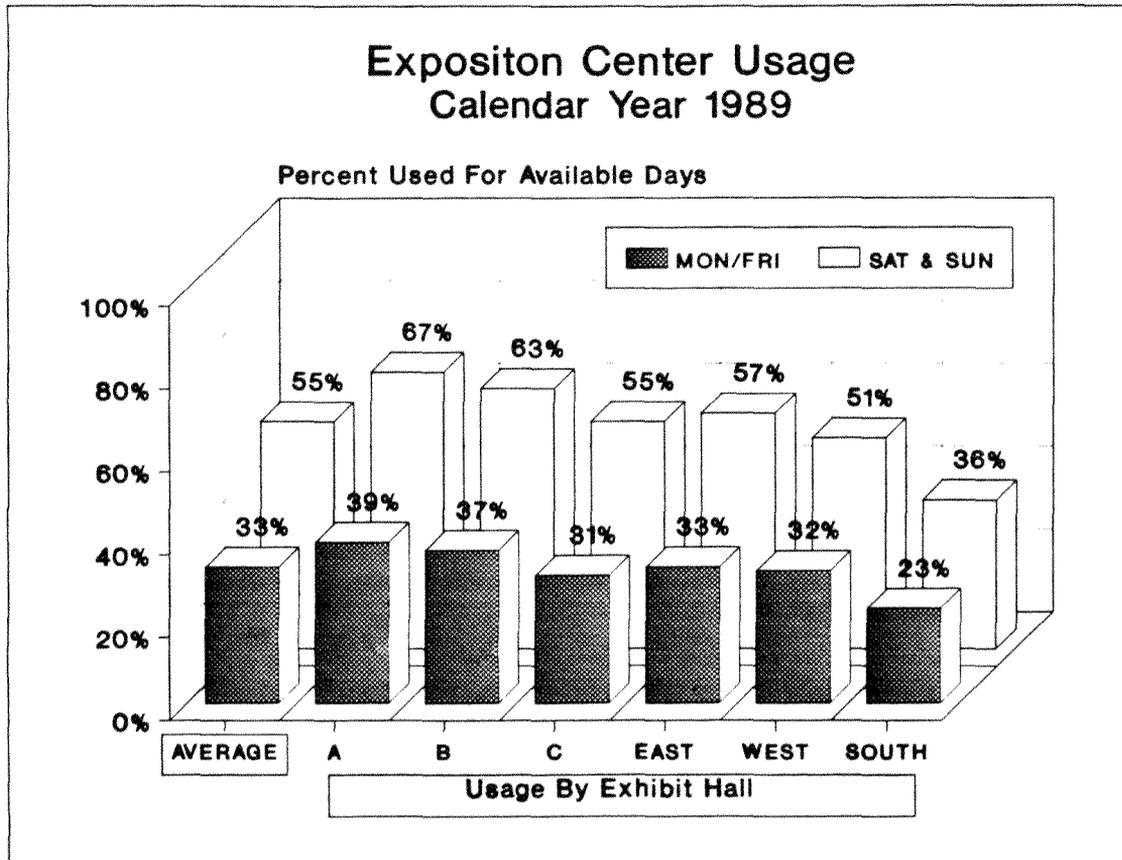
Usage by Day of the Week

We also looked at the day of the week when the Exposition Center was rented. According to management, the nature of the business usually dictates the day of the week the facility is most likely to be rented. Most shows take place over weekends between Friday and Sunday.

We found the average rate of usage of the Exposition Center was 55 percent on weekends. However, for weekdays the average rate of usage dropped to 33 percent.

The illustration below shows rented days for each hall for both weekends and weekdays during 1989.

ILLUSTRATION NO. 5

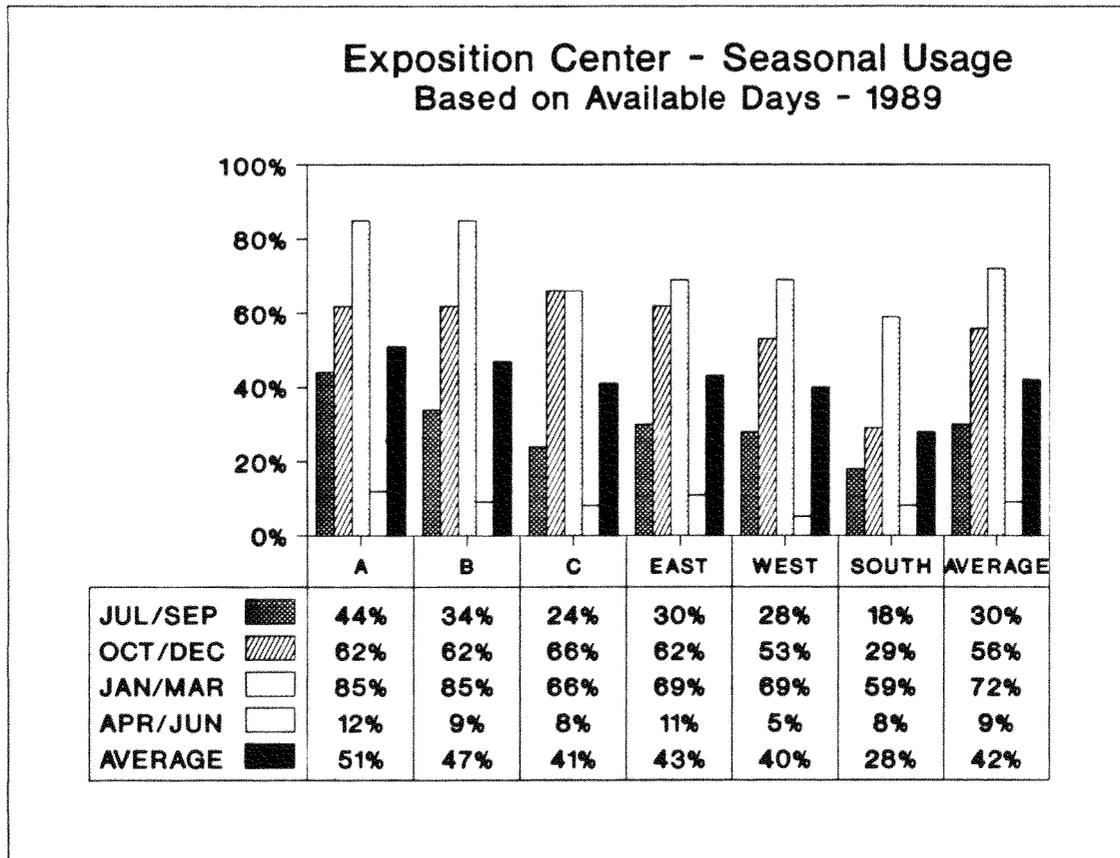


Usage by Hall

We also analyzed how each individual hall was used. Of the six halls, Halls A and B were rented most often. Halls A and B rented at an overall average of 51 percent and 47 percent, respectively. South Hall was rented least often with an overall average of 28 percent.

The Illustration below shows how each hall was rented during the 1989 year.

ILLUSTRATION NO. 6



Each of the graphs above illustrate periods when the Exposition Center facility was less than fully utilized. We recognize that current usage is partly explained by the type of business (trade shows) the Exposition Center currently solicits. However, while

no asset can be fully utilized at all times, it is our opinion that other options may be available to improve current utilization of the facility. Increased usage during slow periods should result in additional county revenues.

Recommendation No. 7

The county should identify alternative or additional uses for the Exposition Center during slack periods.

Management does Not Actively Market the Facility

Exposition Center Management said they did not actively market the Exposition Center facility to its customers. Promotional information is almost non-existent when compared to that of the Coliseum and Convention Center. The lack of marketing can limit the public's awareness of the facility and adversely affect revenue. To illustrate, a 1985 professional marketing survey found that only one percent of a random sample of metropolitan households identified the Exposition Center as the facility which came to mind when considering spectator events and activities.

Increasing Competition

We could not objectively determine how much business the Exposition Center might lose, if any, when the Oregon Convention Center opens. The opening of the Oregon Convention Center may also change the Portland Memorial Coliseum's market emphasis bringing them into more direct competition with the Exposition Center. Each of these developments could adversely impact Exposition Center revenues.

Management said that because the Exposition Center is larger than either the new Convention Center or the Coliseum, these facilities would not pose a significant threat as a competitor. However, our analysis showed both the Coliseum and Convention Center offer approximately the same square footage for rental purposes as the Exposition Center.

In addition, we noted the Exposition Center does not have the space flexibility of either the Convention Center or the Coliseum. Reduced space flexibility could further limit the Exposition Center's ability to effectively compete with either of these facilities. Available square footage and space flexibility are not the only criteria for choosing a facility, but it is an important factor.

In analyzing the makeup of Exposition Center customers, we also found that 74 percent of the Exposition Center's income comes from only seven firms. Such a limited customer base increases the risk that revenues will be subject to sudden change. In other words, increasing competition could have a more immediate and substantive impact on Exposition Center revenues.

Each of the above factors point to a need to consider alternative and increased marketing emphasis. More emphasis in this area will help ensure the Exposition Center's market share and revenues remain steady.

Recommendation No. 8

Exposition Center management should increase marketing efforts for the facility in the face of potential competition from the Coliseum and Convention Center.

Management Lacks a Long-Range Plan for the Exposition Center

Exposition Center management has not developed a formal long-range plan for operations. The lack of long-range planning was identified as a problem in two prior audits completed by the County Auditor. This condition was also noted in the 1989 audit performed by Henton & Weisberger.

Long-range planning provides management with a strategy for future decision making. The lack of long-range planning puts the county at risk of not maximizing revenues or meeting its organizational objectives.

In 1985, the Board of County Commissioners attempted to address issues of long-range planning by adopting an ordinance creating an Exposition Center Advisory Committee. The Advisory Committee was to provide planning, budget assistance and policy direction for the Exposition Center.

However, our review showed the committee has not met since 1988. In addition, management indicated they have not involved the Committee in any planning, or considered the Committee's role in policy or budgetary matters.

By not complying with ordinance requirements, management has limited the communication and information available to both the Board of County Commissioners and the public.

Recommendation No. 9

Exposition Center management should develop a long-range plan for the use and operation of the facility. In addition, the Board and Exposition Center management should take steps to ensure the Exposition Center Advisory Committee becomes actively involved in budgeting and planning responsibilities of the Exposition Center.

The Exposition Center is a valuable asset to the citizens of the county. A 1985 Exposition Center Task Force Report estimated the Exposition Center's replacement value between 20 and 50 million dollars. In addition, the Exposition Center provided over \$800,000 in revenues to the county's General Fund during the FY 1988/89.

The significance of this county asset should dictate the need for better planning and more citizen involvement. Planning efforts should include development of a formal long-range plan. At a minimum, planning should address future capital needs, the effects of increasing competition in the market place, and alternative uses for the facility.

The Cost of Needed Maintenance Should be Determined

During the last five years, the Board of County Commissioners approved nearly one million dollars for maintenance and capital improvements at the Exposition Center. The county dedicates approximately 15 percent of the Exposition Center's profits for this purpose. However, according to the 1985 Exposition Task Force report, this amount was below the Exposition Center's actual maintenance and improvement needs. To preserve the Facility, the Task Force recommended spending in excess of 2.5 million dollars for maintenance and capital improvements. By not fully adopting Task Force recommendations for funding facility improvements, the county has deferred maintenance and capital improvements.

There is financial risk associated with deferring maintenance and capital needs. Risk can include the increased cost of maintenance when conditions are left to deteriorate. The value of the facility may also decrease under these conditions. In addition, there is risk that business could be lost to facilities that are better maintained.

Based on our observations, we feel there are significant maintenance needs which should be addressed. These observations are supported by both Exposition Center management and the results of a survey we conducted of facility users. Comments from a sample

of users suggest a need to resurface exhibit hall floors, paint buildings, and improve maintenance of lobby and box office areas. Respondents to our survey rated the Exposition Center's overall appearance as poor when compared to other facilities they used.

Recommendation No. 10

The county should provide needed maintenance for the Exposition Center. An ongoing long-range maintenance schedule should also be developed and implemented.

As a basis for decision making, management should determine the specific cost of repairs and improvements needed. The alternative cost of delaying repairs and maintenance should also be identified.

R E S P O N S E S



GLADYS McCOY, Multnomah County Chair

Room 134, County Courthouse
1021 S.W. Fourth Avenue
Portland, Oregon 97204
(503) 248-3308

RECEIVED

OCT 9 - 1990

Multnomah County Auditor

October 9, 1990

Dan Ivancie
Multnomah County Auditor
1120 S.W. Fifth, Room 1500
Portland, Oregon 97204

Dear Dan:

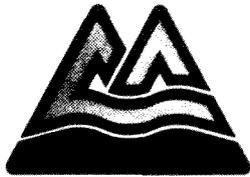
I would like to thank you for the Exposition Center Audit. You provided several management control issues that are useful to providing better management of the Exposition Center. Staff has reviewed and will be working to implement those that have not already been done. (see attached)

County utilization planning of the Exposition Center has been an ongoing concern of this administration and the expanded use of the Expo Center over the past four years proves that staff has done a good job. Expo Center staff has created a significant "niche" in the regional trade show market and should be applauded for their hard work.

I appreciate the hard work you and your staff put into this audit and I look forward to working with you on future audits in my continuing effort to make County government more effective and efficient.

Sincerely,

Gladys McCoy
Multnomah County Chair



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-5000

BOARD OF COUNTY COMMISSIONERS
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M E M O R A N D U M

TO: DAN IVANCIE
MULTNOMAH COUNTY AUDITOR

THROUGH: GLADYS MCCOY, CHAIR
BOARD OF COUNTY COMMISSIONERS

FROM: PAUL YARBOROUGH, DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: EXPOSITION CENTER AUDIT RESPONSE

DATE: OCTOBER 4, 1990

Thank you for the opportunity to review and respond to your recent audit of the County's Exposition Center. Audits such as this can provide a valuable planning tool toward improved management of governmental operations, which is the reason the Department of Environmental Services requested the original 1983 audit of the Expo Center, as well as the follow-up audit by a private firm in 1989.

This current audit represents an earnest attempt on the part of your office to review actions taken on prior audit recommendations and to analyze current usage of the facility, and your efforts are appreciated. The chapter on management controls, in fact, cites several valid concerns, as well as useful recommendations. However, the chapter on planning and utilization reflects a limited understanding of the exposition/convention industry and, therefore, provides little substantive guidance for improvements in this area.

EXPO CENTER AUDIT RESPONSE
Page Two

Following is a brief response to each of the audit's recommendations:

Recommendation No. 1: Exposition Center management should formalize methods for addressing operating weaknesses identified in audits. Corrective action should occur in a timely manner.

It is important that a distinction be made between **response to and implementation of** prior audit recommendations. As a close examination of the record will demonstrate, the County has systematically followed up on prior audits and studies of the Expo Center; and **most** concerns identified in prior audits **have** in fact been responded to by management; although in some cases the response was not necessarily to implement the auditor's recommendations. A **few** specific prior audit recommendations have not been implemented due to a variety of considerations, including policy decisions adopted by the Board of County Commissioners; budget constraints; staff changes; community interests; and, in some cases, simple disagreement with the recommendations themselves.

Some of these prior recommendations are identified in your current audit and will be addressed specifically in this response.

Recommendation No. 2: Exposition Center management should develop a means of monitoring concessionaire revenues.

It is not an accurate statement that "lack of controls over concession revenues has remained unaddressed by management since 1975." Several actions have been taken in this area including the following:

- Subsequent to the 1983 audit, the use of cash registers in the concession stands was explored at some length. It was decided at that time, however, that cash registers would be neither cost effective nor practical in this application **except** in the lounge area, where a cash register was installed and is still in use.
- A correlation analysis between parking and food revenues is conducted by the current Expo Center manager after every show, as a test to ensure a reasonable relationship between the two, based upon attendance at the show. This technique was recommended in the Henton & Weisgerber audit in 1989.

EXPO CENTER AUDIT RESPONSE
Page Three

However, we do agree that further efforts in this area could be beneficial; and we will be exploring additional methods for monitoring concessionaire revenues with the County's Finance Division during the current fiscal year.

Recommendation No. 3: To improve controls, county personnel should independently read and record meter readings taken from car counters.

We agree that this recommendation is good practice and have instituted a joint process by which both County staff and the parking concessionaire read and verify the counters at the beginning and end of each show day.

Recommendation No. 4: To conform to generally accepted governmental accounting principles, the County should establish an Enterprise Fund for the Exposition Center. The County should also correct other areas of its financial reporting for the Exposition Center.

Establishment of an Enterprise Fund for the Expo Center was a recommendation of the 1983 audit of the Expo Center. The issue was explored at length subsequent to that audit; and a policy decision was made at that time to maintain the Expo Center in the County's General Fund. In consideration of the audit recommendation, however, two substantive actions were taken:

- A resolution was adopted by the Board of County Commissioners in August, 1985 which dedicated no less than 15% of Expo's operating profits to capital projects and maintenance of the Expo Center.
- The County Fair Fund was created in the 1985/86 budget process to separately account for both revenues and expenditures of the Multnomah County Fair.

There is currently, however, renewed interest within the County's administration to create an enterprise fund for the Expo Center; and pursuant to your recommendation, we will initiate discussions to that effect prior to the 1991/92 budget process.

Expo management will also work with the Finance Division to correct identified deficiencies in financial reporting for the Expo Center.

EXPO CENTER AUDIT RESPONSE
Page Four

Recommendation No. 5: Exposition Center management should include additional procedures for identifying, listing and safeguarding Exposition Center property.

Currently, all Expo Center property has been identified and tagged and is in the process of being entered into the Center's new computer system. According to the Expo Center manager, an annual inventory will be conducted during the month of December.

Regarding the segregation of County property from the property of contractors, the Expo Center has very limited storage capabilities; and this recommendation is not practical in all cases. However, the operations manager and his staff monitor the disposition of County property on a daily basis and will continue with their ongoing efforts to safeguard County property. Expo operations has, over the years, experienced very little loss of property.

Recommendation No. 6: Exposition Center management needs to prepare a written plan for policy and procedure development and document those procedures implemented.

Since his appointment in January, 1989, the new Expo Center manager has revised several key Expo policies regarding rental prepayments, deposits, and other security and liability risks of the Expo Center. These policy changes have been reviewed by County Counsel and incorporated into revised contract packets.

Remaining Expo Center policies and procedures, including inventory control, parking verification, policies on alcohol, gun control, and smoking and other operational procedures are currently being developed and will be formalized in a loose-leaf binder by January 2, 1991.

Recommendation No. 7: The County should identify alternative or additional uses for the Exposition Center during slack periods.

An operational study, conducted by Robert Miller, is close to completion, which includes an analysis of the regional market and recommendations for some alternative uses not only for the Expo facilities but for the entire Expo site as well.

These recommendations will be subject to further analysis in a comprehensive master planning effort for the Expo Center. It should be noted, however, that the Expo Center is a trade show facility; and alternative uses need to be carefully considered to ensure that they in no way conflict with this primary purpose.

EXPO CENTER AUDIT RESPONSE
Page Five

Recommendation No. 8: Exposition Center management should increase marketing efforts for the facility in the face of potential competition from the Coliseum and Convention Center.

This audit presumes that the Expo Center is in competition with the Convention Center; and this is simply not the case. We serve entirely different purposes and target different markets. It should further be noted that the County is a primary funding source for both the Convention Center's marketing efforts as well as subsidization of its operational deficit, through the County's hotel/motel tax. It is in the County's interest that the Convention Center succeed; and to attempt to place the Expo Center in direct competition with the convention facility would only be counterproductive.

Currently, Expo Center competition with the Coliseum is not significant. It is possible that there could be more direct competition with this facility in the future, if the primary purpose of the Coliseum - that is, as home to the Portland Trailblazers - changes to solicit more flat show business.

Even in this case, however, it is probable that the Expo Center will continue to be highly competitive in the regional trade show market. Due to several unique attributes - including the most available square footage for flat show exhibitions, the most available parking, and the lowest rental rate structure - the Expo Center has created for itself a significant "niche" in the regional market.

Whether the Coliseum could ever compete with the Expo Center on an unsubsidized basis remains to be seen.

Recommendation No. 9: Exposition Center management should develop a long range plan for the use and operation of the facility. In addition, the Board and Expo Center management should take steps to ensure the Exposition Center Advisory Committee becomes actively involved in budgeting and planning responsibilities of the Expo Center.

The Miller study will provide the framework for a comprehensive, five-year master plan for the Exposition Center. Funds for this plan have already been appropriated in the 1990/91 budget.

EXPO CENTER AUDIT RESPONSE
Page Six

The Miller study will be presented to the Expo Center Advisory Committee for their review and comment. We will then be developing a Request for Proposals for a complete master plan for the Expo Center, which will also be presented to the Advisory Committee for their review.

Recommendation No. 10: The County should provide needed maintenance for the Exposition Center.

Maintenance and capital improvements to the Expo Center have and continue to be a high priority to the County, within budget constraints. As you pointed out in your audit, in 1985 the Expo Center Task Force identified a five-year maintenance and improvement program for the center, at an estimated cost of more than \$2.5 million. This program has been substantially completed, and the pending master plan will identify additional maintenance and capital needs for the next five years.

In addition, there were discussions during the 1990/91 budget process regarding the adequacy of the 15% setaside for maintenance and improvements at the Expo Center. This issue will be examined at length and a recommendation for a more adequate setaside will be developed, if appropriate, prior to the 1991/92 budget process.

Thank you again for the opportunity to respond to this audit. Our office will provide the Auditor's Office with periodic follow-up responses, at the Auditor's request.

Meeting Date: NOV 06 1990

Agenda No.: #3

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: DRUG AWARENESS RESISTANCE EDUCATION (D.A.R.E.)

BCC Informal NOVEMBER 6, 1990
(date)

BCC Formal _____
(date)

DEPARTMENT M.C.S.O.

DIVISION _____

CONTACT DICK PILAND

TELEPHONE 255-3600

PERSON(S) MAKING PRESENTATION SHERIFF SKIPPER AND DICK PILAND

ACTION REQUESTED:

INFORMATIONAL ONLY

POLICY DIRECTION

APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 15 MINUTES

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

PROVIDE INFORMATION TO THE BOARD CONCERNING A PROGRAM THAT IS WIDELY USED AND THAT THE M.C.S.O. ^{will} BE STARTING UP.

1990 OCT 31 4:10:24
MULTI-COUNTY
OREGON
COUNTY COMMISSIONERS OFFICE

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL _____

Or

DEPARTMENT MANAGER *[Signature]*

(All accompanying documents must have required signatures)

Meeting Date NOV 06 1990

Agenda No. #4

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: REQUEST FOR DIRECTION

BCC Informal November 6, 1990
(date)

BCC Formal _____
(date)

DEPARTMENT Environmental Services

DIVISION Tax Title

CONTACT Larry Baxter

TELEPHONE 248-3590

PERSON(S) MAKING PRESENTATION Larry Baxter

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA 15 minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: X

Request direction under provisions of Multnomah County Ordinance 560, Section 4.

Attached are 2 letters from Jeff Brandon, Office of Public Guardian and Conservator, regarding property occupied by Eila Vaivo. The property in question has been deeded to Multnomah County.

Also attached are pictures taken 10/11/90 showing the exterior of the house and two corners of the kitchen.

Request authority to let Ms. Vaivio remain in the house as long as she is able and to make necessary repairs to make it habitable.
(if space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL _____

DEPARTMENT MANAGER Jeff Brandon Or [Signature]

(All accompanying documents must have required signatures)

Reviewed: Sandra Duffey, Asst. Counsel
10-24-90

1990 OCT 30 11:03 AM
MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
AGING SERVICES DIVISION
OFFICE OF PUBLIC GUARDIAN AND CONSERVATOR
421 S.W. FIFTH AVENUE, 3RD FLOOR
PORTLAND, OREGON 97204-2220
(503) 248-3646

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
RICK BAUMAN • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Larry Baxter, Tax Title
FROM: Jeff Brandon *B*
DATE: October 4, 1990
RE: Eila Vaivio, 7961 S.E. 9th Avenue, Portland, OR, 97202
=====

This memo will confirm our discussion of October 3, 1990 regarding Eila Vaivio's residence, 7961 S.E. 9th. It is likely that she will remain living there for several more years. Her health is good; however, she is seriously mentally ill and has no comprehension of her business. She has no ability to deal with tax issues. For this reason, the County has foreclosed on her property. Her income and assets are so minimal that she cannot repurchase the property even on special terms with the County. Mrs. Vaivio is very attached to her home and her lifestyle would be severely disrupted were she forced to move. In fact, such an event would probably lead to her premature demise.

As her Guardian/Conservator, our role is to see that Mrs. Vaivio gets basic services and maintains an acceptable way of life. In our Guardian role, we are seeing that she gets daily visits from a VNA nurse who treats a chronic ulcer condition on her ankles. As Conservator, we see that she gets benefits for which she is entitled. We also are responsible for the condition of her real property. Our choice with the house is to either buy it back from the County or see that the County maintains the property. After our discussion, it seems that the latter choice is preferable. Therefore, we ask that the County make necessary repairs of the major structural inadequacies of this house. The most pressing problem is the roof. There are huge holes in it and, on wet days, water pours through these. With Autumn now upon us, the entire roof needs to be replaced immediately.

In conclusion, as Guardian/Conservator for Eila Vaivio, we ask that the County take the necessary steps to maintain the property; specifically, to replace, as soon as possible, the damaged roof. Thank you for your attention to this problem.

Please let me know when the construction will take place. Mrs. Vaivio needs advance warning and counseling regarding this intrusion into her life.

Thank you!



MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
AGING SERVICES DIVISION
OFFICE OF PUBLIC GUARDIAN AND CONSERVATOR
421 S.W. FIFTH AVENUE, 3RD FLOOR
PORTLAND, OREGON 97204-2220
(503) 248-3646

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RICK BAUMAN • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Larry Baxter, Tax Title

FROM: Jeff Brandon 

DATE: October 15, 1990

RE: Eila Vaivio, 7961 S.E. 9th Avenue, Portland, OR, 97202

This information is to follow my earlier memo to you requesting County action to repair the roof of her house. Her assets are so minimal that she cannot re-finance the house. Therefore, the County needs to assume this burden. Attached are copies of her most recent bank statements, showing total savings of less than \$2,000. Her monthly income consists only of Social Security, \$282 per month.

Your quick response to all of this is greatly appreciated.

JB:pj

Enclosures

Handwritten notes:
Look forward to
hearing from you.




First Interstate Bank
of Oregon, N.A.

Branch: PORTLAND MAIN

Account No. 004-2001345

EILA VAIVIO
7961 SE 9th
PORTLAND, OR. 97202

In response to your inquiry, our records indicate a balance to your

credit of \$ 214.55 at the close of
business 9-3-90.

MICHEAL Mc GEE
PREPARED BY



First Interstate Bank
of Oregon, N.A.

Branch: MORELAND-SELLWOOD

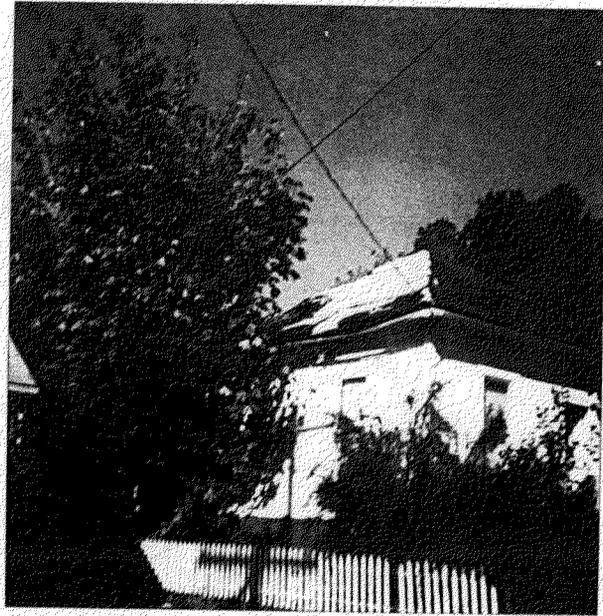
Account No. 058-2043289

EILA VAIVIO
7961 SE 9th
PORTLAND, OR. 97202

In response to your inquiry, our records indicate a balance to your

credit of \$ 1,397.00 at the close of
business 9-3-90.

MICHEAL MC GEE
PREPARED BY



7961 SE 9th

10/11/90



7961 SE 9th

10/11/90



7961 SE 9th

10/11/90