



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 606, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • CHAIR • 248-3308
PAULINE ANDERSON • DISTRICT 1 • 248-5220
GARY HANSEN • 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

FEBRUARY 3 - 7, 1992

Tuesday, February 4, 1992 - 8:30 AM - Executive Session. . .Page 2

Tuesday, February 4, 1992 - 9:30 AM - Planning Hearing . . .Page 2

PLEASE NOTE: NO TUESDAY AGENDA REVIEW SCHEDULED
AFFECTED STAFF TO ATTEND THURSDAY BOARD MEETING

Tuesday, February 4, 1992 - 1:30 PM - Board Briefings. . . .Page 2

Thursday, February 6, 1992 - 9:30 AM - Regular 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 22 for Paragon Cable (Multnomah East) subscribers

Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Tuesday, February 4, 1992 - 8:30 AM

Multnomah County Courthouse, Room 602

EXECUTIVE SESSION

- E-1 The Multnomah County Board of Commissioners Will Meet in Executive Session to Discuss Real Property Transactions Pursuant to ORS 192.660(1)(e)
-

Tuesday, February 4, 1992 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEM

- P-1 PR 6-91; ZC 6-91; CS 6-91 and WRG 7-92 PUBLIC HEARING, ON THE RECORD, TESTIMONY LIMITED TO 30 MINUTES PER SIDE in the Matter of Review of the December 2, 1991 Planning Commission Decision DENYING Requests for a Comprehensive Plan Revision, Zone Change Request, Community Service Use for a Marina and a Willamette River Greenway Permit, to Allow the Development of a 170-Space Boat Marina in the Multnomah Channel, for Property Located at 14460 NW GILLIHAN ROAD. (RESET FROM JANUARY 28, 1992)
-

Tuesday, February 4, 1992 - 1:30 PM

Multnomah County Courthouse, Room 602

BOARD BRIEFINGS

- B-1 Presentation and Discussion of Recommendations of the 1991 Multnomah County Salary Commission. Presented by Keith Crawford, Rian Brown, Brenda Carpenter, Judith Clark and Leslie Jasper. 1:30 PM TIME CERTAIN. 45 MINUTES REQUESTED.
- B-2 Presentation of Committee Report on City/County Consolidation. Presented by Merlin Reynolds and Members of the Governance Committee. 2:15 PM TIME CERTAIN. 60 MINUTES REQUESTED.
- B-3 Bi-Monthly Status Report Concerning the Donald E. Long Detention Facility. Presented by Harold Ogburn. 3:15 PM TIME CERTAIN. 30 MINUTES REQUESTED.
- B-4 Discussion on the Youth Empowerment and Employment Project. Presented by Commissioner Gary Hansen. 3:45 PM TIME CERTAIN. 15 MINUTES REQUESTED.
-

Thursday, February 6, 1992 - 9:30 AM

Multnomah County Courthouse, Room 602

REGULAR MEETING

CONSENT CALENDAR

JUSTICE SERVICES

SHERIFF'S OFFICE

- C-1 Ratification of an Intergovernmental Agreement Between the Oregon Public Utility Commission and Multnomah County, Providing Revenue for the Sheriff's Office Motor Carrier Safety Unit to Enforce Commercial Motor Vehicle Safety Rules and Regulations, for the Period October 1, 1991 to September 30, 1992

DEPARTMENT OF HEALTH

- C-2 Ratification of an Intergovernmental Agreement Between the City of Portland and Multnomah County, Amending the Contract Term from February 1, 1991 through December 31, 1991, and Providing County Reimbursement for the Cost of an .8 FTE Equivalent Community Health Nurse Working at Iris Court
- C-3 Ratification of an Intergovernmental Agreement Between the State Children's Services Division and Multnomah County, Providing a Community Health Nurse to Participate as a Member of the PROJECT TEAM Program for the Period January 2, 1992 through September 30, 1992

NON-DEPARTMENTAL

- C-4 In the Matter of the Appointment of Katherine Cheney to the CITIZEN INVOLVEMENT COMMITTEE, Term to Expire February 1, 1994
- C-5 In the Matter of the Reappointment of D'Norgia Price to the MERIT SYSTEM CIVIL SERVICE COUNCIL, Term to Expire June 4, 1997

REGULAR AGENDA

NON-DEPARTMENTAL

- R-1 RESOLUTION AND ORDER in the Matter of Adjusting Salaries for the County Chair and County Commissioners Based on Salary Adjustment Recommendations of the 1992 Salary Commission 9:30 AM TIME CERTAIN. 45 MINUTES REQUESTED.
- R-2 Budget Modification NOND #25 Requesting Authorization to Move Budgets to Implement Reorganization Pursuant to Ordinance No. 708 Adopted December 12, 1991, Wherein the Department of Human Services was Abolished and the Health Department and Department of Social Services were Created

- R-3 RESOLUTION in the Matter of the Adoption of the 1991-92 Supplemental Budget for Multnomah County, Oregon, for the Fiscal Year July 1, 1991 to June 30, 1992, and Making the Appropriations Thereunder, Pursuant to ORS 294.435
- R-4 RESOLUTION in the Matter of Creating a Task Force on Ethics Guidelines for County Officials/Employees
- R-5 First Reading and Possible Adoption of an ORDINANCE Relating to the Regulation of Solid Waste Haulers in Portions of Unincorporated Multnomah County in Order to Provide the Opportunity to Recycle to be Administered by the City of Portland, and Declaring an Emergency and Repealing Ordinance No. 541
- R-6 ORDER Authorizing an Agreement with the City of Portland Relating to the Allocation and Payment to the County of a Portion of Franchise Fees Collected by the City which are Attributable to Solid Waste Collection in Certain Unincorporated Areas of the County
- R-7 First Reading of a Proposed ORDINANCE Amending Ordinance No. 646 (Firearms) by Expanding the List of Firearms in the Definition of "Assault Weapon", Clarifying Certain Language Pertaining to Excluded Firearms and Deleting Certain Provisions Concerning the Firearms Safety and Education Course (CONTINUED FROM JANUARY 23 AND 30, 1992)

DEPARTMENT OF SOCIAL SERVICES

- R-8 Budget Modification DSS #61 Requesting Authorization to Add \$5,000 of Bequeathed Funds to Aging Services Division to Increase Pass Through and Create an Emergency Assistance Fund for Low Income Seniors in Crisis
- R-9 Ratification of an Intergovernmental Agreement Between Multnomah County and Mt. Hood Community College, Providing Community Development Block Grant Funds for Completion of the Gresham Literacy Coalition Project to Benefit Low and Moderate Income Gresham Residents, for the Period February 1, 1992 through January 31, 1993

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-10 RESOLUTION in the Matter of the Proposed Consolidations of County and City of Gresham Road Organizations and Fleet Management [Requesting Approval of the Concept Proposal, Directing Staff to Continue Working on the Proposal and Setting a Joint Public Hearing for Tuesday, February 11, 1992 at Gresham City Hall]
- R-11 ORDER in the Matter of the Sale of County Real Property at East Burnside Street and 47th Avenue, Portland, Oregon to the City of Portland
- R-12 In the Matter of a Status Report Affecting Cancellation or Continuance of the Land Sale Contract 15428 Between Multnomah County, Oregon and Stephen M. Olson

Meeting Date: FEB 04 1992

Agenda No.: E-1

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: EXECUTIVE SESSION

BCC Informal _____ (date) 8:30 - 9:30 AM
BCC Formal TUESDAY FEBRUARY 4 (date)

DEPARTMENT Nondepartmental DIVISION County Chair's Office

CONTACT Hank Miggins TELEPHONE X-3308

PERSON(S) MAKING PRESENTATION _____

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 1 hour

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):

Executive Session Pursuant to ORS 192.660(1)(e) for the purpose of discussing Real Property Transactions

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1992 JAN 31 AM 10:47

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL *Gladys McCoy*
Or

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)

T2013
 OBERST
 Submittal
 #1

Potential County Occupants: Consolidation Site Downtown

- Notes: 1. Sequence of occupancy to be determined.
 2. Many occupancy schemes are possible, some of which would not include all of the groups listed.

	Approx. size	From
Non-Departmental		
Board of County Commissioners (includes Chair, Clerk, Hearings Room)	11,000 sf	Portland, Courths.
County Counsel	4,500	Portland
County Auditor	2,500	Courths.
Tax Supervising & Cons. Commission	1,500	Mead
Citizen Involvement	1,000	Morrison
Management Support Services (Portl.Bldg)	15,000	Portland
Purchasing/Contracts	6,000	Ford
Subtotal: 41,500 sf		
District Attorney		
Main Office (Courthouse 6th & 8th floors)	26,000	Courths.
Unit C (CCU) -from lease	5,000	Lease
SED (Portl.Bldg)	4,000	Portland
Subtotal: 35,000 sf		
Environmental Services		
Assessment & Taxation	32,000	Lease+Morisn
Information Services	18,000	Kelly
Dept. Admin./Acctg.	2,500	Morrison
Facilities & Property Mgmt. (w/o shops)	7,000	Ford
Planning & Development	6,000	Morrison
Board of Equalization	2,000	Morrison
Pioneer Cemeteries	500	Morrison
Elections - Registration/Info.Center	500	New
Subtotal: 68,500 sf		
Community Corrections		
Dept. Admin. and Division Mgmt.	7,500	Mead
Social Services		
Dept. Admin.	3,500	Mead
Housing & Community Service Div.	9,500	Mead
Aging Services Div. (SSD/MHS to Mead)	14,000	Mead
Health Department		
Dept. Admin./Acctg.	9,500	Gill
Libraries		
Dept. Admin./Acctg.	4,500	LibrAdmin
4 Depts., Subtotal: 48,500 sf		

TOTAL, MULTNOMAH COUNTY: (net): 193,500 sf

January 27, 1992 Jim Emerson Facilities & Property Mgmt.

Hank Miggins
Submittal #2

MULTNOMAH COUNTY, OREGON

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY
PAULINE ANDERSON
GARY HANSEN
RICK BAUMAN
SHARRON KELLEY

PLANNING & BUDGET
PORTLAND BUILDING
1120 S.W. FIFTH - ROOM 1400
P. O. BOX 14700
PORTLAND, OR 97214
PHONE (503)248-3883

TO: Hank Miggins
FROM: David Warren *DCW*
DATE: February 3, 1992
SUBJECT: Timetable for Building Purchase

As you requested, here is a summary of the process for buying a building.

Attached is a fairly detailed schedule showing all the major steps I am aware of that lead to the purchase of a new building. It is an optimistic timeline, although it indicates points where delays may crop up. On the whole, it should be considered a series of earliest potential dates for the various steps to be completed.

In more general terms, there are five significant events that will lead to concluding the purchase:

<u>STEP</u>	<u>Estimated date</u>
1. The Board agrees to buy the building	late February
2. The County secures validation of the proposal to issue Certificates of Participation (COP's)	anywhere from late March to early next fiscal year
3. The County issues COP's	no sooner than late April
4. The County completes a Supplemental Budget for the COP revenue	anywhere from late March to late June
5. The County pays for the building	after the other steps are complete.

None of the steps are single actions. Here is a brief overview of what happens in each of them.

1. The Board must approve an agreement with the building owner committing the County to purchase the building. **This is the crucial step in the process.** The attached timeline assumes this action is accompanied by an authorization to pay earnest money and that it will follow analysis by Facilities Management of the suitability of the building. I believe the earliest date for this action will be February 20, 1992. It could easily be weeks later. This step will trigger the remaining three processes: issuing COP's to pay for the building, beginning a "validation proceeding" in court to assure that the COP's can be issued for purchase of the building, and a Supplemental Budget dealing with the proceeds from issuing COP's.
2. The County will initiate a "validation proceeding" to assure that the COP's can be issued. If I understand County Counsel correctly, there are a couple of issues to be resolved:
 - a. Are COP's debt falling under the constitutional debt limitation? The State courts have determined in similar situations (including our proposed issue to purchase the Commercial Securities Building two years ago) that they are not, but each issue is potentially subject to the same question.
 - b. Is purchase of a building which the County does not intend to completely occupy a legitimate public purpose for which the County can expend money? County Counsel believes so, but the matter should be determined before a purchase is completed rather than after.

The earliest date this process could be completed appears to be in late March, if the court chooses to rule in the matter on the day it acquires jurisdiction.

3. The County will issue COP's to pay for the building. This will take approximately 60 days from the date the Board approves their sale. At the earliest, Dave Boyer believes the COP's could be issued in late April. They will not be issued until the courts validate that they are legal.
4. The County will adopt a Supplemental Budget recognizing the receipts from the sale of COP's and authorizing expenditure for buying the building. My plan is to include both the COP's for purchasing a building and the COP's for constructing the Juvenile Facility in the same Supplemental Budget. Although the cost of the facility being constructed will be uncertain at the time the Supplemental Budget is begun, the Supplemental Budget will authorize expenditures sufficient to cover all costs in this Fiscal Year in any case, as well as the cost of buying the other building.

The earliest date the Board could finally adopt the Supplemental Budget would be in late March. Depending on Tax Supervising's schedule, the Supplemental Budget might be delayed until June before it could be completed.

5. The final step will be closing on the building and paying for it. This step will require completion of the three processes. The Board cannot legally authorize expenditure of the proceeds from selling COP's until the Supplemental Budget has been adopted. The COP's will not be sold until the validation proceeding is completed. The County will not have sufficient money to cover the building's cost until the COP's are issued. The earliest date for closing will probably be late April. The most likely date is probably sometime in June if everything else goes as planned.

cc Wayne George
Paul Yarborough
Larry Kressel

Detailed Timeline

Negotiations with owner

LEGALLY REQUIRED BUDGET PROCESS

Securing Financing (Certificates of Participation)

Letter of intent to Purchase	1/22/92
Negotiations begin on earnest money agreement	1/29/92
PUBLISH NOTICE OF SUPPLEMENTAL BUDGET	2/6/92
Analysis of systems, engineering, and environmental suitability complete	2/20/92
BOARD APPROVES EARNEST MONEY AGREEMENT AND	
CONTINGENCY TRANSFER FOR EARNEST MONEY	2/20/92
<u>Board approves issuing Certificates of Participation (COP's)</u>	<u>2/20/92</u>
<u>Board approves petition validating COP's</u>	<u>2/20/92</u>
<u>File with courts the proceeding to validate COP's</u>	<u>2/20/92</u>
Earnest money agreement signed and earnest money paid	2/20/92
SUPPLEMENTAL BUDGET HEARING BY BOARD	2/20/92
SUPPLEMENTAL BUDGET TO TAX SUPERVISING	2/20/92
<u>Publish first notice of validation proceeding</u>	<u>2/22/92</u>
<u>Publish second notice of validation proceeding</u>	<u>2/29/92</u>
<u>Publish final notice of validation proceeding</u>	<u>3/7/92</u>
EARLIEST DATE FOR TAX SUPERVISING HEARING ON SUPPLEMENTAL BUDGET	3/11/92
<u>Last day for citizen to appear in COP validation case, court acquires jurisdiction</u>	<u>3/23/92</u>
EARLIEST DATE FOR BOARD ADOPTION OF SUPPLEMENTAL BUDGET	3/26/92
<u>County sells COP's (earliest - 60 days after Board approval).....</u>	<u>4/23/92</u>
Earliest Closing on building (after Supp. Budget adoption and COP sale)	4/23/92
LATEST DATE FOR TAX SUPERVISING HEARING ON SUPPLEMENTAL BUDGET	6/25/92
LATEST DATE FOR BOARD ADOPTION OF SUPPLEMENTAL BUDGET	6/30/92
<u>Court rules in validation proceeding</u>	<u>dependent on judicial schedule</u>
<u>County sells COP's (latest)</u>	<u>10 days after court validation</u>
Latest Closing on building (assuming both	
COP sale and adoption of Supp. Budget)	1 day after certificate sale

Dave Boyer
Submission #3

Multnomah County, Oregon
Building Data

Total rentable space.....	310,000 sq feet
Current vacant space.....	25,933 sq feet
Current vacancy rate.....	8.4%
(Vacancy does not include lease space not being used)	
Current lease revenue bldg. (includes expense escalations)....	\$4,567,967
Current average space rental per sq foot.....	\$16.15
Current parking spaces.....	275
Current parking revenue.....	\$439,000
COP Taxable issue (estimates)	
Purchase price.....	\$24,000,000
Issue costs & discounts.....	425,000
Tennant Improvements.....	1,325,000
Reserve fund.....	2,850,000
	<u>\$28,600,000</u>
Annual debt payment (estimate).....	\$2,850,000
Estimated interest rate (estimate).....	7.75%

EXHIBIT I

1. Charging Commercial current rate of \$16.15 per sq foot.
2. Charging County programs \$15.00 per sq foot.
3. Vacancy rate at 8.4%.
4. Lease increases 1% per year for Operations & Maintenance only. (Revenue)
5. Operations and Maintenance expenses increased 3.5%. (Expenses)

EXHIBIT II

1. Only change from exhibit I is that commercial space is charged at \$15 per square foot.

EXHIBIT III

1. Changes in Exhibit III, commercial space charged at \$15.00 per square foot and vacancy rate is 10%.

EXHIBIT IV

1. Represents (costs) or savings to other County funds.

MULTNOMAH COUNTY, OREGON
 BUILDING FINANCIAL ANALYSIS
 20 YEAR ISSUE
 IN (000)

III

Year #	1	2	3	4	5	6	7	8	18	19	20	21	TOTAL											
Fiscal Year	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2009-00	2010-11	2011-12	2012-13												
REVENUES:																								
Commercial Space Rev	3,563	3,598	3,099	2,535	2,092	2,113	1,361	1,375	1,519	1,534	1,549	1,565	38,912											
Commercial Parking Rev	427	431	436	440	445	449	453	458	506	511	516	521	9,928											
Int Revenue	221	249	246	226	174	170	147	108	(115)	(134)	(156)	(59)	1,280											
County Space Rev	623	635	1,182	1,795	2,286	2,309	3,112	3,143	3,472	3,507	3,542	3,577	58,921											
County Parking Rev	13	13	13	13	13	13	14	14	15	15	15	16	297											
COP Proceeds	28,600												28,600											
Reserve Proceeds											2,850		2,850											
Building Proceeds		190		0		375							765											
Total Revenues	33,446	5,117	4,976	5,008	5,010	5,429	5,088	5,098	5,397	5,433	8,317	5,620	141,553											
EXPENSES:																								
Oper & Maint Buildg	2,239	2,313	2,289	2,247	2,222	2,284	2,187	2,242	2,847	2,914	2,982	3,051	52,618											
COP Issue costs	425												425											
Debt Service	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850		57,000											
Moving expenses	150		150	200		150	150						800											
Major repairs/tenant imp	500			500		500	500				1,000		5,600											
Building Purch	24,000												24,000											
Deduct reserves	2,850												2,850											
Total Expenses	33,014	5,163	5,289	5,797	5,072	5,784	5,687	5,092	5,697	5,764	6,832	3,051	143,293											
Net Income (loss)	432	(47)	(314)	(789)	(62)	(355)	(600)	6	(300)	(331)	1,485	2,568	(1,740)											
Begining Fund equity		432	386	72	(717)	(779)	(1,133)	(1,733)	(5,162)	(5,462)	(5,793)	(4,308)												
Ending Fund equity	432	386	72	(717)	(779)	(1,133)	(1,733)	(1,727)	(5,462)	(5,793)	(4,308)	(1,740)	(1,740)											
ASSUMPTIONS:																								
Rental Space	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet	Rate	SQ Feet		
Commercial	15.00	237,500	15.15	237,500	15.30	202,500	15.45	164,000	15.61	134,000	15.77	134,000	15.92	85,500	16.08	85,500		85,500	17.94	85,500	18.12	85,500	18.30	85,500
County	15.00	41,500	15.15	41,500	15.30	76,500	15.45	115,000	15.61	145,000	15.77	145,000	15.92	193,500	16.08	193,500		193,500	17.94	193,500	18.12	193,500	18.30	193,500
Vacancy at	10.0%	31,000		31,000		31,000		31,000		31,000		31,000		31,000		31,000		31,000		31,000		31,000		31,000
Total		310,000		310,000		310,000		310,000		310,000		310,000		310,000		310,000		310,000		310,000		310,000		310,000
Parking Rev																								
Commercial	1,600	267	1,616	267	1,632	267	1,648	267	1,665	267	1,682	267	1,698	267	1,715	267		267	1,914	267	1,933	267	1,952	267
County	1,600	8	1,616	8	1,632	8	1,648	8	1,665	8	1,682	8	1,698	8	1,715	8		8	1,914	8	1,933	8	1,952	8
Total		275		275		275		275		275		275		275		275		275		275		275		275
Property taxes	832	861	891	922	955	988	1,023	1,059	1,493	1,545	1,600	1,656												
Prop Tax County Reduction	111	115	220	342	447	462	638	661	932	965	998	1,033												

Lease Increases 1.00%
 Expense Increases 3.50%
 03-Feb-92

EXHIBIT IV

MULTNOMAH COUNTY, OREGON
 BUILDING FINANCIAL ANALYSIS
 COUNTY SAVINGS (COSTS)
 IN (000)

Year #	1	2	3	4	5	6	7	8	9	10	11	20	21	TOTAL
Fiscal Year	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2011-12	2012-13	
COUNTY SAVINGS (COSTS):														
O & M Kelly Bldg (ISD)			280	290	300	310	321	333	344	356	369	503	520	7,380
DA Lease			30	31	32	33	34	36	37	38	40	54	56	791
Portland Bldg Lease	358	358	358	358	358	358	358	358	358	358	358			5,728
Portland Bldg O&M	182	188	195	202	209	216	224	232	240	248	257	350	362	5,509
Mead Bldg Lease							457	457	457	457	457			5,484
Mead Bldg O & M							611	632	655	677	701	956	989	11,790
Morrison Bldg O & M							119	123	127	132	137	186	193	2,296
Ford Buildg O & M			50	52	54	55	57	59	61	64	66	90	93	1,318
Fleet Savings, Mail Dist	90	93	96	100	103	107	111	115	119	123	127	173	179	2,724
Data processing Savings	185	191	198	205	212	220	227	235	244	252	261	356	368	5,600
A & T Lease				300	311	321	333	344	355	365	398	544	583	7,593
(less) Lease charges	(623)	(635)	(1,182)	(1,795)	(2,286)	(2,309)	(3,112)	(3,143)	(3,174)	(3,206)	(3,238)	(3,542)	(3,577)	(58,921)
(less) Parking Charges	(13)	(13)	(13)	(13)	(13)	(13)	(14)	(14)	(14)	(14)	(14)	(15)	(16)	(297)
Total Savings (Costs)	180	183	12	(271)	(721)	(701)	(273)	(233)	(192)	(150)	(83)	(346)	(250)	(3,006)

Lease Increases 1.00%
 Expense Increases 3.50%