



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
JANE McGARVIN •	Clerk •	248-3277

AGENDA OF
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
FOR THE WEEK OF
August 7 to August 11, 1989

Tuesday, August 8, 1989 - 9:30 AM - Planning Items . . . Page 2

Tuesday, August 8, 1989 - 1:30 PM - Informal Meeting . . Page 2

Wednesday, August 9, 1989 - 8:00 AM - Policy Development Committee
Blue Lake - Lakehouse - Agenda:
Citizen Involvement Discussion (1 hour)
Planning Process (30 minutes)
DES short term resources
General government roles, goals and action ideas

Thursday, August 10, 1989 - 9:30 AM - Formal. Page 3
Executive Session
Work Session

Tuesday, August 8, 1989 - 9:30 AM

Multnomah County Courthouse, Room 602

In the matter of Decisions of the Planning Commission of July 10, 1989, reported for acceptance and implementation by Board Order:

- PR 4-89 Approve change in the Powellhurst Community Plan redesignating this property from Urban Strip Conversion to Neighborhood Commercial; and
- ZC 6-89 Approve, subject to a condition, amendment of Sectional Zoning Map #400, changing the described property from SC, strip conversion to NC, neighborhood commercial, all for property at 12630 S.E. Division Street

In the matter of Decisions of the Planning Commission of July 10, 1989, reported for acknowledgement by the County Chair:

- CS 7-89 Deny change in zone designation from MR-4, medium density residential, to MR-4, C-S, community service designation to allow development of a Tri-Met Route Terminus facility for property at 13525 S.E. Foster Road

INFORMAL BRIEFINGS

- 1. Briefing on recent legislation which alters the structure for planning services for youth - House Bill 3466 - Duane Zussy
- 2. Briefing on Donald E. Long Home - Hank Miggins and Wayne George

Tuesday, August 8, 1989 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL

- 1. Informal Review of Formal Agenda of August 10, 1989

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

Thursday, August 10, 1989, 9:30 AM

Multnomah County Courthouse, Room 602

Formal Agenda

REGULAR AGENDA

DEPARTMENT OF JUSTICE SERVICES

- R-1 Liquor License applications submitted by Sheriff's Office with recommendation that same be approved as follows:
PACKAGE STORE: Renewal - (change of ownership) for the K.S. Food Market, 15231 S.E. Division; Tankard (change to 4-Aces), 15826 SE Division (RMS - Change of Ownership)

DEPARTMENT OF GENERAL SERVICES

- R-2 In the matter of ratification of an intergovernmental agreement with the City of Portland, City of Wood Village and City of Troutdale, for the Cities to collect 3% Hotel Transient Lodging Tax (current agreement ends September 30, 1989)
- R-3 Budget Modification DGS #1 reclassification of six (6) Property Appraiser Supervisors to Program Supervisors in the Assessment & Taxation Division with additional funds coming from salary savings

ORDINANCES - DEPARTMENT OF GENERAL SERVICES

- R-4 First Reading - An Ordinance relating to the Car Rental Tax; amending M.C.C. 5.40.075 - to allow motor vehicle rental establishments to retain 5% of the motor vehicle rental tax to their collection costs
- R-5 First Reading - An Ordinance relating to the Car Rental Tax; amending M.C.C. 5.40.125 - to clarify exemption for vehicles rented by residents living in exemption area
- R-6 First Reading - An Ordinance amending the procedure for placing property tax levy measures on the ballot; amending Multnomah County Code 4.51.010, 4.51.060, 4.51.070, and declaring an emergency

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-7 Resolution in the matter of the Adoption of a Fire Prevention Code for Clackamas County Fire District #1 -

DEPARTMENT OF HUMAN SERVICES

- R-8 In the matter of ratification of an intergovernmental agreement with Oregon Department of Agriculture whereby state will reimburse county \$5,000 for the control of noxious weeds in the county for FY 89-90

BOARD OF COUNTY COMMISSIONERS

- R-9 Resolution in the matter of supporting the Nehemiah Program

EXECUTIVE SESSION

Executive Session to consider real estate transactions [ORS 192.660 (1)(e)]

WORK SESSION

Funding Alternatives for purchase of property - Hank Miggins, Paul Yarborough, Wayne George and Jim Emerson

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 P.M., Channel 27 for Rogers Multnomah East subscribers
Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Addition to Tuesday, August 8, 1989, 9:30 AM

Case C 2-89 - In the matter of the decision of the Planning Commission of June 12, 1989, Deny request to change name of street segments known as NE 215th Avenue, NE Shaver Street and NE 216th Avenue to NE Lachenview Circle; Approve change of name to NE Lachenview Lane for two of three street segments noted, namely NE 215th Avenue and NE Shaver Street. Retain NE 216th Avenue as shown; Decision to approve street name to NE Lachenview Lane for NE 215th Avenue and NE Shaver Street does not preclude change to NE Lachenview Circle in the future (including NE 216th Avenue) if conditions change which qualifies the three street segments to be called "Circle" (Continued from July 11)

DATE SUBMITTED 7/31/89

(For Clerk's Use)
Meeting Date AUG 10 1989
Agenda No. _____

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Executive Session
REQUEST FOR WORK SESSION

Informal Only* _____
(Date)

Formal Only 8/10
(Date)

DEPARTMENT Nondepartmental DIVISION County Chair's Office

CONTACT Hank Miggins TELEPHONE 248-3308

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD Hank Miggins, Wayne George

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested.

Work session Capital Improvements

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☐ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA _____

IMPACT:

☐ PERSONNEL
☐ FISCAL/BUDGETARY
☐ General Fund
☐ Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Heddy McCay

BUDGET / PERSONNEL _____ / _____

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.

	89-90 BGT MCIJ (2)	1st YEAR COST- 200	1st YEAR COST- 300	1st YEAR COST- 400	MCCF
SHERIFF'S OFFICE	4,994,457	3,076,738	4,455,417	5,752,226	1,808,145
CORRECTIONS HEALTH	503,614	756,017	1,134,025	1,327,707	184,189
	5,498,071	3,832,755	5,589,442	7,079,933	1,992,334
ONE-TIME-ONLY FOR SHERIFF'S OFFICE (1)		501,166	557,149	668,730	
SUBTOTAL MCIJ JR W/OTO OUT		3,331,589	5,032,293	6,411,203	
MINUS MCCF		1,992,334	1,992,334	1,992,334	
		=====	=====	=====	
GRAND TOTAL		1,339,255	3,039,958	4,418,869	

- (1) No one time only items identified for Corr Health
and 5,000 in supp & 50,000 for equipment included in 2nd and 3rd yr
- (2) Includes certain Fac. Management items

Option # 1 (ESTIMATE)

New cost for MCSO only (figures calculated 08/02/89)

Draft # 2

Date 8/9/89

PERSONNEL

PERSONNEL		(114)	(214)	(186)						TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST
=====		200	300	400	CURRENT	BEGIN	FRINGE	INS	COST	PER # FOR 200	PER # FOR 300	PER # FOR 400	FOR MCCF
		#	#	#	MCCF	BASE(1)							
MCSO													
Deputy	(Trans/Ct)	3	4	6	2	25,724	9,456	3,440	38,621	102,989	154,483	231,725	77,242
Corr Lt.-PMI/Corr		1	1	1	1	36,269	13,332	3,730	53,331	35,554	53,331	53,331	53,331
Corr Off Sgt		3	5	5	3	30,986	11,390	3,585	45,961	153,205	229,807	229,807	137,884
Corr Off	(Facility)	33	50	65	23	23,323	8,574	3,374	35,271	1,175,695	1,763,543	2,292,606	811,230
Corr Off	(Classif)	1	1	1	0	23,323	8,574	3,374	35,271	23,514	35,271	35,271	0
Corr Couns		3	4	5	2	23,699	5,986	3,385	33,070	88,186	132,279	165,349	66,140
OA2	Counselors	1	1	2	0	16,600	4,193	3,189	23,982	15,988	23,982	47,964	0
OA2	Records(2)	3	5	6	3	16,600	4,193	3,189	23,982	79,940	119,911	143,893	71,946
OA2	Inmate Acct	1	1	1	0	16,600	4,193	3,189	23,982	15,988	23,982	23,982	0
OA2	Services	1	1	1	0	16,600	4,193	3,189	23,982	15,988	23,982	23,982	0
OA2	Receipt	1	1	1	0	16,600	4,193	3,189	23,982	15,988	23,982	23,982	0
OA3	Records(2)	0	0	1	0	19,669	4,968	3,274	27,911	0	0	27,911	0
Warehouse Worker		2	3	4	0	18,270	4,615	3,235	26,120	52,241	78,361	104,482	0
Laundry Supv.		0	0	2	1	25,620	6,472	3,438	35,529	0	0	71,058	35,529
Jail Stewards		0	0	0	3	22,655	5,723	3,356	31,734	0	0	0	95,202
Custodian		0	0.5	0.5	0	19,210	4,852	3,261	27,323	9,108	13,662	13,662	0
Fac mgmt person		1	1	1	0	19,210	4,852	3,261	27,323	18,215	27,323	27,323	0
TOTAL		52	78.5	102.5	38					1,802,600	2,703,900	3,516,328	1,348,504
Total current MCCF		38	38	38						1,348,504	1,348,504	1,348,504	
		=====	=====	=====						=====	=====	=====	=====
Total minus current MCCF		14	40.5	64.5						454,096	1,355,396	2,167,824	

(1) Rates effective July 1, 1989, except Corr Off and Deputies

(2) For 400 inmates, Records would inc staff by 7; per Capt. Tillinghast staffing would be 6 OA1Is and 1 OA1II.

OVERTIME

OVERTIME													
=====													
Deputy		3	4	6	2	7,287	2,679	200	10,165	27,108	40,662	60,992	20,331
Corr Off		37	56	71	26	2,305	847	63	3,216	120,053	180,080	228,315	83,608
OA II/IIIs		6	9	12	3	5,316	1,343	146	6,805	40,830	61,245	81,660	20,415
TOTAL		46	69	89	31					187,991	281,986	370,968	124,354
Current MCCF		31	31	31						124,354	124,354	124,354	
		=====	=====	=====	=====					=====	=====	=====	=====
Total minus MCCF		15	38	58						63,637	157,632	246,613	

PREMIUM

PREMIUM													
=====													
Corr Off		37	56	71	26	558	205	15	778	29,063	43,594	55,271	0
										29,063	43,594	55,271	0

SUBTOTAL PERSONNEL

MINUS MCCF

TOTAL PERSONNEL

2,019,654	3,029,481	3,942,567
1,472,858	1,472,858	1,472,858
=====	=====	=====
546,796	1,556,622	2,469,709

(ESTIMATE)
MATERIALS/SUPPLIES
=====

	200	(114) 300	(214) 400	CURRENT MCCF	AMOUNT EA	TOT COST FOR 200	TOT COST FOR 300	TOT COST FOR 400	TOTAL COST FOR MCCF	
6110 - PROF SERV	0	0	0	0	0	0	0	0	77,646	(budgeted amt)
hiring	43	65	83	0	900	39,000	58,500	74,700	0	
food (# of meals)	237,250	346,750	459,900	0	1.348	319,813	467,419	619,945	0	
(food for MCCF in food line)										
GED - hours	2	4	8	0	960	1,920	3,840	7,680	0	
I.D. services	0	0	0	0	0	0	0	0	0	
Pay Services	2	4	8	2	2,250	4,500	9,000	18,000	4,500	
Trusty Labor	0	0	0	0	0	20,000	25,000	30,000	0	
6120 - PRINTING	200	300	400	0	33	6,640	9,960	13,280	0	
6130 - UTILITIES	200	300	400	0	569	113,800	170,700	227,600	16,600	
6140 - COMMUNICATIONS	0	0	0	2,183	0	0	0	0	2,183	
Video link-up	1	1	1	0	40,000	40,000	40,000	40,000	0	
6170 - RENTALS	0	0	0	7,873	0	0	0	0	7,873	
6180 - REPAIR/MAINT	200	300	400	0	39	7,800	11,700	15,600	10,000	
6230 - SUPPLIES	0	0	0	0	0	0	0	0	109,293	(budgeted amt)
uniforms	41	61	78	29	500	20,333	30,500	39,000	14,500	
mattresses	250	375	500	233	55	13,750	20,625	27,500	12,815	
inmate clothing	200	300	400	186	115	23,000	34,500	46,000	21,390	
tables	50	75	100	0	100	5,000	7,500	10,000	0	
chairs	140	210	210	210	45	6,300	9,450	9,450	9,450	
batteries	30	40	50	20	50	1,500	2,000	2,500	1,000	
janitorial	200	300	400	0	36	7,200	10,800	14,400	0	
laundry-per inmate	200	300	400	0	92	18,432	27,648	36,864	0	
typewriters-manual	2	2	2	0	250	500	500	500	0	
GED supplies	0	0	0	0	0	0	0	0	0	
chairs-empl	25	35	45	0	200	5,000	7,000	9,000	0	
law library supp	0	0	0	0	0	0	0	0	0	
video	0	0	0	0	0	0	0	0	0	
message phone	0	0	0	0	100	0	0	0	0	
bookcase	3	5	6	2	100	333	500	600	200	
sidechair	10	20	30	0	130	1,300	2,600	3,900	0	
food serv. items	200	300	400	186	6	1,200	1,800	2,400	1,116	
misc. ie chains, riot items, coax	200	300	400	186	100	20,000	30,000	40,000	18,600	
6270 - FOOD	0	0	0	0	0	0	0	0	165,375	
6310 - EDUCATION/TRAVEL	41	61	78	29	20	813	1,220	1,560	580	
7150 - TELEPHONE	200	300	400	186	60	12,000	18,000	24,000	11,160	
7200 - DATA PROCESSING	200	300	400	186	40	8,000	12,000	16,000	7,440	

(ESTIMATE)

	200	(114) 300	(214) 400	CURRENT MCCF	AMOUNT EA	TOT COST FOR 300	TOT COST FOR 300	TOT COST FOR 400	TOTAL COST FOR MCCF
7300 - MOTOR POOL									
vehicle- (see equipment)	0	0	0	0	0	0	0	0	0
maint/replace-yr									
Car	1	1	2	1	3,000	3,000	3,000	6,000	3,000
Bus	1	1	1	0	5,000	5,000	5,000	5,000	0
Van	1	1	1	0	4,000	4,000	4,000	4,000	0
SUBTOTAL MATERIALS/SUPPLIES						710,135	1,024,762	1,345,479	245,775
MINUS MCCF						245,775	245,775	245,775	
TOTAL MATERIALS/SUPPLIES						464,360	778,987	1,099,704	
EQUIPMENT									
=====									
bunks	200	300	400	186	248	49,600	74,400	99,200	46,128
radios	15	20	25	10	1,700	25,500	34,000	42,500	17,000
charger	5	7	10	3	600	2,800	4,200	6,000	1,800
laundry carts -									
6 coaster	5	8	10	3	728	3,883	5,824	7,280	2,184
5 coaster	2	3	4	2	350	700	1,050	1,400	700
terminals-rec-2/3; coun-1	3	4	4	1	1,100	2,933	4,400	4,400	1,100
printers -rec-1/2; coun-1	2	3	3	1	3,800	7,600	11,400	11,400	3,800
desk	4	6	8	2	300	1,200	1,800	2,400	600
buffers	2	3	3	1	700	1,400	2,100	2,100	700
vacuums	3	4	5	1	500	1,333	2,000	2,500	500
vehicle -									
bus	1	1	1	0	100,000	100,000	100,000	100,000	0
car	1	1	2	1	15,000	15,000	15,000	30,000	15,000
van	1	1	1	0	20,000	20,000	20,000	20,000	0
Misc equip. ie kitchen, televisions, and VCRs	0	0	0	0	0	115,000	125,000	135,000	0
SUBTOTAL EQUIPMENT						346,949	401,174	464,180	89,512
MINUS MCCF						89,512	89,512	89,512	
TOTAL EQUIPMENT						257,437	311,662	374,668	

Work Session

	89-90 BGT MCIJ (2)	1st YEAR COST- 200	1st YEAR COST- 300	1st YEAR COST- 400	MCCF
SHERIFF'S OFFICE	4,994,457	3,076,738	4,455,417	5,752,226	1,808,145
CORRECTIONS HEALTH	503,614	756,017	1,134,025	1,327,707	184,189
	5,498,071	3,832,755	5,589,442	7,079,933	1,992,334
ONE-TIME-ONLY FOR SHERIFF'S OFFICE (1)		501,166	557,149	668,730	
SUBTOTAL MCIJ JR W/OTO OUT		3,331,589	5,032,293	6,411,203	
MINUS MCCF		1,992,334	1,992,334	1,992,334	
		=====	=====	=====	
GRAND TOTAL		1,339,255	3,039,958	4,418,869	

- (1) No one time only items identified for Corr Health
and 5,000 in supp & 50,000 for equipment included in 2nd and 3rd yr
- (2) Includes certain Fac. Management items

(ESTIMATE)
MATERIALS/SUPPLIES
=====

	200	(114) 300	(214) 400	CURRENT MCCF	AMOUNT EA	TOT COST FOR 200	TOT COST FOR 300	TOT COST FOR 400	TOTAL COST FOR MCCF	
6110 - PROF SERV	0	0	0	0	0	0	0	0	77,646	(budgeted amt)
hiring	43	65	83	0	900	39,000	58,500	74,700	0	
food (# of meals)	237,250	346,750	459,900	0	1.348	319,813	467,419	619,945	0	
(food for MCCF in food line)										
GED - hours	2	4	8	0	960	1,920	3,840	7,680	0	
I.D. services	0	0	0	0	0	0	0	0	0	
Psy Services	2	4	8	2	2,250	4,500	9,000	18,000	4,500	
Trusty Labor	0	0	0	0	0	20,000	25,000	30,000	0	
6120 - PRINTING	200	300	400	0	33	6,640	9,960	13,280	0	
6130 - UTILITIES	200	300	400	0	569	113,800	170,700	227,600	16,600	
6140 - COMMUNICATIONS	0	0	0	2,183	0	0	0	0	2,183	
Video link-up	1	1	1	0	40,000	40,000	40,000	40,000	0	
6170 - RENTALS	0	0	0	7,873	0	0	0	0	7,873	
6180 - REPAIR/MAINT	200	300	400	0	39	7,800	11,700	15,600	10,000	
6230 - SUPPLIES	0	0	0	0	0	0	0	0	109,293	(budgeted amt)
uniforms	41	61	78	29	500	20,333	30,500	39,000	14,500	
mattresses	250	375	500	233	55	13,750	20,625	27,500	12,815	
inmate clothing	200	300	400	186	115	23,000	34,500	46,000	21,390	
tables	50	75	100	0	100	5,000	7,500	10,000	0	
chairs	140	210	210	210	45	6,300	9,450	9,450	9,450	
batteries	30	40	50	20	50	1,500	2,000	2,500	1,000	
janitorial	200	300	400	0	36	7,200	10,800	14,400	0	
laundry-per inmate	200	300	400	0	92	18,432	27,648	36,864	0	
typewriters-manual	2	2	2	0	250	500	500	500	0	
GED supplies	0	0	0	0	0	0	0	0	0	
chairs-espl	25	35	45	0	200	5,000	7,000	9,000	0	
law library supp	0	0	0	0	0	0	0	0	0	
video	0	0	0	0	0	0	0	0	0	
message phone	0	0	0	0	100	0	0	0	0	
bookcase	3	5	6	2	100	333	500	600	200	
sidechair	10	20	30	0	130	1,300	2,600	3,900	0	
food serv. items	200	300	400	186	6	1,200	1,800	2,400	1,116	
misc. ie chains, riot items, coax	200	300	400	186	100	20,000	30,000	40,000	18,600	
6270 - FOOD	0	0	0	0	0	0	0	0	165,375	
6310 - EDUCATION/TRAVEL	41	61	78	29	20	813	1,220	1,560	580	
7150 - TELEPHONE	200	300	400	186	60	12,000	18,000	24,000	11,160	
7200 - DATA PROCESSING	200	300	400	186	40	8,000	12,000	16,000	7,440	

(ESTIMATE)	200	(114)	(214)	CURRENT		TOT COST	TOT COST	TOT COST	TOTAL COST
	!	!	!	MCCF	AMOUNT EA	FOR 300	FOR 300	FOR 400	FOR MCCF
7300 - MOTOR POOL									
vehicle- (see equipment)	0	0	0	0	0	0	0	0	0
maint/replace-yr									
Car	1	1	2	1	3,000	3,000	3,000	6,000	3,000
Bus	1	1	1	0	5,000	5,000	5,000	5,000	0
Van	1	1	1	0	4,000	4,000	4,000	4,000	0
SUBTOTAL MATERIALS/SUPPLIES						710,135	1,024,762	1,345,479	245,775
MINUS MCCF						245,775	245,775	245,775	
						=====	=====	=====	=====
TOTAL MATERIALS/SUPPLIES						464,360	778,987	1,099,704	
EQUIPMENT									
=====									
bunks	200	300	400	186	248	49,600	74,400	99,200	46,128
radios	15	20	25	10	1,700	25,500	34,000	42,500	17,000
charger	5	7	10	3	600	2,800	4,200	6,000	1,800
laundry carts -									
6 coaster	5	8	10	3	728	3,883	5,824	7,280	2,184
5 coaster	2	3	4	2	350	700	1,050	1,400	700
terminals-rec-2/3;coun-1	3	4	4	1	1,100	2,933	4,400	4,400	1,100
printers -rec-1/2;coun-1	2	3	3	1	3,800	7,600	11,400	11,400	3,800
desk	4	6	8	2	300	1,200	1,800	2,400	600
buffers	2	3	3	1	700	1,400	2,100	2,100	700
vacuums	3	4	5	1	500	1,333	2,000	2,500	500
vehicle -									
bus	1	1	1	0	100,000	100,000	100,000	100,000	0
car	1	1	2	1	15,000	15,000	15,000	30,000	15,000
van	1	1	1	0	20,000	20,000	20,000	20,000	0
Misc equip.ie kitchen,	0	0	0	0	0	115,000	125,000	135,000	0
televisions, and VCRs									
SUBTOTAL EQUIPMENT						346,949	401,174	464,180	89,512
MINUS MCCF						89,512	89,512	89,512	
						=====	=====	=====	
TOTAL EQUIPMENT						257,437	311,662	374,668	

MAJOR FACILITIES PROJECTS

Financing Recommendations from the CIP Committee, August 1989

1. Certificates of Participation, 20-year (now)
For Administrative and DHS space:

Duniway Center/Edgefield trade	\$9.4 million
Mead Building	2.6 million

TOTAL with tenant improvements, closing costs,
issue and reserve costs, and moves : \$19 to 20 million

2. Serial Levy, 3-year (for November 1989 election)

Inverness Jail operations	\$15 million approx.
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3. General Obligation Bonds (election before 1991)
For Justice Projects:

Inverness Jail expansion	\$3.9 to 8.3 million
JDH project	12.5 to 20 million
New Courtrooms	900,000
District Attorney to Portland Bldg	600,000

TOTAL, range for Justice Projects: \$18 to 30 million

DUNIWAY CENTER: SUMMARY OF INITIAL COSTS

Asking price: \$15.8 million

Value offered for Edgefield: 6.4 million

Net Price : 9.4 Million

Costs to occupy: 3.6 million

TOTAL without financing
& closing costs : \$13 Million

Costs to occupy include:

Remodel (all County space at \$15/sf)	\$1,600,000
Architect, engineers, project mgmt.	250,000
Sitework and loading dock	50,000
ISD relocation	650,000
PBX change at Courthouse	100,000
Moves	150,000
Partitions for 200 (remainder moved)	300,000
Art	50,000
Contingency (15%)	<u>450,000</u>
Subtotal	\$ 3.6 million

For income/expense and budget projections, see cash-flow printouts from Budget office.

Note: Building size is 180,000 useable square feet.
Long-term tenant use of 70,000 sf leaves 110,000 sf available soon.

Parking spaces, as striped today, number 406.
Long-term tenant use of 268 spaces leaves 138 spaces available soon.

PRESUMED DUNIWAY CENTER OCCUPANTS
After 1995

MULTNOMAH COUNTY

Board of County Commissioners	14,000 sq. Ft.	From Courthouse
County Counsel, Auditor, Tax Superv.	8,000	Portland/15
DGS and conference rooms	14,000	Portland/14
Justice/Community Corrections	3,000	Portland/15 or lease
DGS-Purchasing	6,000	Ford
A&T - Lease + growth	26,000	Lease
A&T / B. of E.	4,000	Morrison
ISD	20,000	Kelly
Health/ Training/ Meeting Rooms	5,000	-
DES/ CDD and Community Involvement	5,000	Morrison
SUBTOTAL	105,000 sq. ft.	

County or Tenant

Lunchroom, Food Service, or Cafe	5,000 sq. ft.
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TENANT SPACE (for 10-20 years)

ADP or successor tenant(s)	70,000 sq.ft.
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TOTAL	180,000 square feet
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PRESUMED MEAD BUILDING OCCUPANTS
After 1995

MULTNOMAH COUNTY

DHS - Administration	5,000 sq.ft.	Gill Building
Aging Services Division	13,000	Gill
Social Services Division	28,000	Gill
Health/Training for Gill & Mead	2,000	-
SUBTOTAL	48,000 sq.ft.	

TENANT SPACE

Retail (Bank, Restaurant, Jeweler,)	20,000 sq.ft.
Credit Union?	

TOTAL	68,000 square feet
-------	--------------------

INVERNESS JAIL ADDITION OPTIONS

Recommended by CIPCommittee for consideration, August 1989

- | | |
|---|--------------|
| 1. 200 BEDS
plus 10 holding cells | \$ 3,877,000 |
| 2. 300 BEDS
plus 20 holding cells
plus infrastructure changes | \$ 6,033,000 |
| 3. 400 BEDS
plus 30 holding cells
plus infrastructure changes | \$ 8,262,000 |

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Duniway Plaza/Mead Building
Summary Sheet
August 7, 1989

The following is a brief summary of the assumptions used in preparing the cash flow estimates for the purchase of the Duniway Plaza and Mead Building using Certificates of Participation:

1. & 2. Purchase price of Duniway Plaza is \$15,772,000 and Mead Building is \$2,800,000. (50% of issue is treated as a taxable issue.)
3. Improvements to Duniway Plaza, including \$650,000 for ISD, is \$3,600,000.
4. Sellers of Duniway Plaza have offered to purchase the Edgefield property, as part of the package, for \$6,366,500.
5. Closing cost includes real estate commission fees, payment to City of Portland, approximately \$275,000, for their share of Parcel A of Edgefield property, title policy cost, etc.
6. Underwriter Discount and issue cost represents the cost related to selling the certificates. (bond counsel, paying agent fees, rating agency fees, note printing, and underwriting fees.)
7. Reserve requirements represent funds received by the County that are held in trust by paying agent to cover the highest annual debt payment. This reserve is used to pay the last debt payment and eliminates the need for the County to fund the last years debt payment. The funds held in reserve earn interest and the interest earned is used to pay a portion of the annual debt payment.
8. Lease income from ADP represents the current base lease plus their share of operations and maintenance. The current lease expires in fiscal year 1993/94. Assumption is that lease will be renewed in the fifth year at \$15 a square foot. The lease is increased 3 percent each year.
9. Lease income from parking is increased 10 percent every fifth year.
10. Other lease income is for a portion of the building that will be vacant until fiscal year 1994/95. In fiscal year 1994/95 A & T would move to the Duniway Plaza.
11. Current lease income from occupants of Mead Building.
12. Interest income represents interest earned on the reserve account.
13. Reserve account is used in the last year to make the final debt payment.
14. Costs of the plaza and Mead Building are: a) operation and maintenance (based on total square footage of Duniway Plaza and Mead Building), b) debt service costs, c) move cost of various organizations, d) insurance.
15. Additional cost represents costs the County will incur, based on current estimates, if the Duniway Plaza is not purchased: a) operation and maintenance of Kelly building, if ISD moves to Duniway Plaza these costs would be eliminated. b) Lease cost needed for additional space for DJS, c) Lease cost needed to house District Attorney to allow for expansion of courts in the Courthouse. d) Additional lease space needed by A & T due to the adding of Appraisers. e) Current A & T lease expires in fiscal year 1994/95 and if Duniway Plaza is not purchased County will have to continue leasing space for them.

16. Total additional cost represents cost if Duniway Plaza and Mead Building are not purchased.

17. Net savings (cost) represents net cost or earnings on Duniway Plaza/Mead Building operations plus total additional cost.

Exhibit represents the Duniway Plaza cash flow using a 20 year period. Break even point is reached in year 10 and the net savings over a 20 year period is approximately \$2,400,000.

7368F

DUNIWAY/MEAD BUILDING CASH FLOW ESTIMATES (in 000's)

SUMMARY OF COSTS
BETWEEN
LEASE PURCHASING
AND
LEASING WITHOUT PURCHASE OPTION
IN (000)

FISCAL YEAR	LEASE PURCHASE	LEASE NO PURCHASE	NET (COSTS) SAVINGS
1990	115	25	(90)
1991	916	421	(496)
1992	958	654	(303)
1993	921	674	(247)
1994	855	694	(161)
1995	1,105	969	(137)
1996	1,297	1,002	(295)
1997	1,288	1,032	(256)
1998	1,279	1,063	(216)
1999	1,269	1,094	(175)
2000	1,249	1,188	(61)
2001	1,229	1,228	(1)
2002	1,218	1,265	47
2003	1,208	1,303	95
2004	1,197	1,342	145
2005	1,185	1,443	258
2006	1,162	1,491	330
2007	1,150	1,536	386
2008	1,137	1,582	445
2009	1,125	1,630	505
2010	NET INCO (847)	1,740	2,587
TOTAL (20 YRS)	21,014	23,375	2,361

AUGUST 7, 1989

DUNIWAY/MEAD BUILDING CASH FLOW ESTIMATES (in 000's)

EXHIBIT

MULTNOMAH COUNTY, OREGON
DUNIWAY/MEAD BUILDING CASH FLOW ESTIMATES
20 YEAR ISSUE
IN (000)

COSTS

1	DUNIWAY PLAZA	15,772
2	MEAD BUILDING	2,800
3	IMPROVEMENTS D. PLAZA	3,600
4	EDGEFIELD PROPERTY	(6,367)
5	CLOSING COSTS D. PLAZA	1,000
6	UNDERWRITER DISCOUNT	250
6	ISSUE COSTS	56
7	RESERVE REQUIREMENTS	1,959
	<u>TOTAL ISSUE</u>	<u>19,070</u>

Debt Service 1989-90	763
Debt Service	1,859
Interest income	167
Years	20 YEARS

AUGUST 7, 1989

DUNIWAY/MEAD BUILDING CASH FLOW ESTIMATES

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	TOTAL
INCOME:																						
8 Lease Income ADP DP	1,042	1,389	1,377	1,444	1,541	1,389	1,431	1,474	1,518	1,563	1,610	1,659	1,708	1,760	1,812	1,867	1,923	1,980	2,040	2,101	2,164	34,791
9 Lease Income Parking DP	68	90	90	90	90	99	99	99	99	99	109	120	120	120	120	120	132	132	132	132	132	2,289
10 Lease Income Other DP	220	275	275	275	275	275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,595
11 Lease Income Mead bldg	311	415	427	440	453	467	481	496	510	526	541	558	574	592	609	628	647	666	686	707	728	11,462
12 Int income res acct	125	167	167	167	167	167	167	167	167	167	167	167	167	167	167	167	166.515	167	167	167	167	3,455
13 Reserve account											0					0					1,959	1,959
14 COSTS:																						
Oper & Maint D. Plaza	(881)	(1,175)	(1,210)	(1,247)	(1,284)	(1,322)	(1,362)	(1,403)	(1,445)	(1,488)	(1,533)	(1,579)	(1,626)	(1,675)	(1,726)	(1,777)	(1,831)	(1,886)	(1,942)	(2,000)	(2,060)	(32,454)
Oper & Maint Mead Bldg	(156)	(208)	(214)	(221)	(227)	(234)	(241)	(248)	(256)	(263)	(271)	(280)	(288)	(297)	(305)	(315)	(324)	(334)	(344)	(354)	(365)	(5,745)
Debt Service	(763)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(1,859)	(37,943)
Move DGS,Board & A&T	(75)					(75)																(150)
Insurance	(5)	(10)	(10)	(11)	(11)	(11)	(12)	(12)	(12)	(13)	(13)	(13)	(14)	(14)	(15)	(15)	(16)	(16)	(17)	(17)	(18)	(274)
Net cost of Bldg	(115)	(916)	(958)	(921)	(855)	(1,105)	(1,297)	(1,288)	(1,279)	(1,269)	(1,249)	(1,229)	(1,218)	(1,208)	(1,197)	(1,185)	(1,162)	(1,150)	(1,137)	(1,125)	847	(21,014)
15 ADDITIONAL COSTS NEEDED IF BUILDING NOT PURCHASED																						
Operat & Maint Kelly Bldg			221	228	234	241	249	256	264	272	280	288	297	306	315	325	334	344	355	365	376	5,551
Lease DJS/COMM CORR	25	26	27	27	28	32	33	34	35	36	40	41	43	44	45	49	51	52	54	56	60	838
Lease space DA	0	360	371	382	393	441	454	468	482	497	547	564	581	598	616	671	691	711	733	755	813	11,129
Additional A&T Lease	0	35	36	37	38	39	45	46	47	49	50	56	57	59	61	63	70	72	74	76	78	1,087
A & T Lease						215	221	228	234	241	271	279	287	296	305	336	346	356	367	378	411	4,770
16 TOTAL ADD COSTS	25	421	654	674	694	969	1,002	1,032	1,063	1,094	1,188	1,228	1,265	1,303	1,342	1,443	1,491	1,536	1,582	1,630	1,740	23,375
17 NET SAVINGS (COSTS)	(90)	(496)	(303)	(247)	(161)	(137)	(295)	(256)	(216)	(175)	(61)	(1)	47	95	145	258	330	386	445	505	2,587	2,361

AUGUST 7, 1989

Duniway Plaza/Mead Building
Summary Sheet
August 7, 1989

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7368F

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AND
LEASING WITHOUT PURCHASE OPTION
IN (000)

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AUGUST 7, 1989

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AUGUST 7, 1989

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Move DGS,Board & A&T	(75)					(75)																(150)
Insurance	(5)	(10)	(10)	(11)	(11)	(11)	(12)	(12)	(12)	(13)	(13)	(13)	(14)	(14)	(15)	(15)	(16)	(16)	(17)	(17)	(18)	(274)
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AUGUST 7, 1989