



Multnomah County Oregon

## Board of Commissioners & Agenda

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### BOARD OF COMMISSIONERS

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**FEBRUARY 20 & 22, 2007**

### BOARD MEETINGS

### FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	9:00 a.m. Tuesday Executive Session
Pg 2	9:30 a.m. Tuesday Columbia River Crossing Taskforce Briefing on I-5 Bridge Options
Pg 3	9:30 a.m. Thursday Opportunity for Public Comment on Non-Agenda Matters
Pg 4	9:55 a.m. Thursday Resolution Approving East County Justice Facility Project Plan that Creates a Capital Project; Directing Facilities to Proceed with Site Acquisition, Negotiation of an Agreement with City of Gresham, and Implementation of Design and Construction Process
Pg 5	10:15 a.m. Thursday Opportunity for Board Comment on Non-Agenda Matters

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

Saturday, 10:00 AM, Channel 29

Sunday, 11:00 AM, Channel 30

Tuesday, 8:00 PM, Channel 29

Produced through MetroEast Community Media

(503) 667-8848, ext. 332 for further info

or: <http://www.mctv.org>

Tuesday, February 20, 2007 - 9:00 AM  
Multnomah Building, Sixth Floor Commissioners Conference Room 635  
501 SE Hawthorne Boulevard, Portland

## **EXECUTIVE SESSION**

- E-1 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(h). Only Representatives of the News Media and Designated Staff are allowed to attend. News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Session. No Final Decision will be made in the Session. Presented by County Attorney Agnes Sowle. 15-30 MINUTES REQUESTED.
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Tuesday, February 20, 2007 - 9:30 AM  
Multnomah Building, Sixth Floor Commissioners Conference Room 635  
501 SE Hawthorne Boulevard, Portland

## **BOARD BRIEFING**

- B-1 Briefing on Columbia River Crossing Taskforce Vote on I-5 Bridge Replacement Options and Request for Policy Direction. Presented by Jeff Cogen, Serena Cruz Walsh, Multnomah County Staff and Columbia River Crossing Staff. 45 MINUTES REQUESTED.
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Thursday, February 22, 2007 - 9:30 AM  
Multnomah Building, First Floor Commissioners Boardroom 100  
501 SE Hawthorne Boulevard, Portland

## **REGULAR MEETING**

### **CONSENT CALENDAR - 9:30 AM** **DEPARTMENT OF COMMUNITY SERVICES**

- C-1 Amendment 3 to Intergovernmental Expenditure Agreement 0405017 with the City of Gresham for Management of Urban Area Security Initiative Fiscal Year 2006 Grant Funds

- C-2 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to THOMAS G. PETERSHAGEN

**REGULAR AGENDA**

**PUBLIC COMMENT - 9:30 AM**

Opportunity for Public Comment on non-agenda matters. Testimony is limited to three minutes per person. Fill out a speaker form available in the Boardroom and turn it into the Board Clerk.

**DEPARTMENT OF HEALTH - 9:30 AM**

- R-1 Briefing on Health Department Use of the National Public Health Symbol. Presented by Lillian Shirley. 15 MINUTES REQUESTED.
- R-2 NOTICE OF INTENT to Submit a Grant Proposal to the Robert Wood Johnson Foundation under the Healthy Eating Research Program Round 2

**DEPARTMENT OF COMMUNITY JUSTICE - 9:45 AM**

- R-3 NOTICE OF INTENT to Apply to the Robert Wood Johnson Foundation for Continuation Funding for Reclaiming Futures

**DEPARTMENT OF COMMUNITY SERVICES - 9:50 AM**

- R-4 RESOLUTION Authorizing the Temporary Closure of a Portion of Corbett Hill Road to Conduct the Corbett Hill Viaduct Replacement Project from March 1, 2007 until June 15, 2007

**NON-DEPARTMENTAL - 9:55 AM**

- R-5 First Reading of Proposed ORDINANCE Amending Multnomah County Code Sections 7.104 and 7.201 Relating to Litigation Authority
- R-6 RESOLUTION Relating to Delegation of Authority to Make Expenditures from the Risk Management Fund, Settle Claims Against the County, and Settle and Initiate County Litigation, and Repealing Resolution 03-171
- R-7 RESOLUTION Approving the East County Justice Facility Project Plan that Creates a Capital Project and Directing Facilities to Proceed with Site Acquisition, Negotiation of an Agreement with the City of Gresham, and Implementation of the Design and Construction Process

**BOARD COMMENT - 10:15 AM**

R-8 Opportunity (as time allows) for Commissioners to provide informational comments to Board and public on non-agenda items of interest or to discuss legislative issues.



**Maria Rojo de Steffey**  
Multnomah County Commissioner, District 1

Suite 600, Multnomah Building  
501 SE Hawthorne Boulevard  
Portland, Oregon 97214

Phone: (503) 988-5220  
FAX: (503) 988-5440  
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## **MEMORANDUM**

TO: Chair Ted Wheeler  
Commissioner Jeff Cogen  
Commissioner Lisa Naito  
Commissioner Lonnie Roberts  
Clerk of the Board Deb Bogstad

FROM: April Fernandes - Staff Assistant to Commissioner Maria Rojo de Steffey

DATE: January 4, 2007

RE: February 22, 2007 Board Meeting excuse

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Commissioner Rojo de Steffey will be unable to attend the Regular Board Meeting on Thursday, February 22, 2007.



# MULTNOMAH COUNTY

## AGENDA PLACEMENT REQUEST (short form)

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: C-1  
Est. Start Time: 9:30 AM  
Date Submitted: 02/09/07

**Agenda Title:** Amendment 3 to Intergovernmental Non-Expenditure Agreement 0405017 with the City of Gresham for Management of Urban Area Security Initiative Fiscal Year 2006 Grant Funds

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date: February 22, 2007 Amount of Time Needed: Consent Calendar  
Department: Community Services Division: Office of Emergency Mgmt  
Contact(s): Steven Bullock  
Phone: (503) 988-4233 Ext. 84233 I/O Address: 503/6<sup>th</sup> Floor  
Presenter(s): N/A

### General Information

#### 1. What action are you requesting from the Board?

The County Office of Emergency Management requests approval of an Amendment to extend the Urban Area Security Initiative (UASI) Grant, a Portland regional grant and its subsequent amendments, which supplies funds to a number of different responder and emergency disciplines in order to prepare them to respond to emergencies. The steering committee for the grant includes the City of Portland, Multnomah County, Clackamas County, Washington County, Columbia County, and Clark County, Washington.

#### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The IGA between the County and the City of Gresham passes ownership of equipment and the grant's requirements through to Gresham and other jurisdictions. The County acts only in a pass-through capacity for equipment ownership and grant requirements. No funds pass through the County for this Grant. Approval of the Amendment to the IGA will extend the grant period through June 30, 2008, in accordance with Portland Urban Area FY06 UASI Grant #06-071.

#### 3. Explain the fiscal impact (current year and ongoing).

No funds pass through to the County under the UASI Agreement.

**4. Explain any legal and/or policy issues involved.**

None. The UASI IGA and subsequent amendments have been reviewed by the County Attorney.

**5. Explain any citizen and/or other government participation that has or will take place.**

Citizen and government participation has taken place in accordance with grant requirements.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**

Bill Fawcett

**Date:** 02/09/07  
2-9-07

-----Original Message-----

**From:** LANE Katie A  
**Sent:** Friday, February 02, 2007 9:55 AM  
**To:** KRAMER Cathey M  
**Cc:** WEBER Jacquie A  
**Subject:** RE: Request for Review

**This IGA renewal has been reviewed and may be presented to the Board of County Commissioners for review and approval.**

**Katie A. Lane**  
**Assistant County Attorney**

-----Original Message-----

**From:** KRAMER Cathey M  
**Sent:** Thursday, January 25, 2007 10:52 AM  
**To:** WEBER Jacquie A  
**Subject:** Request for Review

Good morning. My name is Cathey Kramer, and I work for DCS - Land Use & Transportation Program at the Yeon Shops. Our office provides administrative support for the Office of Emergency Management (OEM). Since 2004, the County and OEM/LUT have been involved in the Urban Area Security Initiative (UASI) IGAs which award funds by Fiscal Year (FY) to various agencies to purchase qualifying equipment. The City of Portland OEM is the managing agency for the UASI grant(s), and Multnomah County and other county agencies have received funds in the past.

Our office received a request to prepare documents to extend the UASI Agreement with the City of Gresham to allow Gresham to utilize FY06 UASI funds to purchase specific equipment. This extension will be Amendment No. 3, and the documents are an update of the FY05 documents. This matter has been a BCC Consent Calendar item in the past, and Amendment No. 3 will be a Consent item as well. At the inception of the availability of UASI grant funds, Tom Simpson was the OEM Director, and Christopher Crean was the attorney who reviewed/approved previous IGAs and amendments. As Chris is no longer with your office, I am attaching the documents for Amendment No. 3 for your review and approval. Following confirmation of approval, the documents will be submitted to the DCS Director for signature on the APR and the CAF forms which accompany IGA Amendment No. 3. Please let me know if you have any questions. Thank you.

Cathey Kramer  
DCS - LUT  
Budget & Operations Support  
(503) 988-5050 x22589



# MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Pre-approved Contract Boilerplate (with County Attorney signature) ☒ Attached ☐ Not Attached Contract #: 0405017  
Amendment #: 3

CLASS I	CLASS II	CLASS III A
Contracts \$75,000 and less per 12 month period	Contracts over \$75,000 per 12 month period	<input checked="" type="checkbox"/> Government Contracts (190 Agreement)
<input type="checkbox"/> Professional Services Contracts <input type="checkbox"/> PCRB Contracts <input type="checkbox"/> Maintenance Agreements <input type="checkbox"/> Licensing Agreements <input type="checkbox"/> Public Works Construction Contracts  <input type="checkbox"/> Architectural & Engineering Contracts <input type="checkbox"/> Revenue Contracts <input type="checkbox"/> Grant Contracts <input type="checkbox"/> Non-Expenditure Contracts	<input type="checkbox"/> Professional Services Contracts <input type="checkbox"/> PCRB Contracts <input type="checkbox"/> Maintenance Agreements <input type="checkbox"/> Licensing Agreements <input type="checkbox"/> Public Works Construction Contracts  <input type="checkbox"/> Architectural & Engineering Contracts <input type="checkbox"/> Revenue Contracts <input type="checkbox"/> Grant Contracts <input type="checkbox"/> Non-Expenditure Contracts	<input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Non-Expenditure <input type="checkbox"/> Revenue <div style="text-align: center;"><b>CLASS III B</b></div> <input type="checkbox"/> Government Contracts (Non-190 Agreement)  <input type="checkbox"/> Expenditure <input type="checkbox"/> Non-Expenditure <input type="checkbox"/> Revenue  <input type="checkbox"/> Interdepartmental Contracts

Department: Community Services Division: Office of Emergency Mgmt Date: 1/24/07  
 Originator: Steven Bullock Phone: (503) 988-4233 Bldg/Rm: 503/6<sup>th</sup> Fl.  
 Contact: Cathy Kramer Phone: x22589 Bldg/Rm: xx455/Annex

Description of Contract: Amendment No. 3 to extend the Intergovernmental Agreement with the City of Gresham to utilize funds available under the Urban Area Security Initiative (UASI) in accordance with FY06 UASI Grant No. 06-071. Multnomah County is coordinating with the City of Portland to manage this regional grant from the Department of Homeland Security. There are no costs to the County associated with the UASI Agreement or the Amendment.

RENEWAL: ☐ PREVIOUS CONTRACT #(S): \_\_\_\_\_  
 RFP/BID: \_\_\_\_\_ RFP/BID DATE: \_\_\_\_\_  
 EXEMPTION #: \_\_\_\_\_ ORS/AR #: \_\_\_\_\_  
 EFFECTIVE DATE: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF State Cert# \_\_\_\_\_ or ☐ Self Cert ☐ Non-Profit ☒ N/A (Check all boxes that apply)

Contractor <u>City of Gresham</u> Address <u>1333 NW Eastman Parkway</u> City/State <u>Gresham OR</u> ZIP Code <u>97030</u> Phone <u>(503) 618-2339 (Fire Chief Scott Lewis)</u> Employer ID# or SS# <u>N/A</u> Contract Effective Date <u>12/01/05</u> Term Date <u>12/31/06</u> Amendment Effect Date <u>01/01/07</u> New Term <u>06/30/08</u>	Remittance address _____ (If different) _____ Payment Schedule / Terms <input type="checkbox"/> Lump Sum \$ _____ <input type="checkbox"/> Due on Receipt <input type="checkbox"/> Monthly \$ _____ <input type="checkbox"/> Net 30 <input type="checkbox"/> Other \$ _____ <input type="checkbox"/> Other <input type="checkbox"/> Requirements Funding Info: Original Requirements Amount \$ _____ Total Amt of Previous Amendments \$ _____ Requirements Amount Amendment \$ _____ Total Amount of Requirements \$ _____
Original Contract Amount \$0 Total Amt of Previous Amendments \$0 Amount of Amendment \$0 Total Amount of Agreement \$0	

**REQUIRED SIGNATURES:**

Department Manager <u>Bill Farrow</u>	DATE <u>2-9-07</u>
Purchasing Manager _____	DATE _____
County Attorney <u>[Signature]</u>	DATE <u>2.9.07</u>
County Chair <u>[Signature]</u>	DATE <u>2.22.07</u>
Sheriff _____	DATE _____
Contract Administration _____	DATE _____

COMMENTS: (SAP EM009CEM)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # C-1 DATE 2-22-07  
MEAGAN SWENSON, ASST BOARD CLERK

**MULTNOMAH COUNTY**  
**INTERGOVERNMENTAL AGREEMENT AMENDMENT No. 3**  
(Renewal of Agreement)

**COUNTY NO. 0405017**  
**CITY OF GRESHAM NO. 2118**

This is a renewal of Intergovernmental Agreement No. 0405017, dated July 1, 2004, between Multnomah County and the City of Gresham.

The parties agree:

1. In accordance with Urban Area Security Initiative (UASI) FY06 Grant Award No. 06-071, Agreement No. 0405017 to utilize and coordinate funds made available to local governments under the federal UASI, shall be extended until June 30, 2008.
2. All other terms and conditions of the Agreement shall remain the same.

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BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

By Ted Wheeler  
Ted Wheeler

Title Chair

Date 2-22-07

CITY OF GRESHAM

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Reviewed:

AGNES SOWLE, County Attorney  
For Multnomah County

By Jacqueline Weber  
Jacqueline Weber  
Assistant County Attorney

Approved as to Form:

City Attorney  
For the City of Gresham

By \_\_\_\_\_

APPROVED : MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # C-1 DATE 2-22-07  
MEAGAN SWENSON, ASST BOARD CLERK

GRANTEE COPY

OREGON OFFICE OF HOMELAND SECURITY  
CRIMINAL JUSTICE SERVICES DIVISION  
URBAN AREAS SECURITY INITIATIVE – CFDA # 97.008

**GRANT AWARD CONDITIONS AND CERTIFICATIONS**

PROGRAM NAME:	Portland Urban Area FY06 UASI Grant	GRANT NO:	#06-071
GRANTEE:	City of Portland	FY 2006 AWARD:	\$8,240,000
ADDRESS:	Portland Office of Emergency Management (POEM) 1001 SW Fifth Avenue, Suite 650 Portland, OR 97204	AWARD PERIOD:	9/1/06 thru 6/30/08
PROGRAM CONTACT:	Shawn Graff <a href="mailto:shawn.graff@ci.portland.or.us">shawn.graff@ci.portland.or.us</a>	TELEPHONE:	(503) 823-2691
		FAX:	(503) 823-3903
FISCAL CONTACT:	Sarah Liggett	TELEPHONE:	(503) 823-2055

**BUDGET**

**REVENUE**

Federal Grant Funds \$8,240,000

**TOTAL REVENUE: \$8,240,000**

**EXPENDITURES**

Equipment	
CBRNE Incident Response Vehicle	\$1,091,000
CBRNE Operational and Search and Rescue	\$300,000
Information Technology	\$32,000
Interoperable Communications	\$1,146,067
Medical Supplies - MCI/POD	\$13,800
Other Equipment	\$60,000
Physical Security Enhancement	\$200,000
Power Equipment	\$10,920
Exercises	\$1,500,000
Planning	\$2,834,213
Training	\$640,000
Administration	\$412,000

**TOTAL EXPENDITURES: \$8,240,000**

This document along with the terms and conditions and grant application attached hereto and any other document referenced constitutes an agreement between the Criminal Justice Services Division (CJSD) of the Oregon Office of Homeland Security and the Grantee. No waiver, consent, modification or change of terms of this agreement shall be binding unless agreed to in writing and signed by both the Grantee and CJSD. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this agreement. The Grantee, by signature of its authorized representative, hereby acknowledges that he/she has read this agreement, understands it, and agrees to be bound by its terms and conditions (including all references to other documents). Failure to comply with this agreement and with applicable state and federal rules and guidelines may result in the withholding of reimbursement, the termination or suspension of the agreement, denial of future grants, and/or damages to CJSD.

## TERMS AND CONDITIONS

### I. CONDITIONS OF AWARD

- A. The Grantee agrees to operate the program as described in the application and to expend funds in accordance with the approved budget unless the Grantee receives prior written approval by CJSD to modify the program or budget. CJSD may withhold funds for any expenditure not within the approved budget or in excess of amounts approved by CJSD. Failure of the Grantee to operate the program in accordance with the written agreed upon objectives contained in the grant application and budget will be grounds for immediate suspension and/or termination of the grant agreement.
- B. The Grantee agrees that all publications created with funding under this grant shall prominently contain the following statement: "This document was prepared under a grant from the Office of Grants and Training, United States Department of Homeland Security. Points of view or opinions expressed in this document are those of the authors and do not necessarily represent the official position or policies of the Office of Grants and Training or the U.S. Department of Homeland Security."
- C. The Grantee agrees that, when practicable, any equipment purchased with grant funding shall be prominently marked as follows: "Purchased with funds provided by the U.S. Department of Homeland Security."
- D. By accepting FY 2006 funds, the Grantee certifies that it has met NIMS compliance activities outlined in the NIMS Implementation Matrix for State, Tribal, or Local Jurisdictions or will meet these requirements by September 30, 2006. The NIMS Implementation Matrix is available in Appendix G of the FY 2006 Homeland Security Grant Program Guidance and Application Kit at:  
<http://www.ojp.usdoj.gov/odp/docs/fy2006hsgp.pdf>
- E. Maintenance, Retention, and Access to Records; Audits
1. Maintenance and Retention of Records. The Grantee agrees to maintain accounting and financial records in accordance with Generally Accepted Accounting Principles (GAAP) and the standards of the Office of Grants and Training, Office of Grant Operations (OGO) set forth in the January 2006 Financial Management Guide, including without limitation in accordance with Office of Management and Budget (OMB) Circulars A-87, A-102, A-122, A-128, A-133. All financial records, supporting documents, statistical records and all other records pertinent to this grant or agreements under this grant shall be retained by the Grantee for a minimum of five years for purposes of State of Oregon or Federal examination and audit. It is the responsibility of the Grantee to obtain a copy of the OGO Financial Management Guide from the Office of Grants and Training and apprise itself of all rules and regulations set forth. A copy is available at:  
[http://www.dhs.gov/internet/assetlibrary/Grants\\_FinancialManagementGuide.pdf](http://www.dhs.gov/internet/assetlibrary/Grants_FinancialManagementGuide.pdf)
  2. Retention of Equipment Records. Records for equipment shall be retained for a period of three years from the date of the disposition or replacement or transfer at the discretion of the awarding agency. Title to all equipment and supplies purchased with funds made available under the State Homeland Security Grant Program (SHSGP) shall vest in the Grantee agency that purchased the property, if it provides written certification to CJSD that it will use the property for purposes consistent with the Homeland Security Grant Program.
  3. Access to Records. CJSD, Oregon Secretary of State, the Office of the Comptroller, the General Accounting Office (GAO), or any of their authorized representatives, shall have the right of access to any pertinent books, documents, papers, or other records of Grantee and any contractors or subcontractors of Grantee, which are pertinent to the grant, in order to make audits, examinations, excerpts, and transcripts. The right of access is not limited to the required retention period but shall last as long as the records are retained.

4. Audits If Grantee *expends* \$500,000 or more in Federal funds (from all sources) in its fiscal year, Grantee shall have a single organization-wide audit conducted in accordance with the provisions of OMB Circular A-133. Copies of all audits must be submitted to CJSD within 30 days of completion. If Grantee *expends* less than \$500,000 in its fiscal year in Federal funds, Grantee is exempt from Federal audit requirements for that year. Records must be available for review or audit by appropriate officials as provided in Section I E.1 herein.
5. Audit Costs Audit costs for audits not required in accordance with OMB Circular A-133 are unallowable. If Grantee did not expend \$500,000 or more in Federal funds in its fiscal year, but contracted with a certified public accountant to perform an audit, costs for performance of that audit shall not be charged to the grant.

**F. Funding**

1. Matching Funds This Grant does not require matching funds.
2. Supplanting The Grantee certifies that federal funds will not be used to supplant state or local funds, but will be used to increase the amount of funds that, in the absence of federal aid, would be made available to the Grantee to fund programs consistent with Homeland Security Grant Program guidelines.

**G. Reports Failure of the Grantee to submit the required program, financial, or audit reports, or to resolve program, financial, or audit issues may result in the suspension of grant payments and/or termination of the grant agreement.**

1. Progress Reports, Initial Strategy Implementation Plan (ISIP), and Biannual Strategy Implementation Report (BSIR). The Grantee agrees to submit two types of semi-annual reports on its progress in meeting each of its agreed upon goals and objectives. One is a narrative progress report that addresses specific information regarding the activities carried out under the FY 2006 Homeland Security Grant Program and how they address identified project specific goals and objectives. Progress reports are due January 15, 2007; July 16, 2007; January 15, 2008; and July 15, 2008 or whenever Requests for Reimbursement are submitted, whichever comes first. Narrative reports may be submitted separately or included in the "Project Notes" section of the BSIR.

The second is a set of web-based applications that details how funds are linked to one or more projects, which in turn must support specific goals and objectives in the State or Urban Area Homeland Security Strategy. The first report, the Initial Strategy Implementation Plan (ISIP), is due by August 29, 2006 and will be completed by the Criminal Justice Services Division.

Biannual Strategy Implementation Reports (BSIR) must be received no later than January 15, 2007; July 16, 2007; January 15, 2008; and July 15, 2008. A final BSIR will be due 90 days after the grant award period.

Examples of information to be captured in the ISIP and BSIR include:

- Total dollar amount received from each funding source (e.g., Law Enforcement Terrorism Prevention Program, State Homeland Security Program, Citizen Corps).
- Projects(s) to be accomplished with funds provided during the grant award period.
- State or Urban Area Homeland Security Strategy goal or objective supported by the project(s).
- Amount of funding designated for each discipline from each grant funding source.
- Solution area which expenditures will be made and the amount that will be expended under each solution area from each grant funding source.
- Metric and or narrative discussion indicating project progress / success.

Any progress report, Initial Strategy Implementation Plan, or Biannual Strategy Implementation Report that is outstanding for more than one month past the due date may cause the suspension and/or termination of the grant. Grantee must receive prior written approval from CJSD to extend a progress report requirement past its due date.

2 Financial Reimbursement Reports

- a. In order to receive reimbursement, the Grantee agrees to submit a signed Request for Reimbursement (RFR) which includes supporting documentation for all grant expenditures. RFRs may be submitted quarterly but no less frequently than semi-annually during the term of the grant agreement. At a minimum, RFRs must be received no later than January 31, 2007; July 31, 2007; January 31, 2008; and July 31, 2008.

Reimbursements for expenses will be withheld if progress reports are not submitted by the specified dates or are incomplete.

- b. Reimbursement rates for travel expenses shall not exceed those allowed by the State of Oregon. Requests for reimbursement for travel must be supported with a detailed statement identifying the person who traveled, the purpose of the travel, the times, dates, and places of travel, and the actual expenses or authorized rates incurred.
- c. Reimbursements will only be made for actual expenses incurred during the grant period. The Grantee agrees that no grant funds may be used for expenses incurred before September 1, 2006 or after June 30, 2008.
- d. Grantee shall be accountable for and shall repay any overpayment, audit disallowances or any other breach of grant that results in a debt owed to the Federal Government. CJSD shall apply interest, penalties, and administrative costs to a delinquent debt owed by a debtor pursuant to the Federal Claims Collection Standards and OMB Circular A-129.

3. Procurement Standards

- a. Grantees shall follow the same policies and procedures it uses for procurement from its non-Federal funds. Grantees shall use their own procurement procedures and regulations, provided that the procurement conforms to applicable Federal and State law and standards.
- b. All procurement transactions, whether negotiated or competitively bid and without regard to dollar value, shall be conducted in a manner so as to provide maximum open and free competition. All sole-source procurements in excess of \$100,000 must receive prior written approval from the Criminal Justice Services Division. Interagency agreements between units of government are excluded from this provision.
- c. The Grantee shall be alert to organizational conflicts of interest or non-competitive practices among contractors that may restrict or eliminate competition or otherwise restrain trade. Contractors that develop or draft specifications, requirements, statements of work, and/or Requests for Proposals (RFP) for a proposed procurement shall be excluded from bidding or submitting a proposal to compete for the award of such procurement. Any request for exemption must be submitted in writing to the Criminal Justice Services Division.
- d. All non-state procurement transactions shall be conducted in such a manner that provides, to the maximum extent practical, open and free competition. However, should a recipient elect to award a contract without competition, sole source justification may be necessary. Justification must be provided for non-competitive procurement and should include a description of the program and what is being contracted for, an explanation of why it is necessary to contract noncompetitively, time constraints and any other pertinent information. Grantees may not proceed with a sole source procurement without prior written approval from the Criminal Justice Services Division.

4. Audit Reports. Grantee shall provide CJSD copies of all audit reports pertaining to this Grant Agreement obtained by Grantee, whether or not the audit is required by OMB Circular A-133.

- H. Indemnification The Grantee shall, to the extent permitted by the Oregon Constitution and by the Oregon Tort Claims Act, defend, save, hold harmless, and indemnify the State of Oregon and CJSD, their officers, employees, agents, and members from all claims, suits and actions of whatsoever nature resulting from or arising out of the activities of Grantee, its officers, employees, subcontractors, or agents under this grant.

Grantee shall require any of its contractors or subcontractors to defend, save, hold harmless and indemnify the State of Oregon, Criminal Justice Services Division, and the Oregon Office of Homeland Security, their officers, employees, agents, and members, from all claims, suits or actions of whatsoever nature resulting from or arising out of the activities of subcontractor under or pursuant to this grant.

Grantee shall, if liability insurance is required of any of its contractors or subcontractors, also require such contractors or subcontractors to provide that the State of Oregon, Criminal Justice Services Division, and the Oregon Office of Homeland Security and their officers, employees and members are Additional Insureds, but only with respect to the contractor's or subcontractor's services performed under this grant.

I. Copyright and Patents.

1. Copyright If this agreement or any program funded by this agreement results in a copyright, the CJSD and the U.S. Department of Homeland Security reserve a royalty-free, nonexclusive and irrevocable license to reproduce, publish or otherwise use, and to authorize others to use, for government purposes, the work or the copyright to any work developed under this agreement and any rights of copyright to which Grantee, or its contractor or subcontractor, purchases ownership with grant support.
2. Patent If this agreement or any program funded by this agreement results in the production of patentable items, patent rights, processes, or inventions, the Grantee or any of its contractors or subcontractors shall immediately notify CJSD. The CJSD will provide the Grantee with further instruction on whether protection on the item will be sought and how the rights in the item will be allocated and administered in order to protect the public interest, in accordance with federal guidelines.

- J. No Implied Waiver, Cumulative Remedies. The failure of Grantor to exercise, and any delay in exercising any right, power, or privilege under this Agreement shall not operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege under this Agreement preclude any other or further exercise thereof or the exercise of any other such right, power, or privilege. The remedies provided herein are cumulative and not exclusive of any remedies provided by law.

- K. Governing Law; Venue; Consent to Jurisdiction. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit, or proceeding (collectively, "Claim") between Grantor (and/or any other agency or department of the State of Oregon) and Grantee that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court for the State of Oregon; provided, however, if the Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. **Grantee, By Execution Of This Agreement, Hereby Consents To The In Personam Jurisdiction Of Said Courts.**

- L. Notices. Except as otherwise expressly provided in this Section, any communications between the parties hereto or notice to be given hereunder shall be given in writing by personal delivery, facsimile, or mailing the same by registered or certified mail, postage prepaid to Grantee or Grantor at the address or number set forth on page 1 of this Agreement, or to such other addresses or numbers as either party may hereafter indicate pursuant to this section. Any communication or notice so addressed and sent by registered or certified mail shall be deemed delivered upon receipt or refusal of receipt. Any communication or notice delivered by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine. Any communication or notice by personal delivery shall be deemed to be given when actually delivered. The parties also may communicate by telephone, regular mail or other means, but such communications shall not be deemed Notices under this Section unless receipt by the other party is expressly acknowledged in writing by the receiving party.

- M. Successors and Assigns This Agreement shall be binding upon and inure to the benefit of Grantor, Grantee, and their respective successors and assigns, except that Grantee may not assign or transfer its rights or obligations hereunder or any interest herein without the prior consent in writing of Grantor.

- N Survival All provisions of this Agreement set forth in the following sections shall survive termination of this Agreement: Section I.C. (Maintenance, Retention and Access to Records; Audits); Section I.E. (Reports); and Section I.F. (indemnification)
- O Severability If any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.
- P Relationship of Parties The parties agree and acknowledge that their relationship is that of independent contracting parties and neither party hereto shall be deemed an agent, partner, joint venturer or related entity of the other by reason of this Agreement.

## II. Grantee Compliance and Certifications

- A. Debarment, Suspension, Ineligibility and Voluntary Exclusion The Grantee certifies by accepting grant funds that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, nor voluntarily excluded from participation in this transaction by any Federal department or agency. (This certification is required by regulations published May 26, 1988, implementing Executive Order 12549, Debarment and Suspension, 28 CFR Part 69 and 28 CFR Part 67)
- B. Standard Assurances and Certifications Regarding Lobbying The Anti-Lobbying Act, 18 U.S.C. § 1913, was amended to expand significantly the restriction on use of appropriated funding for lobbying. This expansion also makes the anti-lobbying restrictions enforceable via large civil penalties, with civil fines between \$10,000 and \$100,000 per each individual occurrence of lobbying activity. These restrictions are in addition to the anti-lobbying and lobbying disclosure restrictions imposed by 31 U.S.C. § 1352. The Office of Management and Budget (OMB) is currently in the process of amending the OMB cost circulars and the common rule (codified at 28 C.F.R. part 69 for DOJ grantees) to reflect these modifications. However, in the interest of full disclosure, all applicants must understand that no federally-appropriated funding made available under this grant program may be used, either directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation, or policy, at any level of government, without the express approval of the U.S. Department of Justice. Any violation of this prohibition is subject to a minimum \$10,000 fine for each occurrence. This prohibition applies to all activity, even if currently allowed within the parameters of the existing OMB circulars.
- C. Compliance with Applicable Law The Grantee agrees to comply with all applicable laws, regulations, and guidelines of the State of Oregon, the Federal Government and CJSJ in the performance of this agreement, including but not limited to:
1. The provisions of 28 CFR applicable to grants and cooperative agreements including Part 18, Administrative Review Procedure; Part 20, Criminal Justice Information Systems; Part 22, Confidentiality of Identifiable Research and Statistical Information; Part 23, Criminal Intelligence Operating Policies; Part 30, Intergovernmental Review of Department of Justice Programs and Activities; Part 42, Non-Discrimination/Equal Employment Opportunity Policies and Procedures; Part 61, Procedures for Implementing the National Environmental Policy Act; Part 63, Floodplain Management and Wetland Protection Procedures, and Federal laws or regulations applicable to Federal assistance programs
  2. Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646)
  3. Section 102(a) of the Flood Disaster Protection Act of 1973, P.L. 93-234, 87 Stat 97, approved December 31, 1976
  4. Section 106 of the National Historic Preservation Act of 1966 as amended (16 USC 470), Executive Order 11593, and the Archeological and Historical Preservation Act of 1966 (16 USC 569a-1 et seq)
  5. National Environmental Policy Act of 1969, 42 USC 4321 et seq
  6. Flood Disaster Protection Act of 1973, 42 USC 4001 et seq
  7. Clean Air Act, 42 USC 7401 et seq
  8. Clean Water Act, 33 USC 1368 et seq
  9. Federal Water Pollution Control Act of 1948, as amended, 33 USC 1251 et seq
  10. Safe Drinking Water Act of 1974, 42 USC 300f et seq



11. Endangered Species Act of 1973, 16 USC 1531 et seq
12. Wild and Scenic Rivers Act of 1968, as amended, 16 USC 1271 et seq.
13. Historical and Archaeological Data Preservation Act of 1960, as amended, 16 USC 469 et seq
14. Coastal Zone Management Act of 1972, 16 USC 1451 et seq.
15. Coastal Barrier Resources Act of 1982, 16 USC 3501 et seq.
16. Indian Self-Determination Act, 25 USC 450f.
17. Hatch Political Activity Act of 1940, as amended, 5 USC 1501 et seq.
18. Animal Welfare Act of 1970, 7 USC 2131 et seq
19. Demonstration Cities and Metropolitan Development Act of 1966, 42 USC 3301 et seq.
20. Federal Fair Labor Standards Act of 1938 (as appropriate), as amended, 29 USC 201 et seq.

D. Certification of Non-discrimination.

1. The Grantee, and all its contractors and subcontractors, certifies that no person shall be excluded from participation in, denied the benefits of, subjected to discrimination under, or denied employment in connection with any activity funded under this agreement on the basis of race, color, age, religion, national origin, handicap, or gender. The Grantee, and all its contractors and subcontractors, assures compliance with the following laws:
  - a. Non-discrimination requirements of the Omnibus Crime Control and Safe Streets Act of 1968, as amended;
  - b. Title IV of the Civil Rights Act of 1964, as amended;
  - c. Section 504 of the Rehabilitation Act of 1973, as amended;
  - d. Title II of the Americans with Disabilities Act (ADA) of 1990,
  - e. Title IX of the Education Amendments of 1972;
  - f. The Age Discrimination Act of 1975;
  - g. The Department of Justice Nondiscrimination Regulations 28 CFR Part 42, Subparts C, D, E, and G;
  - h. The Department of Justice regulations on disability discrimination, 28 CFR Part 35 and Part 39
2. In the event that a Federal or State court or administrative agency makes a finding of discrimination after a due process hearing on the grounds of race, color, age, religion, national origin, handicap or gender against the Grantee or any of its contractors or subcontractors, the Grantee or any of its contractors or subcontractors will forward a copy of the finding to the Criminal Justice Services Division (CJSD). CJSD will forward a copy of the finding to the Office for Civil Rights, Office of Justice Programs.

- E. Civil Rights Compliance. All recipients of federal grant funds are required, and Grantee agrees, to comply with nondiscrimination requirements of Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000d et seq (prohibiting discrimination in programs or activities on the basis of race, color, and national origin); Omnibus Crime Control and Safe Streets Act of 1968, as amended, 42 U.S.C. § 3789d(c)(1) (prohibiting discrimination in employment practices or in programs and activities on the basis of race, color, religion, national origin, and gender); Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794 et seq. (prohibiting discrimination in employment practices or in programs and activities on the basis of disability); Title II of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12131 (prohibiting discrimination in services, programs, and activities on the basis of disability); The Age Discrimination Act of 1975, 42 U.S.C. § 6101-07 (prohibiting discrimination in programs and activities on the basis of age); and Title IX of the Education Amendments of 1972, 20 U.S.C. § 1681 et seq (prohibiting discrimination in educational programs or activities on the basis of gender).

- F. Equal Employment Opportunity Program. If the Grantee, or any of its contractors or subcontractors, has 50 or more employees, is receiving more than \$25,000 pursuant to this agreement, and has a service population with a minority representation of three percent or more, the Grantee, or any of its contractors or subcontractors, agrees to formulate, implement and maintain an equal employment opportunity program relating to employment practices affecting minority persons and women. If the Grantee, or any of its contractors or subcontractors, has 50 or more employees, is receiving more than \$25,000 pursuant to this agreement, and has a service population with a minority representation of less than three percent, the Grantee or any of its contractors or subcontractors, agrees to formulate, implement and maintain an equal employment opportunity program relating to its practices affecting women. The Grantee, and any of its contractors and subcontractors, certifies that an equal employment opportunity program as required by this section will be in effect on or before the effective date of this agreement. Any Grantee, and any of its contractors or subcontractors, receiving more than \$500,000, either through this agreement or in aggregate grant funds in any fiscal year, shall in addition submit a copy of its equal employment opportunity plan at the same time as the application submission, with the understanding that the application for funds may not be awarded prior to approval of the Grantee's, or any of its contractors or subcontractors, equal employment opportunity program by the Office for Civil Rights, Office of Justice Programs.

If required to formulate an Equal Employment Opportunity Program (EEOP), the Grantee must maintain a current copy on file which meets the applicable requirements

- G. Services to Limited English Proficient (LEP) Persons. Recipients of ODP financial assistance are required to comply with several federal civil rights laws, including Title VI of the Civil Rights Act of 1964, as amended. These laws prohibit discrimination on the basis of race, color, religion, national origin, and sex in the delivery of services. National origin discrimination includes discrimination on the basis of limited English proficiency. To ensure compliance with Title VI, recipients are required to take reasonable steps to ensure that LEP persons have meaningful access to their programs. Meaningful access may entail providing language assistance services, including oral and written translation, where necessary. Grantees are encouraged to consider the need for language services for LEP persons served or encountered both in developing their proposals and budgets and in conducting their programs and activities. Reasonable costs associated with providing meaningful access for LEP individuals are considered allowable program costs. For additional information, please see <http://www.lep.gov>.

- H. National Environmental Policy Act (NEPA): Special Condition for U.S. Department of Justice Grant Programs.

1. Prior to obligating grant funds, Grantee agrees to first determine if any of the following activities will be related to the use of the grant funds. Grantee understands that this special condition applies to its following new activities whether or not they are being specifically funded with these grant funds. That is, as long as the activity is being conducted by the Grantee, a contractor, subcontractor or any third party and the activity needs to be undertaken in order to use these grant funds, this special condition must first be met. The activities covered by this special condition are:
  - a. new construction;
  - b. minor renovation or remodeling of a property either (a) listed on or eligible for listing on the National Register of Historic Places or (b) located within a 100-year floodplain;
  - c. a renovation, lease, or any other proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size; and
  - d. implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or educational environments.
2. Application of This Special Condition to Grantee's Existing Programs or Activities: For any of the Grantee's or its contractors' or subcontractors' existing programs or activities that will be funded by these grant funds, the Grantee, upon specific request from the Office for Domestic Preparedness, agrees to cooperate with the Office for Domestic Preparedness in any preparation by the Office for Domestic Preparedness of a national or program environmental assessment of that funded program or activity.

- I. Certification Regarding Drug Free Workplace Requirements. Grantee certifies that it will provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the Grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing a drug-free awareness program to inform employees about:
  - a. The dangers of drug abuse in the workplace;
  - b. The Grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace
3. Requiring that each employee engaged in the performance of the grant be given a copy of the employer's statement required by paragraph (a).
4. Notifying the employee that, as a condition of employment under the award, the employee will:
  - a. Abide by the terms of the statement; and
  - b. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace not later than five days after such conviction
5. Notifying the Grantee within ten days after receiving notice from an employee or otherwise receiving actual notice of such conviction
6. Taking one of the following actions, within 30 days of receiving notice, with respect to any employee who is so convicted:
  - a. Taking appropriate personnel action against such an employee, up to and including termination; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by federal, state, or local health, law enforcement, or other appropriate agency.
7. Making a good faith effort to continue to maintain a drug-free workplace.

### III. Suspension or Termination of Funding

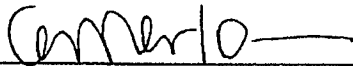
The Criminal Justice Services Division may suspend funding in whole or in part, terminate funding, or impose another sanction on a State Homeland Security Grant Program recipient for any of the following reasons:

- A. Failure to comply substantially with the requirements or statutory objectives of the Urban Area Security Initiative guidelines issued thereunder, or other provisions of federal law.
- B. Failure to make satisfactory progress toward the goals and objectives set forth in the approved Project Justification(s).
- C. Failure to adhere to the requirements of the grant award and standard or special conditions.
- D. Proposing or implementing substantial plan changes to the extent that, if originally submitted, the application would not have been selected.
- E. Failing to comply substantially with any other applicable federal or state statute, regulation, or guideline. Before imposing sanctions, the Criminal Justice Services Division will provide reasonable notice to the Grantee of its intent to impose sanctions and will attempt to resolve the problem informally.

#### IV. Grantee Representations and Warranties

Grantee represents and warrants to Grantor as follows:

- A. Existence and Power. Grantee is a political subdivision of the State of Oregon. Grantee has full power and authority to transact the business in which it is engaged and full power, authority, and legal right to execute and deliver this Agreement and incur and perform its obligations hereunder.
- B. Authority, No Contravention. The making and performance by Grantee of this Agreement (a) have been duly authorized by all necessary action of Grantee, (b) do not and will not violate any provision of any applicable law, rule, or regulation or order of any court, regulatory commission, board or other administrative agency or any provision of Grantee's articles of incorporation or bylaws and (c) do not and will not result in the breach of, or constitute a default or require any consent under any other agreement or instrument to which Grantee is a party or by which Grantee or any of its properties are bound or affected.
- C. Binding Obligation. This Agreement has been duly authorized, executed and delivered on behalf of Grantee and constitutes the legal, valid, and binding obligation of Grantee, enforceable in accordance with its terms.
- D. Approvals. No authorization, consent, license, approval of, filing or registration with, or notification to, any governmental body or regulatory or supervisory authority is required for the execution, delivery or performance by Grantee of this Agreement.



Carmen Merlo, Director  
Criminal Justice Services Division  
Oregon Office of Homeland Security  
4760 Portland Road NE  
Salem, OR 97305  
(503) 378-4145 ext 545

10.20.06

Date



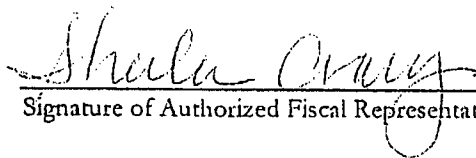
Signature of Authorized Grantee Official

10.12.06

Date

Tom Potter, Mayor

Name/Title



Signature of Authorized Fiscal Representative of Grantee Agency

10.18.06

Date



# MULTNOMAH COUNTY

## AGENDA PLACEMENT REQUEST short form

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: C-2  
Est. Start Time: 9:30 AM  
Date Submitted: 02/08/07

**Agenda Title:** RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to THOMAS G. PETERSHAGEN

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date:	February 22, 2007	Amount of Time Needed:	N/A
Department:	Community Services	Division:	Tax Title
Contact(s):	Gary Thomas		
Phone:	503-988-3590	Ext.	22591
	I/O Address:		503/4/TT
Presenter(s):	Consent Calendar		

### General Information

**1. What action are you requesting from the Board?**

The Tax Title Section is requesting the Board to approve the private sale of a tax foreclosed property to THOMAS G. PETERSHAGEN.

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

The subject property is a mostly rectangular shaped lot that came into county ownership through the foreclosure of delinquent tax liens on June 12, 1978. The parcel is more or less 10' x 96' and contains approximately 960 square feet. The lot is located adjacent to 7532 N Heppner Ave. In the late 1960's EFEM Co. developed a number of properties in the immediate area. The subject parcel was somehow left separate with the construction of a restaurant on TL #1600 and other surrounding homes as well as the re-routing of the adjacent alley. EFEM Co. continued to pay property taxes on the parcel until the early 1970's until payments stopped. The attached aerial photo Exhibit B shows that the subject parcel encroaches on the yard area of the adjacent property. We propose to sell the parcel to the owner of the 7532 N Heppner Ave property.

The attached Exhibit A, a plat map shows the location of the property. Exhibit B, an aerial photo, shows the parcel in relation to the other adjacent properties.

Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the shape and size of the property, approximately 960 square feet make it unsuitable

for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.

This action affects our Vibrant Communities Program Offer by placing a tax foreclosed property back onto the tax roll.

**3. Explain the fiscal impact (current year and ongoing).**

The private sale will allow for the recovery of the delinquent taxes, fees, and expenses (see Exhibit C).

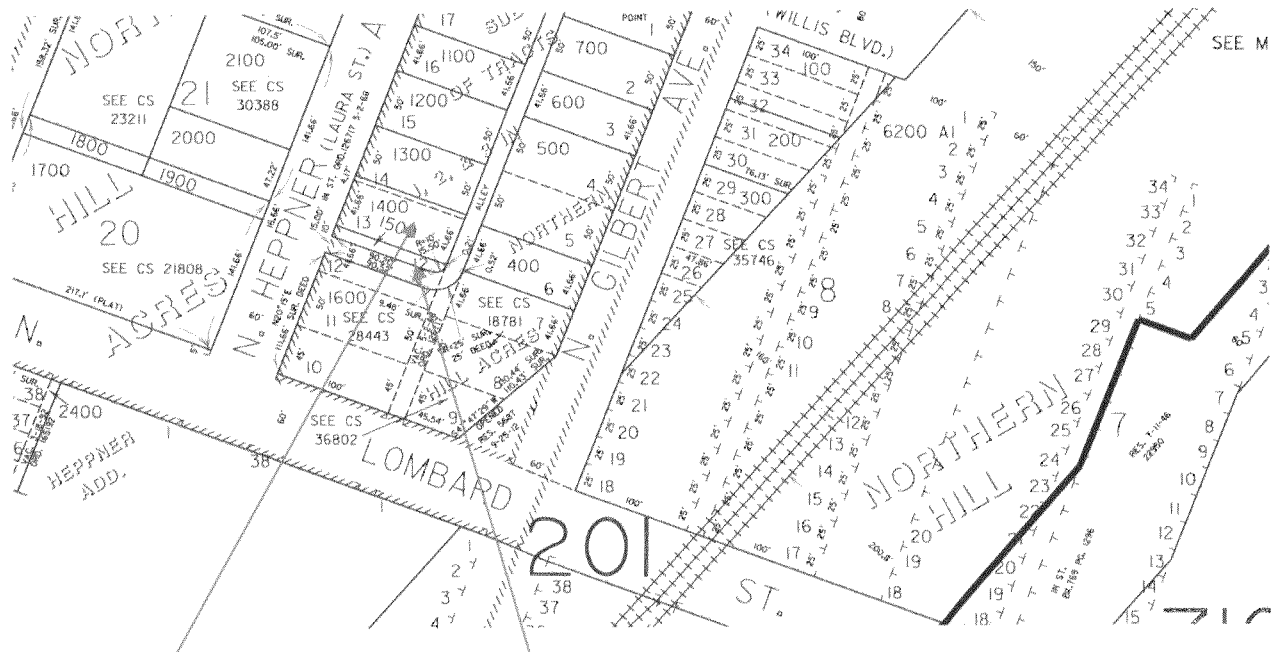
**4. Explain any legal and/or policy issues involved.**

No legal issues are expected. The parcel will be sold "As Is" without guarantee of clear title.

**5. Explain any citizen and/or other government participation that has or will take place.**

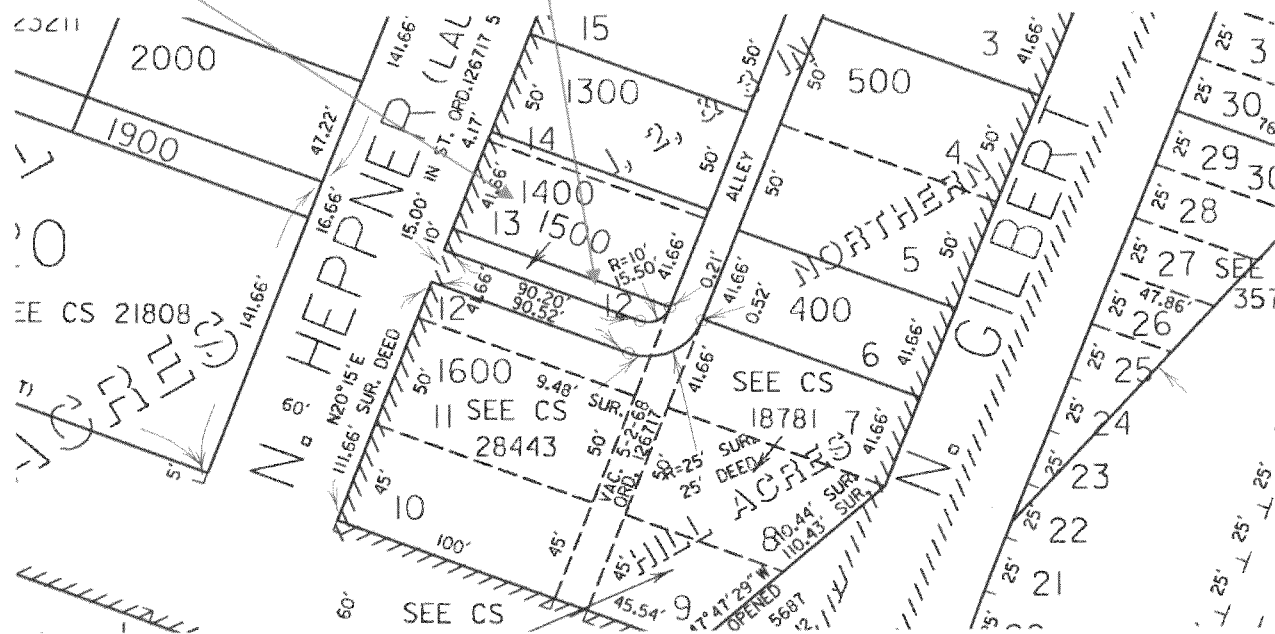
No citizen or government participation is anticipated.

# EXHIBIT A



7532 N Heppner Ave

Subject parcel



## EXHIBIT B



7532 N Heppner Ave

County owned strip



## EXHIBIT C

### PROPOSED PROPERTY LISTED FOR PRIVATE SALE

**LEGAL DESCRIPTION:**

NORTHERN HILL ACRES & SUB; EXC PT IN ST – INC VAC ALLEY EXC SLY 16.66' OF LOT 12

ADJACENT PROPERTY ADDRESS: 7532 N Heppner Ave  
TAX ACCOUNT NUMBER: R227542  
GREENSPACE DESIGNATION: No designation  
SIZE OF PARCEL: Approximately 960 square feet  
ASSESSED VALUE: \$1,000

### ITEMIZED EXPENSES FOR TOTAL PRICE OF PRIVATE SALE

BACK TAXES & INTEREST:	\$49.46
TAX TITLE MAINTENANCE COST & EXPENSES:	\$-0-
RECORDING FEE:	\$26.00
SUB-TOTAL	\$75.46
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$500.00

**Required Signature**

Elected Official or  
Department/  
Agency Director:

*Robert A Maestre*

Date: 02/08/07

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. \_\_\_\_\_

Authorizing the Private Sale of a Tax Foreclosed Property to THOMAS G. PETERSHAGEN

**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, the following described real property:

NORTHERN HILL ACRES & SUB      EXC PT IN ST-INC VAC ALLEY  
EXC SLY 16.66' OF LOT 12

- b. The property has an assessed value of \$1,000.
- c. Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the irregular shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. THOMAS G. PETERSHAGEN has agreed to pay \$500, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

**The Multnomah County Board of Commissioners Resolves:**

1. Upon Tax Title's receipt of the payment of \$500 the Chair on behalf of Multnomah County is authorized to execute a deed conveying to THOMAS G. PETERSHAGEN the above described real property within Multnomah County, Oregon.

ADOPTED this 22nd day of February, 2007.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Dept. of Community Services  
Page 1 of 2 - Resolution and Deed Authorizing Private Sale

After recording, return to:  
**MULTNOMAH COUNTY**  
**TAX TITLE DIVISION**  
**503/4**

## Page 2 of 2 - Resolution and Deed Authorizing Private Sale

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 07-035**

Authorizing the Private Sale of a Tax Foreclosed Property to THOMAS G. PETERSHAGEN

**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, the following described real property:

NORTHERN HILL ACRES & SUB      EXC PT IN ST-INC VAC ALLEY  
EXC SLY 16.66' OF LOT 12

- b. The property has an assessed value of \$1,000.
- c. Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the irregular shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. THOMAS G. PETERSHAGEN has agreed to pay \$500, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

**The Multnomah County Board of Commissioners Resolves:**

1. Upon Tax Title's receipt of the payment of \$500 the Chair on behalf of Multnomah County is authorized to execute a deed conveying to THOMAS G. PETERSHAGEN the above described real property within Multnomah County, Oregon.

ADOPTED this 22nd day of February, 2007.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
\_\_\_\_\_  
Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Dept. of Community Services  
Page 1 of 2 - Resolution 07-035 and Deed Authorizing Private Sale

Until a change is requested, all tax statements  
Shall be sent to the following address:  
THOMAS G. PETERSHAGEN  
7532 N HEPPNER AVE  
PORTLAND OR 97203

After recording, return to:  
MULTNOMAH COUNTY  
TAX TITLE DIVISION  
503/4

**Deed D072126 For R227542**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to THOMAS G. PETERSHAGEN, Grantee, the following described real property:

NORTHERN HILL ACRES & SUB      EXC PT IN ST-INC VAC ALLEY  
EXC SLY 16.66' OF LOT 12

The true consideration paid for this transfer is \$500.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 22nd day of February 2007, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON                                 )  
  ) ss  
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 22nd day of February 2007, by Ted Wheeler, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

\_\_\_\_\_  
Meagan Swenson  
Notary Public for Oregon  
My Commission expires: 10/25/10



## MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST (short form)

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: R-1  
Est. Start Time: 9:30 AM  
Date Submitted: 01/30/07

**Agenda Title:** Briefing on Health Department Use of the National Public Health Symbol

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date: 2/22/07 Amount of Time Needed: 15 mins  
Department: Health Division: CHP3  
Contact(s): Consuelo Saragoza  
Phone: 503-988-3674 Ext. 26785 I/O Address: 160/8  
Presenter(s): Lillian Shirley

### General Information

**1. What action are you requesting from the Board?**

No action is requested. Providing information to the Board about using the national public health symbol to build awareness and recognition of the work and contributions of county public health.

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

The use of the symbol helps to strengthen the identity of our health department. The symbol complements local county health department communications and the county logo and ties our local public health work to the historical and national successes of Public Health. Use of the national public health symbol along with the county logo shows pride in our employees and allows the county's health department to be visible and our work to be better understood by all county residents.

**3. Explain the fiscal impact (current year and ongoing).**

None. The National Association of County and City Health Officials allows local departments to utilize their symbol and other public awareness tools without charge.

4. Explain any legal and/or policy issues involved.

None

5. Explain any citizen and/or other government participation that has or will take place.

None

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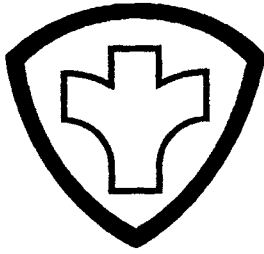
**Required Signature**

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Elected Official or  
Department/  
Agency Director:

A handwritten signature in cursive script, appearing to read "Lillian Shuly", written over a horizontal line.

Date: 01/30/07



# **Public Health**

Prevent. Promote. Protect.

## **Introducing the National Identity for Local Public Health FACT SHEET**

### ***What is the national identity for local public health?***

The national identity for local public health comprises words and a symbol that will immediately and consistently identify the people and the work of local health departments throughout the United States. It will be used side by side with the local health department identity, visibly assuring communities that public health is working for their health and safety.

### ***What does the national identity for local public health represent?***

The symbol of a three pointed shield and stylized plus illustrates a universal recognition associated with health, with protection and with growth. The three point symmetry reinforces the three core functions of public health that are conveyed in the words. The words are a simple, elegant statement about what public health does-and what public health achieves. **Prevent. Promote.**

**Protect.** is a phrase that embraces everything that Public Health accomplishes and communicates it in a simple way that differentiates Public Health as both a sentinel and responder.

Over time, the national identity for local public health will provide the field with universal recognition, in the same way that certain identities are universally recognized for police, fire, EMS and other agencies that protect and respond.

### ***How and why was the national identity for local public health created?***

The national identity for local public health was created under the auspices of the National Association of County and City Health Officials, a nonprofit membership organization representing local health departments throughout the United States. The identity was designed to broaden public awareness of the work of local health departments and how it benefits individuals and communities.



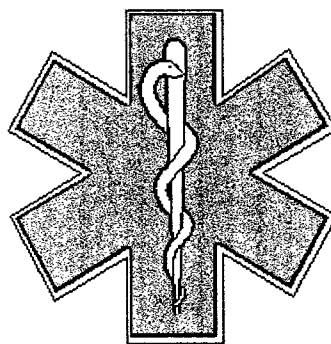
***Why and how will our health department use the national identity for local public health?***

The national identity for local public health will appear together with our current identity in various forms of public communications, such as our Web site and educational media. We will use the national identity to help ensure public awareness of the health and safety promoting services provided in our community and to help create universal recognition for the work of local health departments.

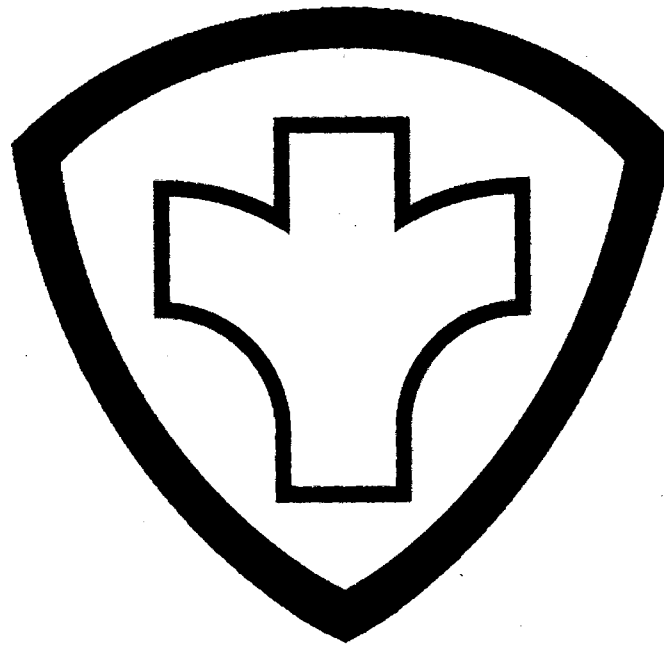
***Where can more information about the national identity for local public health be found?***

More information about the identity and the communications initiative can be found by visiting NACCHO at [www.naccho.org/LocalPublicHealthBrand](http://www.naccho.org/LocalPublicHealthBrand).

# Why do we recognize these images?



# **The National Identity for Local Public Health**



**Public Health**  
Prevent. Promote. Protect.

***Celebrating***  
***Our Public***  
***Health***  
***Heroes***



**MULTNOMAH  
COUNTY**  
Health Department



**Public Health**  
PREVENT. PROMOTE. PROTECT.

***April is Public Health Month***



# MULTNOMAH COUNTY

## AGENDA PLACEMENT REQUEST (long form)

APPROVED : MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # 2-2 DATE 2-22-07  
MEAGAN SWENSON, ASST BOARD CLERK

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: R-2  
Est. Start Time: 9:43 AM  
Date Submitted: 02/13/07

### BUDGET MODIFICATION:

**Agenda Title:** NOTICE OF INTENT to Submit a Grant Proposal to the Robert Wood Johnson Foundation under the Healthy Eating Research Program Round 2

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date: February 22, 2007 Amount of Time Needed: 5 min  
Department: Health Division: Program Design & Evaluation Services (PDES)  
Contact(s): Tom Waltz, Development Manager  
Phone: 503 988-3674 Ext. 22670 I/O Address: 160/9  
Presenter(s): Myde Boles, PDES

### General Information

#### 1. What action are you requesting from the Board?

The Health Department requests approval to submit a proposal in the amount of \$100,000 to the Robert Wood Johnson Foundation's Healthy Eating Research Program Round 2.

#### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Health Department's Program Design and Evaluation Services unit will apply for a research grant from the Robert Wood Johnson Foundation (RWJF) to study school nutrition and physical activity policies and their effects on student nutrition and physical activity. Existing Oregon youth survey data and school policy survey data will be used to describe progress in preventing youth obesity by improvements in school nutrition and physical activity policies (if any), and resultant changes in youth behaviors. Our intention is to better understand how school nutrition and physical activity policies have affected youth nutrition and physical activity and could potentially reduce the prevalence of youth obesity. We intend to compare Oregon data to Washington State data, because the two states are demographically similar and the Washington State Legislature enacted a state-level mandate in 2005 requiring schools to have such policies, where Oregon did not. We will also

assess the impact of the 2006 federal wellness policy on both states. Thus, we will be able to determine the extent to which policy mandates have led to greater progress in school policy implementation and youth outcomes in Washington, compared to Oregon. Our findings will inform policy-makers in Multnomah County about interventions to improve the school-based nutrition and physical activity and overall health of our children. There is no Health Department Program Offer directly associated with this project. However, the project is consistent with the Department's mission to protect the health of county residents.

**3. Explain the fiscal impact (current year and ongoing).**

Research activities defined in the application will be funded entirely by the RWJF grant. There are no other fiscal impacts from this proposed study.

**4. Explain any legal and/or policy issues involved.**

This is an evaluation of existing school nutrition, physical activity, and wellness policies. We do not expect legal/policy issues to arise.

**5. Explain any citizen and/or other government participation that has or will take place.**

Representatives of state or county government programs that support schools in Oregon and Washington will be asked to collaborate as part of an advisory group for the grant, and will be asked to support dissemination of any findings that are useful for implementing effective school nutrition and physical activity policies.

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## ATTACHMENT A

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### Grant Application/Notice of Intent

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If the request is a Grant Application or Notice of Intent, please answer all of the following in detail:

- **Who is the granting agency?**

Robert Wood Johnson Foundation

- **Specify grant (matching, reporting and other) requirements and goals.**

The grant is intended to support research to identify, analyze and evaluate environmental and policy strategies that can promote healthy eating and physical activity among children and prevent childhood obesity. Target populations are children in grades 6-12 from middle and high schools where secondary data will be obtained from existing youth surveys and school policy surveys. Special emphasis is being given within this research to understand how policies can benefit children in low-income and racial/ethnic populations at highest risk for obesity.

The findings from the grant should provide policy-makers with empirical evidence to guide development or implementation of school nutrition and physical activity policies. The research will inform school policies and environmental strategies, not individual behavior change (such as education or curricular interventions).

Funds must be used only to cover the costs of evaluation, not the costs of policy or environmental changes per se.

- **Explain grant funding detail – is this a one time only or long term commitment?**

This is one-time funding. However, we expect that if we are successful in obtaining funding that this will create opportunities for additional grants that may support implementation activities in the future.

- **What are the estimated filing timelines?**

Completed online grant application is due February 13, 2007, 5pm Pacific Time.

#### NOTES:

This project was submitted to the Foundation for consideration during 2006 following Board approval, but it was not awarded funding.

This NOI is brought before the Board after the grant application was submitted because the timing of the announcement did not allow adequate time to meet the agenda placement deadline. A representative from PDES met with Board staff on February 12, 2007 to brief them on the proposed project and to encourage communication with members of the Board prior to the February 13<sup>th</sup> submittal.

- **If a grant, what period does the grant cover?**

September 1, 2007 through December 31, 2008.

- **When the grant expires, what are funding plans?**

The work described in the application will be time-limited, and not expected to continue past the period of grant funding.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

Indirect costs will be covered by grant funds.

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## ATTACHMENT B

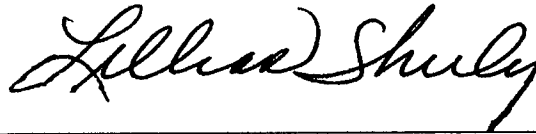
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### Required Signatures

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Elected Official or  
Department/  
Agency Director:



Date: 02/13/07

Budget Analyst:



Date: 02/14/07

Department HR:

Date: \_\_\_\_\_

Countywide HR:

Date: \_\_\_\_\_





# MULTNOMAH COUNTY

## AGENDA PLACEMENT REQUEST (long form)

APPROVED : MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-3 DATE 2-22-07  
MEAGAN SWENSON, ASST BOARD CLERK

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: R-3  
Est. Start Time: 9:45 AM  
Date Submitted: 02/13/07

### BUDGET MODIFICATION: -

**Agenda Title:** NOTICE OF INTENT to Apply to the Robert Wood Johnson Foundation for Continuation Funding for Reclaiming Futures

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date: February 22, 2007 Amount of Time Needed: 10 minutes  
Department: Department of Community Justice Division: Juvenile Services  
Contact(s): Benjamin Chambers, Reclaiming Futures Project Director  
Phone: 503 988-4516 Ext. 84516 I/O Address: 311/JUV  
Presenter(s): David Koch, Assistant Director of Juvenile Services; Benjamin Chambers

### General Information

#### 1. What action are you requesting from the Board?

Approval to apply for continuation funding for an existing grant.

#### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Reclaiming Futures is a five-year initiative of The Robert Wood Johnson Foundation. It is a system-change initiative whose purpose is to improve treatment outcomes for youth in the justice system. Multnomah County was chosen in 2002 as one of ten communities around the country to be a Reclaiming Futures project site. Several key aspects of the system change efforts still need to be institutionalized across all ten sites, and The Robert Wood Johnson Foundation is expected to authorize a small amount of additional funding to support these efforts for the next two years. Because Reclaiming Futures is a system change initiative, its staff and contracts have been split among several program offers: the DCJ Juvenile Services Management (offer 50007), Juvenile Delinquency Intervention and Prevention (offer 50012), and DCJ Quality Systems Management & Evaluation (offer 50003). Its three areas of focus are:

(1) more treatment -- increasing the amount of treatment funding for youth in the justice system);

(2) better treatment – quality assurance so that youth who need alcohol and drug treatment receive it, as well as adapting and testing the “Lane County model” to allow DCJ to quantify “costs avoided” when youth receive its services, and to link specific interventions and contracted programs with recidivism outcomes; and

(3) “more than treatment” –increasing the number of positive skill-building activities available for juvenile justice youth, and developing youth and family advisory groups.

**3. Explain the fiscal impact (current year and ongoing).**

The continuation funding, if granted, would grant a maximum of \$150,000 over 24 months. It is anticipated that grant period would start April 2007 and continue through March 2009. Funding would not be drawn down until FY08, in the amount of \$69,104; \$80,897 is allocated for FY09.

**4. Explain any legal and/or policy issues involved.**

N/A.

**5. Explain any citizen and/or other government participation that has or will take place.**

The Reclaiming Futures Executive Committee, which oversaw the development of the proposal for continuation funding, includes (besides representatives from the Department of Community Justice) representatives from the bench, the District Attorney’s office, Oregon Youth Authority, community-based treatment providers, Native American Youth Association, and a community member. Through the grant, we anticipate presenting information on youth treatment needs before the Governor’s Council on Alcohol and Drug Programs, the State of Oregon Addictions and Mental Health Division (AMD), and possibly coordinating some meetings in concert with the Multnomah County Public Affairs Office with state legislative representatives.

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## ATTACHMENT A

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### Grant Application/Notice of Intent

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If the request is a Grant Application or Notice of Intent, please answer all of the following in detail:

- **Who is the granting agency?**

The Robert Wood Johnson Foundation

- **Specify grant (matching, reporting and other) requirements and goals.**

Goals: We are expected to focus our efforts on institutionalizing work in three areas:

1. Develop adequate and flexible funding to serve unmet needs for coordinated care management and treatment ["more treatment"].
2. Institutionalize data collection in the Reclaiming Futures process ["better treatment"].
3. Expand and sustain community involvement ["more than treatment"].

Match: 25% match of either salary support or in-kind support.

Included in application: a 2-3 year task timeline, and "clear indications of how the community will hold itself accountable for progress in the goals."

Reporting: The Robert Wood Johnson Foundation requires semi-annual financial reports, annual narrative reports, and an annual bibliography. In addition, the Reclaiming Futures National Program Office (which oversees the initiative and is itself a grantee of The Robert Wood Johnson Foundation) sometimes requires additional updates and reports.

- **Explain grant funding detail – is this a one time only or long term commitment?**

One-time commitment.

- **What are the estimated filing timelines?**

The proposal was due January 8, 2007.

- **If a grant, what period does the grant cover?**

The \$150,000 grant is to be spent over 2-3 years. (We are electing to spend it over two years, from April 2007 – March 2009.) Funding from The Robert Wood Johnson Foundation is contingent upon final approval by its Board of Directors; we are waiting on the official announcement. It is anticipated that the new grant for Multnomah County could begin as early as April, 2007.

- **When the grant expires, what are funding plans?**

As Reclaiming Futures is a system change grant, its purpose is to catalyze change and spur the work of existing entities, we expect that the goals targeted by the continuation funding will either be accomplished or assumed by Multnomah County staff and will not need ongoing external funding.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

The Robert Wood Johnson Foundation (RWJF) sets a maximum indirect cost rate of 12% for personnel and direct costs, which exceeds the County rate for FY08. However RWJF policy limits reimbursement of indirect costs to 4% for purchased services, when they represent more than 33% of

a request. As our proposal meets that requirement, we are requesting 4% to cover indirect costs for the purchased services in our request.

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## ATTACHMENT B

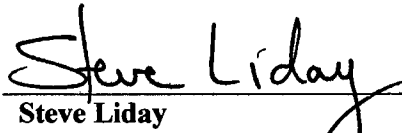
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### Required Signatures


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Elected Official or  
Department/  
Agency Director:

  
Steve Liday

Date: 02/07/07

Budget Analyst:

  
Christian Elkin

Date: 02/07/07

Department HR:

Date: \_\_\_\_\_

Countywide HR:

Date: \_\_\_\_\_



## MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST (short form)

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: R-4  
Est. Start Time: 9:50 AM  
Date Submitted: 02/06/07

**Agenda Title:** **RESOLUTION Authorizing the Temporary Closure of a Portion of Corbett Hill Road to Conduct the Corbett Hill Viaduct Replacement Project from March 1, 2007 until June 15, 2007**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date: February 22, 2007 Amount of Time Needed: 5 minutes  
Department: Community Services Division: Land Use & Transportation  
Contact(s): Robert Maestre, Deputy Director  
Phone: (503) 988-5001 Ext. 85001 I/O Address: #455/2<sup>nd</sup> Fl.  
Presenter(s): Robert Maestre

### General Information

**1. What action are you requesting from the Board?**

Approval of a Resolution authorizing a 3-1/2 month closure of Corbett Hill Road.

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

Corbett Hill Road is the main road link between I-84 and the community of Corbett. The Corbett Hill Viaduct is a section of road that traverses a small intermittent stream. It is structurally deficient and has resulted in traffic being weight load restricted. It is important for the local economy and for safety of residents to have no weight restrictions on this route. The project will replace the viaduct with a retaining wall structure and culvert. The project is jointly funded by OTIA and the County.

Removing the existing viaduct and constructing a retaining wall will require a 3-1/2 month road closure.

**3. Explain the fiscal impact (current year and ongoing).**

The Project is budgeted and programmed in this fiscal year's state and county road fund budgets.

**4. Explain any legal and/or policy issues involved.**

The Corbett Hill Viaduct was selected by ODOT for replacement due to structural insufficiencies. The replacement structure will remove the weight load limits presently imposed on the viaduct.

Emergency services for fire/ambulance events in the area will still be handled by the Corbett Fire District. A temporary arrangement for placement of a fire truck beyond the road closure coupled with a route through the closure for fire fighters will enable response to I-84 emergencies.

**5. Explain any citizen and/or other government participation that has or will take place.**

Public meetings in the Corbett area were held during the design and permitting process in 2003, 2004, 2005, and 2006. The Corbett and Gresham Fire Departments, Gresham Police, Multnomah County Sheriff's office, and the State Dept of Transportation have all been involved in planning for this road closure. A final public meeting is scheduled for February 2007.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**

A handwritten signature in cursive script, reading "M. Cecilia Johnson", is written over a horizontal line.

**Date:** 02/05/07

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Authorizing the Temporary Closure of a Portion of Corbett Hill Road to Conduct the Corbett Hill Viaduct Replacement Project from March 1, 2007 until June 15, 2007

**The Multnomah County Board of Commissioners Finds:**

- a. The County's Land Use and Transportation Program (LUTP) has obtained sufficient State (OTIA) and County funds to undertake the replacement of the Corbett Hill Viaduct in east Multnomah County, a facility that the County Engineer has determined to be structurally deficient and is presently subject to strict load restrictions.
- b. Replacement of the Corbett Hill Viaduct (the Project) requires the removal of the viaduct structure and closure of a portion of Corbett Hill Road, a county road, for approximately 3-1/2 months, while a new retaining wall is constructed.
- c. The approximate location of the Project and the impacted roads are as shown on the attached map identified as Exhibit A.
- d. On August 17, 2006, by Resolution 06-147, the Board approved temporary closure of Corbett Hill Road for construction of the Project.
- e. After adoption of Resolution 06-167, local fire and emergency providers requested that the County postpone the project and road closure because road projects by other jurisdictions in the area made the Corbett Hill Road closure a potential safety issue for emergency service providers.
- f. The County honored the requests of the emergency service providers and postponed construction until now. It is necessary to close a portion of Corbett Hill Road commencing March 1, 2007, in order to proceed with the Project.
- g. The County Engineer has caused notice of this proposed closure and this meeting of the County Board to be posted and advertised as provided in the Multnomah County Road Rules, Section 13.250.
- h. The Board's policy objectives are to mitigate negative economic impacts, ensure the safety of road users and workers, incorporate sustainability practices, and limit disruptions to traffic and the lifespan of the entire transportation system.
- i. The LUTP has met with and coordinated with the community of Corbett over the last 24 months to help plan for and reduce impacts to the community.



- j. The County's goal is to balance the diverse needs of neighborhoods, the business community and traveling public, the regional economy, and the environment.

**The Multnomah County Board of Commissioners Resolves:**

1. The Multnomah County Land Use and Transportation Program is authorized to close Corbett Hill Road, a County road, to all vehicular traffic between about 1/4 mile east of the interchange with Interstate I-84 and Reed Road, as shown on the attached Exhibit A, for the period from March 1, 2007 until June 15, 2007.

ADOPTED this 22nd day of February, 2007.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

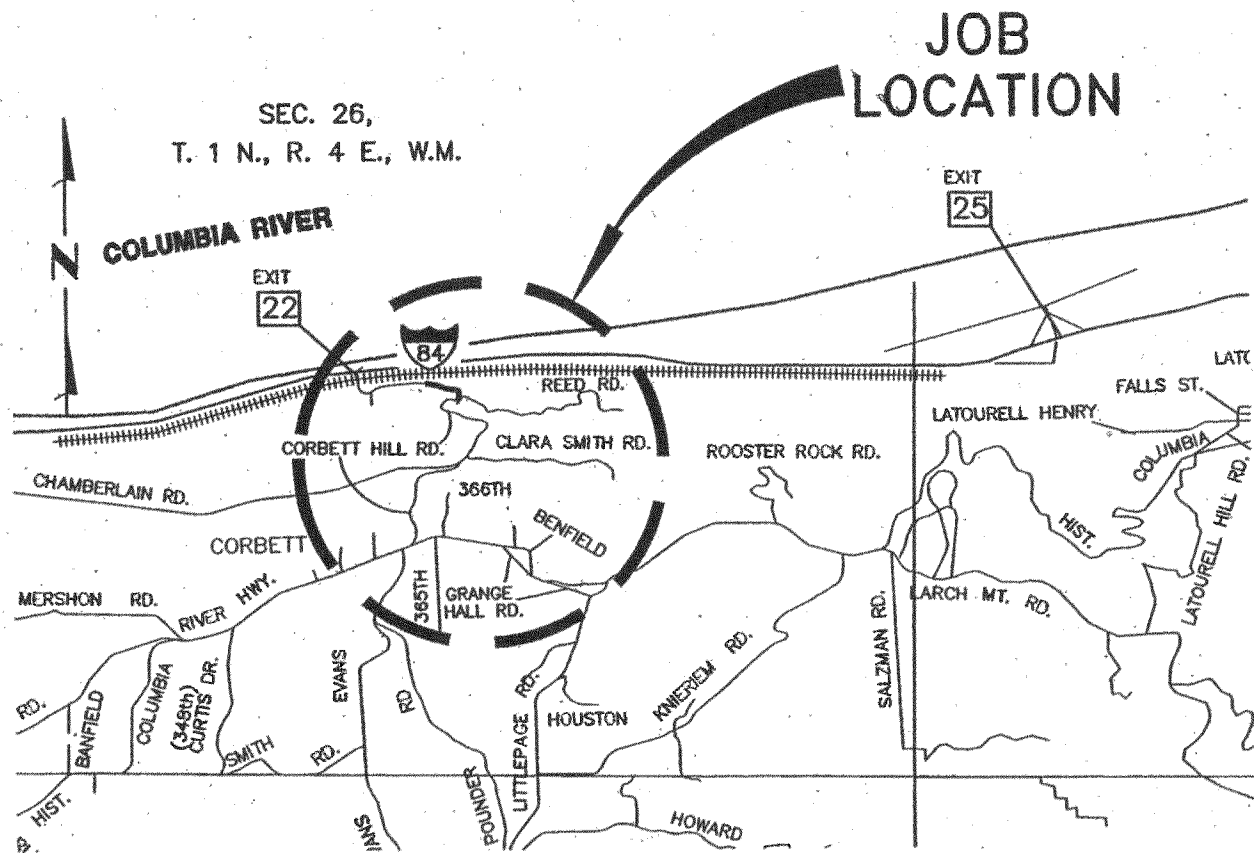
By 

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Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:  
M. Cecilia Johnson, Director, Dept of Community Services

Exhibit A



VICINITY MAP

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 07-036**

Authorizing the Temporary Closure of a Portion of Corbett Hill Road to Conduct the Corbett Hill Viaduct Replacement Project from March 1, 2007 until June 15, 2007

**The Multnomah County Board of Commissioners Finds:**

- a. The County's Land Use and Transportation Program (LUTP) has obtained sufficient State (OTIA) and County funds to undertake the replacement of the Corbett Hill Viaduct in east Multnomah County, a facility that the County Engineer has determined to be structurally deficient and is presently subject to strict load restrictions.
- b. Replacement of the Corbett Hill Viaduct (the Project) requires the removal of the viaduct structure and closure of a portion of Corbett Hill Road, a county road, for approximately 3-1/2 months, while a new retaining wall is constructed.
- c. The approximate location of the Project and the impacted roads are as shown on the attached map identified as Exhibit A.
- d. On August 17, 2006, by Resolution 06-147, the Board approved temporary closure of Corbett Hill Road for construction of the Project.
- e. After adoption of Resolution 06-167, local fire and emergency providers requested that the County postpone the project and road closure because road projects by other jurisdictions in the area made the Corbett Hill Road closure a potential safety issue for emergency service providers.
- f. The County honored the requests of the emergency service providers and postponed construction until now. It is necessary to close a portion of Corbett Hill Road commencing March 1, 2007, in order to proceed with the Project.
- g. The County Engineer has caused notice of this proposed closure and this meeting of the County Board to be posted and advertised as provided in the Multnomah County Road Rules, Section 13.250.
- h. The Board's policy objectives are to mitigate negative economic impacts, ensure the safety of road users and workers, incorporate sustainability practices, and limit disruptions to traffic and the lifespan of the entire transportation system.
- i. The LUTP has met with and coordinated with the community of Corbett over the last 24 months to help plan for and reduce impacts to the community.

- j. The County's goal is to balance the diverse needs of neighborhoods, the business community and traveling public, the regional economy, and the environment.

**The Multnomah County Board of Commissioners Resolves:**

1. The Multnomah County Land Use and Transportation Program is authorized to close Corbett Hill Road, a County road, to all vehicular traffic between about 1/4 mile east of the interchange with Interstate I-84 and Reed Road, as shown on the attached Exhibit A, for the period from March 1, 2007 until June 15, 2007.

ADOPTED this 22nd day of February, 2007.

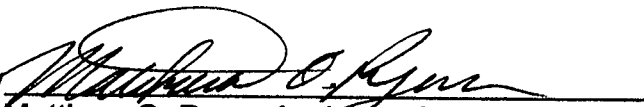
BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON



  
Ted Wheeler, Chair

REVIEWED:

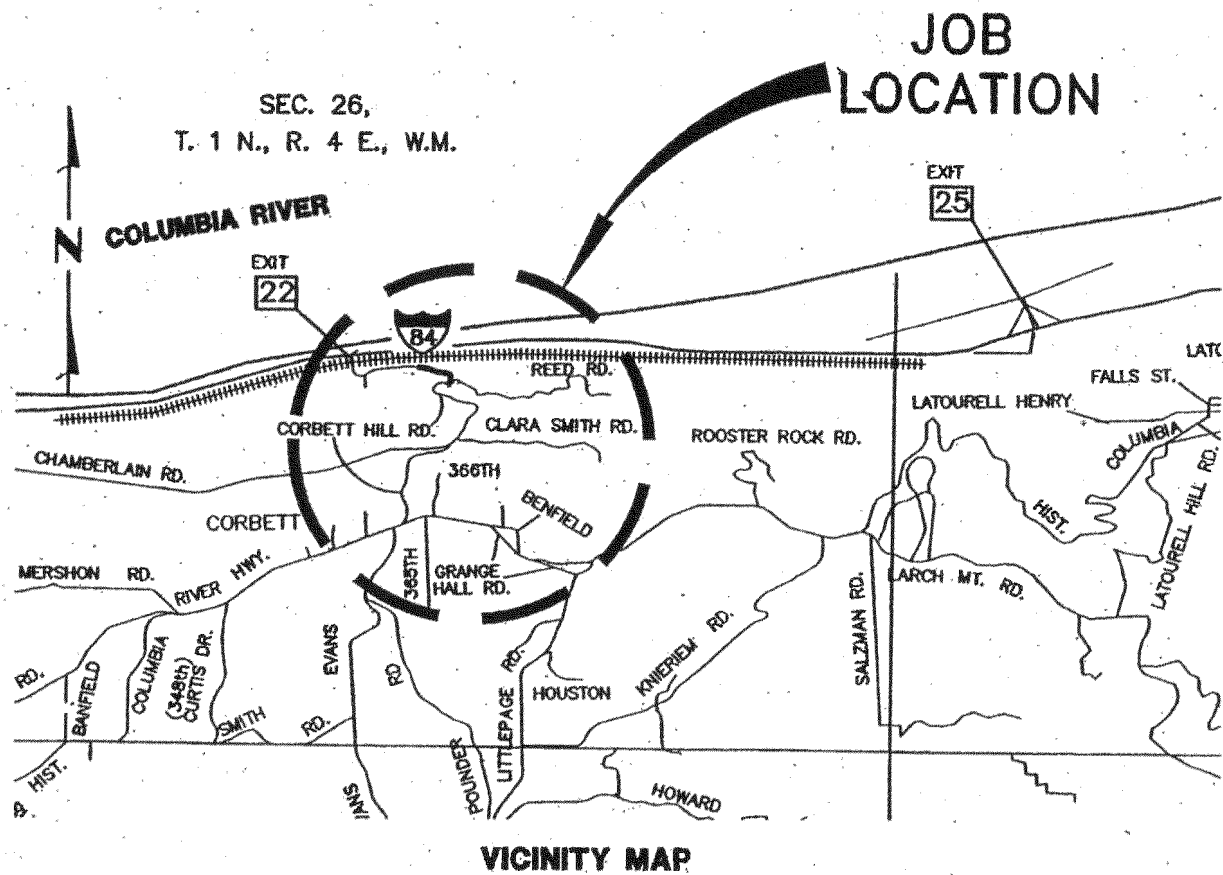
AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Dept of Community Services

## Exhibit A





# MULTNOMAH COUNTY

## AGENDA PLACEMENT REQUEST (short form)

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: R-5  
Est. Start Time: 9:55 AM  
Date Submitted: 02/08/07

**Agenda Title:** First Reading of Proposed ORDINANCE Amending Multnomah County Code Sections 7.104 and 7.201 Relating to Litigation Authority

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date: February 22, 2007 Amount of Time Needed: 3 minutes  
Department: Non-Departmental Division: County Attorney  
Contact(s): Agnes Sowle, County Attorney  
Phone: 503-988-3138 Ext. 83138 I/O Address: 503/500  
Presenter(s): Agnes Sowle, County Attorney

### General Information

**1. What action are you requesting from the Board?**

Approve first reading of ordinance amending MCC §§ 7.104 and 7.201 relating to litigation authority

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

These amendments clarify the Sheriff's authority with respect to settlement of non-monetary operations issues (MCC § 7.104) and legal actions (MCC § 7.201) of the Sheriff's Office and remove unnecessary Charter references (6.10 and 6.50).

**3. Explain the fiscal impact (current year and ongoing).**

None

**4. Explain any legal and/or policy issues involved.**

None

**5. Explain any citizen and/or other government participation that has or will take place.**

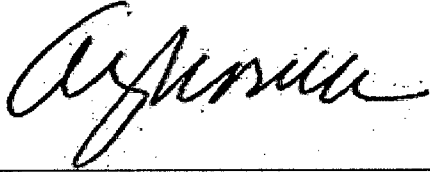
None

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**

A handwritten signature in cursive script, appearing to read "A. J. Smith", is written over a horizontal line.

**Date:** 2/5/2007

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. \_\_\_\_\_

Amending MCC §§ 7.104 and 7.201 Relating to Litigation Authority

(Language ~~stricken~~ is deleted; double underlined language is new.)

**Multnomah County Ordains as follows:**

**Section 1.** MCC 7.104 is amended as follows:

**§ 7.104 AUTHORITY.**

Authority for settlement of general liability claims and litigation against the county or its employees shall rest with the Board and may be delegated by Board resolution, except that the Sheriff shall retain all settlement authority regarding non-monetary operations issues in the Sheriff's Office ~~as limited by Sections 6.10 and 6.50 of the Multnomah County Charter.~~

**Section 2.** MCC 7.201 is amended as follows:

**§ 7.201 DUTIES.**

The County Attorney shall:

\* \* \* \* \*

(H) Initiate, defend, appear or appeal any legal action, matter or proceeding in any court or tribunal when requested by the Board or as delegated by Board resolution, except that the Sheriff shall have authority over legal actions regarding operations of the Sheriff's Office; ~~as limited by Sections 6.10 and 6.50 of the Multnomah County Charter;~~

\* \* \* \* \*

FIRST READING:

February 22, 2007

SECOND READING AND ADOPTION:

March 1, 2007

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Agnes Sowle, County Attorney

SUBMITTED BY:  
Agnes Sowle, County Attorney





## MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST (short form)

### Board Clerk Use Only

Meeting Date: 02/22/07  
Agenda Item #: R-6  
Est. Start Time: 9:56 AM  
Date Submitted: 02/08/07

**Agenda Title:** **RESOLUTION Relating to Delegation of Authority to Make Expenditures from the Risk Management Fund, Settle Claims Against the County, and Settle and Initiate County Litigation, and Repealing Resolution 03-171**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Requested Meeting Date: February 22, 2007 Amount of Time Needed: 3 minutes  
Department: Non-Departmental Division: County Attorney  
Contact(s): Agnes Sowle, County Attorney  
Phone: 503-988-3138 Ext. 83138 I/O Address: 503/500  
Presenter(s): Agnes Sowle, County Attorney

### General Information

**1. What action are you requesting from the Board?**

Approve Resolution delegating authority to County Attorney and Risk Manager with respect to Risk Management Fund expenditures, claims settlement, and litigation initiation and settlement.

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

On December 18, 2003, by Resolution 03-171, the Board delegated certain authority to the County Attorney with respect to risk management fund expenditures and settlement. The current time-consuming process to initiate litigation, such as small claims, subrogation complaints and counterclaims and appeals is burdensome to both the attorneys and the Board. The process entails presenting the matter at an executive session and then seeking approval in a public meeting before filing. Some of these cases are as small as \$500. It would also be advantageous to streamline the process with respect to settling worker's compensation claims. This resolution would expand the County Attorney's authority with respect to initiating litigation, including appeals (resolve 3), and to authorize the Risk Manager to settle worker's compensation claims up to \$25,000 (resolve 5). This resolution would repeal and replace Resolution 03-171.

**3. Explain the fiscal impact (current year and ongoing).**

None

**4. Explain any legal and/or policy issues involved.**

None

**5. Explain any citizen and/or other government participation that has or will take place.**

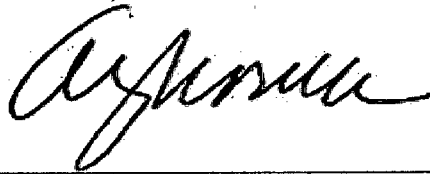
None

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**

A handwritten signature in black ink, appearing to be "A. J. Smith", written over a horizontal line.

**Date:** 2/5/2007

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Delegation of Authority to Make Expenditures from the Risk Management Fund, Settle Claims Against the County, and Settle and Initiate County Litigation, and Repealing Resolution 03-171

**The Multnomah County Board of County Commissioners Finds:**

- a. The County has a Risk Management Fund. The purpose of this fund is to account for expenditures and reserves for the protection of County assets, employees, programs and operations.
- b. The County Attorney provides legal services for the County, represents its officials and employees, and controls and supervises all civil actions and legal proceedings in which the County is a party or has a legal interest.
- c. MCC 7.101(B)(11) allows disbursements from the Risk Management Fund for litigation costs and expenses when authorized by the Board or delegated by Board resolution.
- d. MCC 7.104 states that authority over settlement of claims and litigation against the County or its employees rests with the Board or as delegated by Board resolution.
- e. MCC 7.201(H) provides that the County Attorney shall initiate, defend, appear or appeal any legal action when requested by the Board or delegated by Board resolution.
- f. On December 18, 2003, by Resolution 03-171, the Board delegated certain authority to the County Attorney with respect to risk management fund expenditures and settlement.
- g. The Board wishes to expand the authority delegated to the County Attorney with respect to initiating litigation and to authorize the Risk Manager to settle worker's compensation claims up to \$25,000.

**The Multnomah County Board of Commissioners Resolves:**

1. The County Attorney is delegated authority to defend or appear in any legal action, matter or proceeding in any court or tribunal when requested by the Board, Chair, Sheriff or Auditor.
2. The County Attorney is delegated authority to initiate or appeal any legal action, matter or proceeding in any court or tribunal when approved by the Board.
3. The County Attorney is delegated authority to initiate:
  - A. petitions for guardianship and conservatorship that are filed on behalf of the Public Guardian;
  - B. appeals from sanction decisions of the Adult Care Home Program;

- C. tax litigation at the Department of Revenue and in Federal Tax Court (property tax appeals, not personal income tax);
  - D. appeals in Circuit Court from denials and rejections of concealed handgun license applications;
  - E. labor arbitrations and merit council matters;
  - F. miscellaneous legal actions, including brief appearances on behalf of county departments to quash subpoenas or to limit the testimony of county employees in suits where the county is not a named party;
  - G. small claims court proceedings (all small claims matters are less than \$5,000);
  - H. LUBA decision appeals;
  - I. ITAX collection litigation;
  - J. appeals on ongoing lawsuits.
4. The County Attorney is delegated authority to approve disbursements from the Risk Management Fund within budget appropriations for the following purposes:
- A. costs and expenses related to County tort litigation;
  - B. costs and expenses related to County non-tort litigation;
  - C. outside legal counsel retained under MCC 7.201(M).
5. The County Attorney is delegated authority to settle claims and litigation against the County or its employees in amounts up to \$25,000 per case. The Risk Manager is delegated authority to settle worker's compensation claims in amounts up to \$25,000 per case. The County Attorney and Risk Manager must obtain Board approval for all settlements of over \$25,000.
6. Resolution 03-171 is repealed.

ADOPTED this 22nd day of February 2007.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Agnes Sowle, County Attorney

SUBMITTED BY:

Agnes Sowle, County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 07-037**

Delegation of Authority to Make Expenditures from the Risk Management Fund, Settle Claims Against the County, and Settle and Initiate County Litigation, and Repealing Resolution 03-171

**The Multnomah County Board of County Commissioners Finds:**

- a. The County has a Risk Management Fund. The purpose of this fund is to account for expenditures and reserves for the protection of County assets, employees, programs and operations.
- b. The County Attorney provides legal services for the County, represents its officials and employees, and controls and supervises all civil actions and legal proceedings in which the County is a party or has a legal interest.
- c. MCC 7.101(B)(11) allows disbursements from the Risk Management Fund for litigation costs and expenses when authorized by the Board or delegated by Board resolution.
- d. MCC 7.104 states that authority over settlement of claims and litigation against the County or its employees rests with the Board or as delegated by Board resolution.
- e. MCC 7.201(H) provides that the County Attorney shall initiate, defend, appear or appeal any legal action when requested by the Board or delegated by Board resolution.
- f. On December 18, 2003, by Resolution 03-171, the Board delegated certain authority to the County Attorney with respect to risk management fund expenditures and settlement.
- g. The Board wishes to expand the authority delegated to the County Attorney with respect to initiating litigation and to authorize the Risk Manager to settle worker's compensation claims up to \$25,000.

**The Multnomah County Board of Commissioners Resolves:**

1. The County Attorney is delegated authority to defend or appear in any legal action, matter or proceeding in any court or tribunal when requested by the Board, Chair, Sheriff or Auditor.
2. The County Attorney is delegated authority to initiate or appeal any legal action, matter or proceeding in any court or tribunal when approved by the Board.
3. The County Attorney is delegated authority to initiate:
  - A. petitions for guardianship and conservatorship that are filed on behalf of the Public Guardian;
  - B. appeals from sanction decisions of the Adult Care Home Program;

- C. tax litigation at the Department of Revenue and in Federal Tax Court (property tax appeals, not personal income tax);
  - D. appeals in Circuit Court from denials and rejections of concealed handgun license applications;
  - E. labor arbitrations and merit council matters;
  - F. miscellaneous legal actions, including brief appearances on behalf of county departments to quash subpoenas or to limit the testimony of county employees in suits where the county is not a named party;
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5. The County Attorney is delegated authority to settle claims and litigation against the County or its employees in amounts up to \$25,000 per case. The Risk Manager is delegated authority to settle worker's compensation claims in amounts up to \$25,000 per case. The County Attorney and Risk Manager must obtain Board approval for all settlements of over \$25,000.
6. Resolution 03-171 is repealed.

ADOPTED this 22nd day of February 2007.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Ted Wheeler*

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By

*Agnes Sowle*

Agnes Sowle, County Attorney

SUBMITTED BY:

Agnes Sowle, County Attorney

## RETAIL DEMAND ANALYSIS

This section provides estimates of potential market demand for retail uses in the local Rockwood trade area as well as the study area's capture of this demand.

### Retail Sales Potential and Supportable Space

The methodology for estimating statistical market support for retail space in the local trade area is displayed in Exhibits RD-2 through RD-6. This methodology applies expenditure potential<sup>1</sup> by type of merchandise to trade area population figures in order to obtain potential sales volume for trade area residents. Potential sales are divided among several merchandise and service categories: *shoppers goods, convenience goods, restaurants, entertainment and personal services*. Exhibit RD-1 specifies the types of goods and services within several of these categories. For instance, "apparel" (part of shoppers goods) includes women's apparel, men's apparel, children's apparel, footwear, watches and jewelry.

Exhibit RD-1

#### SUMMARY OF MERCHANDISE AND SERVICE CATEGORIES

Merchandise/Service Category	Types of Goods/Services
Apparel	Women's Apparel, Men's Apparel, Children's, Footwear, Watches & Jewelry
Home Furnishings	Furniture, Floor Coverings, Major and Small Appliances, Household Textiles, Floor Coverings, PC Software and Hardware, Housewares, Dinnerware, Telephones
Home Improvement	Maintenance and Remodeling Materials, Lawn & Garden
Misc. Specialty Retail	Pet Care, Books & Periodicals, Sporting Equipment, Toys & Hobbies, Video Cassettes & Games, TV/VCR/Cameras, Audio Equipment, Luggage, Eyeglasses
Groceries	Food at Home, Nonalcoholic Beverages at Home, Alcoholic Beverages, Smoking Products
Restaurants	Food Away From Home, Alcoholic Beverages
Entertainment	Admission to Movie/Theater/Opera/Ballet, Recreational Lessons, Participation in Clubs
Personal Services	Shoe Repair, Video Rental, Laundry & Dry Cleaning, Alterations, Clothing Rental & Storage, Watch & Jewelry Repair, Photo Processing & Supplies, Child Care

Source: ESRI BIS

<sup>1</sup> Consumer spending is estimated from the Bureau of Labor Statistics' Consumer Expenditure (CEX) Surveys. The CEX surveys have been used for over a century to provide data to study consumer spending and its effect on gross domestic product.

Estimates of sales per square foot of store space derived from the Urban Land Institute's *Dollars and Cents of Shopping Centers* are used to convert adjusted potential sales to supportable space estimates. In Exhibit RD-2, for example, in the case of apparel, potential sales of \$119,271,866 in the local trade area at sales per square foot of \$209 will support 570,679 square feet devoted to this type of merchandise. For all shoppers goods, total potential sales in the year 2004 are \$291,325,496 equating to 1.4 million square feet of floor space.

Exhibit RD-2 shows that in 2004, there is the potential for approximately 3.2 million square feet of retail space based on potential expenditures of the population residing in the local trade area. However, these potential expenditures by residents may occur outside of the local or greater trade areas— including the Internet – if desirable goods and services are not available locally.

Exhibit RD-2  
RETAIL EXPENDITURE POTENTIAL  
Rockwood Local Trade Area  
2004

Merchandise or Service Category	Per Household Expenditure	Potential Sales Volume	Target *Sales (\$/sq.ft.)	Potential Supportable Space (Sq. Ft.)
Apparel	\$2,558	\$119,271,866	\$209	570,679
Home Furnishings	\$1,301	\$60,661,727	\$199	304,833
Home Improvement	\$571	\$26,624,017	\$140	190,172
Misc. Specialty Retail	\$1,818	\$84,767,886	\$216	392,444
<b>Shoppers Goods</b>		<b>\$291,325,496</b>		<b>1,458,127</b>
Grocery	\$5,529	\$257,800,683	\$390	661,027
Health & Personal Care	\$859	\$40,052,593	\$365	109,733
<b>Convenience Goods</b>		<b>\$297,853,276</b>		<b>770,761</b>
<b>Restaurants</b>	<b>\$3,280</b>	<b>\$152,936,560</b>	<b>\$263</b>	<b>581,508</b>
<b>Entertainment</b>	<b>\$340</b>	<b>\$15,853,180</b>	<b>\$90</b>	<b>176,146</b>
<b>Personal Services</b>	<b>\$858</b>	<b>\$40,005,966</b>	<b>\$151</b>	<b>264,940</b>
<b>Total</b>		<b>\$797,974,478</b>		<b>3,251,482</b>

**Potential Supportable Retail Space**

**3,251,482**

Note: Target sales are based on the Urban Land Institute, "Dollars and Cents of Shopping Centers."

Sources: ESRI BIS; Urban Land Institute; Marketek, Inc.

© 2004 by Marketek, Inc.

Exhibit RD-3 depicts projected retail expenditure potential for the local trade area for the year 2009. Based on population growth and subsequent increases in retail sales for the years 2004-2009, total supportable retail space in the local trade area will have increased to 3.4 million square feet by the year 2009. Exhibit RD-4 provides the same type of analysis for the year 2014 when supportable space will have increased to approximately 3.5 million square feet in the local trade area.



Exhibit RD-3  
RETAIL EXPENDITURE POTENTIAL  
Rockwood Local Trade Area  
2009

Merchandise or Service Category	Per Household Expenditure	Potential Sales Volume	Target Potential Sales (\$/sq.ft.)	Potential Supportable Space (Sq. Ft.)
Apparel	\$2,558	\$124,671,804	\$209	596,516
Home Furnishings	\$1,301	\$63,408,138	\$199	318,634
Home Improvement	\$571	\$27,829,398	\$140	198,781
Misc. Specialty Retail	\$1,818	\$88,605,684	\$216	410,212
<b>Shoppers Goods</b>		<b>\$304,515,024</b>		<b>1,524,143</b>
Grocery	\$5,529	\$269,472,402	\$390	690,955
Health & Personal Care	\$859	\$41,865,942	\$365	114,701
<b>Convenience Goods</b>		<b>\$311,338,344</b>		<b>805,656</b>
<b>Restaurants</b>	<b>\$3,280</b>	<b>\$159,860,640</b>	<b>\$263</b>	<b>607,835</b>
<b>Entertainment</b>	<b>\$340</b>	<b>\$16,570,920</b>	<b>\$90</b>	<b>184,121</b>
<b>Personal Services</b>	<b>\$858</b>	<b>\$41,817,204</b>	<b>\$151</b>	<b>276,936</b>
<b>Total</b>		<b>\$834,102,132</b>		<b>3,398,690</b>

Potential Supportable Retail Space

3,398,690

Note: Target sales are based on the Urban Land Institute, "Dollars and Cents of Shopping Centers."

Sources: ESRI BIS; Urban Land Institute; Marketek, Inc.

© 2004 by Marketek, Inc.

Exhibit RD-4  
RETAIL EXPENDITURE POTENTIAL  
Rockwood Local Trade Area  
2014

Merchandise or Service Category	Per Household Expenditure	Potential Sales Volume	Target Potential Sales (\$/sq.ft.)	Potential Supportable Space (Sq. Ft.)
Apparel	\$2,558	\$130,317,310	\$209	623,528
Home Furnishings	\$1,301	\$66,279,445	\$199	333,063
Home Improvement	\$571	\$29,089,595	\$140	207,783
Misc. Specialty Retail	\$1,818	\$92,618,010	\$216	428,787
<b>Shoppers Goods</b>		<b>\$318,304,360</b>		<b>1,593,160</b>
Grocery	\$5,529	\$281,674,905	\$390	722,243
Health & Personal Care	\$859	\$43,761,755	\$365	119,895
<b>Convenience Goods</b>		<b>\$325,436,660</b>		<b>842,139</b>
<b>Restaurants</b>	<b>\$3,280</b>	<b>\$167,099,600</b>	<b>\$263</b>	<b>635,360</b>
<b>Entertainment</b>	<b>\$340</b>	<b>\$17,321,300</b>	<b>\$90</b>	<b>192,459</b>
<b>Personal Services</b>	<b>\$858</b>	<b>\$43,710,810</b>	<b>\$151</b>	<b>289,476</b>
<b>Total</b>		<b>\$871,872,730</b>		<b>3,552,593</b>

Potential Supportable Retail Space

3,552,593

Note: Target sales are based on the Urban Land Institute, "Dollars and Cents of Shopping Centers."

Sources: ESRI BIS; Urban Land Institute; Marketek, Inc.

© 2004 by Marketek, Inc.

Exhibit RD-5  
 POTENTIAL SUPPORTABLE RETAIL SPACE  
 Rockwood Local Trade Area and Study Area Capture  
 2004-2014

Merchandise or Service Category	2004	2009			2014			Total Study Area Capture
	Local Trade Area	Local Trade Area	Numeric Increase	Study Area Capture	Local Trade Area	Numeric Increase	Study Area Capture	
<b>Shoppers Goods</b>								
Apparel				20%			25%	
Potential Sales	\$119,271,866	\$124,671,804	\$5,399,938	\$659,476	\$130,317,310	\$5,645,506	\$861,834	\$1,521,310
Supportable SF	570,679	596,516	25,837	3,399	623,528	27,012	4,442	7,842
Home/Furniture								
Potential Sales	\$60,661,727	\$63,408,138	\$2,746,411	\$549,282	\$66,279,445	\$2,871,307	\$717,827	\$1,267,109
Supportable SF	304,833	318,634	13,801	2,906	333,063	14,429	3,798	6,704
Home Improvement								
Potential Sales	\$26,624,017	\$27,829,398	\$1,205,381	\$290,170	\$29,089,595	\$1,260,197	\$379,207	\$669,376
Supportable SF	190,172	198,781	8,610	1,458	207,783	9,001	1,906	3,364
Misc. Retail								
Potential Sales	\$84,767,886	\$88,605,684	\$3,837,798	\$767,560	\$92,618,010	\$4,012,326	\$1,003,082	\$1,770,641
Supportable SF	392,444	410,212	17,768	4,288	428,787	18,576	5,604	9,892
<b>Total</b>								
Potential Sales	\$291,325,496	\$304,515,024	\$13,189,528	\$2,266,488	\$318,304,360	\$13,789,336	\$2,961,948	\$5,228,436
Supportable SF	1,458,127	1,524,143	66,016	12,052	1,593,160	69,018	15,750	27,802
<b>Convenience Goods</b>								
Grocery				60%			65%	
Potential Sales	\$257,800,683	\$269,472,402	\$11,671,719	\$7,003,031	\$281,674,905	\$12,202,503	\$7,931,627	\$14,934,658
Supportable SF	661,027	690,955	29,927	18,675	722,243	31,288	21,151	39,826
Health & Personal Care								
Potential Sales	\$40,052,593	\$41,865,942	\$1,813,349	\$1,088,009	\$43,761,755	\$1,895,813	\$1,232,278	\$2,320,288
Supportable SF	109,733	114,701	4,968	3,411	119,895	5,194	3,863	7,274
<b>Total</b>								
Potential Sales	\$297,853,276	\$311,338,344	\$13,485,068	\$8,091,041	\$325,436,660	\$14,098,316	\$9,163,905	\$17,254,946
Supportable SF	770,761	805,656	34,896	22,085	842,139	36,482	25,014	47,099
<b>Restaurants</b>								
Potential Sales	\$152,936,560	\$159,860,640	\$6,924,080	\$2,423,428	\$167,099,600	\$7,238,960	\$2,533,636	\$4,957,064
Supportable SF	581,508	607,835	26,327	10,676	635,360	27,525	11,161	21,837
<b>Entertainment</b>								
Potential Sales	\$15,853,180	\$16,570,920	\$717,740	\$143,548	\$17,321,300	\$750,380	\$150,076	\$293,624
Supportable SF	176,146	184,121	7,975	621	192,459	8,338	650	1,271
<b>Personal Services</b>								
Potential Sales	\$40,005,966	\$41,817,204	\$1,811,238	\$633,933	\$43,710,810	\$1,893,606	\$662,762	\$1,296,695
Supportable SF	264,940	276,935	11,995	4,661	289,476	12,540	4,873	9,535
<b>Total</b>								
Potential Sales	\$797,974,478	\$834,102,132	\$36,127,654	\$13,558,438	\$871,872,730	\$37,770,598	\$15,472,328	\$29,030,766
Supportable SF	3,251,482	3,398,690	147,208	50,093	3,552,593	153,903	57,448	107,544

Note: This exhibit represents the estimated potential demand for new retail sales and space in the local trade area in the years 2009 and 2014. This potential demand estimate is based on the projected expenditure potential of retail market area households by type of merchandise or service.

Sources: ESRI BIS; Urban Land Institute; Marketek, Inc.

© 2004 by Marketek, Inc.

Exhibit RD-5 on the previous page distributes increases in sales and supportable retail space in the trade area among various retail categories for the years 2004, 2009 and 2014. The exhibit also provides an estimate of the Rockwood study area's capture of the increase in potential sales and demand for space for the years 2009 and for 2014.

Based on this analysis, *total* potential retail and service sales for the local trade area are projected to reach \$834 million by 2009 and \$871.8 million by 2014, supporting 3.5 million square feet of space, an increase of over 300,000 square feet over that which is supportable in 2004. However, this retail potential is shared with numerous competing shopping venues and areas, Rockwood being one. For this reason, estimates are provided of how much retail/service demand realistically can be captured by the Rockwood area.

The assignment of capture rates for *shoppers* goods and other retail categories is primarily based on Marketek's experience with comparable shopping districts throughout the nation and the Rockwood area's current retail competitive posture. One significant assumption underlying retail captures is that the Rockwood study area will work (and succeed) over the next 5-10 years to strengthen its position as a healthy commercial center, serving local resident consumers, area employees and possibly other markets.

It is also assumed that in the near term the majority of space devoted to *shoppers* goods will remain concentrated in the major shopping and commercial strip centers located in the local and greater trade areas. For this reason, the study area's projected capture of the potential increase in total trade area demand for *shoppers* goods during the 2004-2014 timeframe is conservative. The projection shows that the study area has the potential to capture 20% of the increase in total sales generated by local trade area residents by 2009 and 25% by 2014, assuming an increase in competitive retail space for *shoppers* goods. Examples of *shoppers* goods that would appeal to the target markets of nearby employees, trade area residents and passers-through include: books/magazines, sporting goods, card/stationery/gifts, electronics, jewelry, and specialty children's and women's apparel.

Capture rates for *convenience* goods (grocery, drug store items, etc) are appreciably higher (60%) for the reason that most residents prefer to make these purchases closer to home and will do so if the goods are available. Compared to available convenience shopping in other neighborhoods within the local trade area, the Rockwood neighborhood is significantly lacking. For this reason, too, Rockwood was assigned a relatively high capture of the projected increase in retail demand.

In addition to the Rockwood area's ability to capture a portion of total projected growth over the next ten years, estimates of existing 'unmet' demand for retail and services are also included in the final summary of supportable square feet, Exhibit RD-6. Public input during the charrette process underscored the very limited supply of existing retail establishments in Rockwood and the significant *out shopping* that is occurring, indicating that the neighborhood is not presently meeting its retail potential. In other words, a gap exists between current supply and potential

sales—'unmet demand'—which should be included in Rockwood's 2004-2014 potential demand for retail space. Further support for this existing unmet demand is provided by the findings of a recent Price Waterhouse Coopers study for the Initiative for a Competitive Inner City. The study documented that approximately 25% of potential retail demand is not being met in many inner city neighborhoods. Due to a limited supply and poor quality of merchandise/services, inner city residents are forced to shop outside their community.

Marketeek estimates that there currently exists 108,662 square feet of unmet demand for retail space in the Rockwood area, of which approximately 35% is derived from convenience goods or grocery and drugstore demand. This demand reflects a highly conservative capture of between 3% and 5% (varying by type of merchandise/service) of all 2004 demand identified within the local three mile radius trade area (Exhibit RD-5). Coincidentally, shoppers and convenience goods demand totals about 90,000 SF, about the size of the vacant Fred Meyer store. Given the large supply of existing restaurants, no additional restaurant demand was identified at this time. It may be argued, however, that the supply is concentrated in Mexican and fast food restaurants and that opportunity exists for greater diversity in the restaurant sector.

Exhibit RD-6 provides a summary of the total current unmet demand by category of goods/services, as well as increases in supportable retail space that can

Exhibit RD-6

POTENTIAL SUPPORTABLE RETAIL SPACE IN THE ROCKWOOD AREA  
2004-2014

Merchandise/ Service Category	Rockwood Area Existing Unmet Potential Demand 2004	Rockwood Area New Supportable Square Feet 2009	Rockwood Area New Supportable Square Feet* 2014	Total New Supportable Square Feet 2004-2014
<b>Shoppers Goods</b>				
Apparel	17,120	3,399	4,442	24,962
Home Furnishings	9,145	2,906	3,798	15,849
Home Improvement	5,705	1,458	1,906	9,069
Misc. Specialty Retail	19,622	4,288	5,604	29,514
Subtotal	51,593	12,052	15,750	79,394
<b>Convenience Goods</b>				
Grocery	33,051	18,673	21,151	72,875
Health & Personal Care	5,487	3,411	3,863	12,761
Subtotal	38,538	22,085	25,014	85,637
<b>Restaurants</b>	0	10,676	11,161	21,837
<b>Entertainment</b>	5,284	621	650	6,555
<b>Personal Services</b>	13,247	4,661	4,873	22,781
<b>Total</b>	<b>108,662</b>	<b>50,094</b>	<b>57,448</b>	<b>216,205</b>

\*Not cumulative

Source: Marketeek, Inc. © 2004 by Marketeek, Inc.

potentially be captured by the Rockwood area by the years 2009 and 2014. It is important to note that area businesses will also generate sales from other target markets in addition to the local population base, including area employees, passers-through, business and recreational visitors, students and others. Estimating potential demand from these other markets is beyond the scope of this study.

#### **Retail Spending Activity**

The Spending Potential Index (SPI) is a measure of market activity developed by ESRI Business Information Solutions and denotes actual dollars spent on certain goods and services by residents within a given market area. This information adds another dimension to the statistical and lifestyle analyses and is helpful in identifying an appropriate business and merchandise mix for the Rockwood commercial center.

When the SPI is equal to 100 for a specific type of merchandise, consumers are spending at a rate equal to the national average. An SPI greater than 100 indicates that consumers are buying or spending above the national average. In other words, the SPI is an indicator of what prices consumers will pay and/or the level of discretionary income they are willing to devote to a particular good or service. Exhibit RD-7 on the following page shows the SPI of Rockwood local trade area households for various types of goods and services.

The data presented in Exhibit RD-7 indicates local trade area residents generally spend at a rate below the national average, which is consistent with slightly lower household incomes. Spending is highest for food & beverage categories ranging from 97 for meats & related to 101 for alcoholic beverages. Apparel categories rank relatively high with the average being 97 and toys & games is at 100, both indicative of a family-oriented population. Spending is lowest for insurance (77-79), home improvement (77-78) and transportation (78-81).

It is important to note that while spending is below the national average for several of the types of goods and services listed in Exhibit RD-7, trade area consumers may still demand these goods and services; on the whole they tend to pay less for them.

#### **Hispanic Marketplace**

Although the demographics of Rockwood's Hispanic residents are incorporated into the analysis of the study area's socioeconomic characteristics as a whole, it is interesting to review national statistics on the Hispanic market segment. American Demographics Magazine and their research affiliates observe the following:

*"Unlike the U.S. as a whole, Gen Yers (age 5-24) are the largest Hispanic group, making up 38% of the Hispanic market. For the balance of the U.S., middle age baby boomers are the largest segment. Hispanic household income averages about \$9,000 less than the average U.S. household at \$42,000. However, the majority of Hispanic households are Middle Class."*

## Exhibit RD-7

SPENDING POTENTIAL INDEX OF SELECTED GOODS AND SERVICES  
Rockwood Local Trade Area

Merchandise/ Service Category	Spending Potential Index	Merchandise/ Service Category	Spending Potential Index
Apparel	97	Financial Services	
Men's	96	Investments	85
Women's	98	Auto Loans	78
Children's	91	Health	
Footwear	99	Nonprescription Drugs	98
Watches & Jewelry	104	Prescription Drugs	76
Other Apparel	95	Eyeglasses and Contact Lenses	79
Computer		Home	
Computer/Hardware for Home	81	Home Improvement	
Software/Accessories for Home	82	Maintenance/Remodeling Serv	77
Entertainment & Recreation	83	Maintenance/Remodeling Supp	78
Entertainment Fees & Admissions	81	Household Furnishings	
Membership Fees	80	Household Textiles	80
Sports Participation	83	Furniture	81
Theater/Movies/Ballet/Opera	82	Floor Coverings	79
Sporting Events	81	Major Appliances	80
Recreational Lessons	80	Housewares	108
Television & Sound Equipment	80	Small Appliances	80
Cable Television	78	Luggage	83
Color Television	80	Telephone & Accessories	101
VCR/Video Camera/DVD Player	83	Child Care	82
Video Cassettes and DVDs	82	Lawn & Garden	83
Video Game Hardware/Software	81	Moving/Storage	85
Satellite Dishes	79	Housekeeping Supplies	99
Video/DVD Rental	83	Insurance	
Audio Equipment	83	Homeowners/Renters	77
Rental & Repair of TV/Sound	82	Vehicle	79
Pets & Supplies	89	Life	77
Toys & Games	100	Health	77
Recreational Vehicles & Fees	79	Personal Care Products	100
Sports/Exercise Equipment & Supplies	94	School Books & Supplies	83
Photo Equipment & Supplies	83	Smoking Products	77
Books/Magazines/Subscriptions	80	Transportation	
Food & Beverages	98	Vehicle Purchases	78
Groceries	98	Gas & Oil	78
Bakery & Cereal Products	98	Vehicle Maintenance & Repair	81
Meats, Poultry, Fish & Eggs	97	Travel	
Dairy Products	98	Air Fare	81
Fruits & Vegetables	99	Hotels/Motels	79
Other Foods at Home	99	Rental Cars	81
Meats at Restaurants	98	Food/Drink	80
Alcoholic Beverages	101		
Nonalcoholic Beverages at Home	98		

Source: ESRI BIS

The Hispanic market accounted for \$700 billion in consumer spending last year, which represents nearly 9 percent of the total U.S. disposable personal income (valued at \$8.02 trillion), according to the Department of Commerce, Bureau of Economic Analysis.

As the number of U.S. Hispanic immigrants continues to grow, so will this cohort's consumption levels. Already, with Hispanic Americans' disposable income growing in 2003 at a compounded annual growth rate (CAGR) of 7.5 percent, it is outpacing the overall U.S. disposable income, which only grew 2.8 percent CAGR last year. By 2010, the consumer spending among the U.S. Hispanic population is expected to reach \$1 trillion, according to Chain Store Guide, a market research company for the retail and food service industries.

Chain Store Guide is about to release a yearlong study of the Hispanic market. One of the preliminary conclusions is that it is not enough to identify members of this cohort merely as Hispanics. They do not behave as one monolithic group. Instead, sub-ethnic categories are forming, based largely on country of origin. *"They're looking for quality goods, good prices and products that come from their country of origin. Brands that come from different countries of origin are completely different and [Hispanics] want those brands that make them feel closer to home."* The survey concludes that 60 percent of foreign-born Hispanics tend to be focused on nutrition and food ingredients, while U.S.-born Hispanics are more worried about lifestyle factors such as smoking and stress.

In general, Hispanic lifestyle characteristics are dominated by young Baby Boomers with Children, making up 25% of the total. This population segment is characterized as:

- Young, with a median age of 31.2 years
- Above average median income
- Enjoy home projects, hunting, camping, fishing
- Rent videos, use PCs, visit museums/zoos/theme parks
- Own pets, campers, multiple vehicles

It is important to note that overall Hispanic shoppers spend between 50 and 100% more of their budget (than the average American) on the following items:

- Apparel, children <2
- Rental housing
- Footwear
- Pork & beef
- Fresh fruits & vegetables
- Laundry & Cleaning Supplies
- Apparel, girls, age 2-15

Hispanic shoppers spend between 15 and 49% more of their budget (than the average American) on the following items:

- Variety of food products
- Furniture
- Apparel, boys, age 2-15
- Apparel & services

- Household products
- Bakery products

Advertisers have identified Hispanic youth as the marketer's challenge. By end of decade, 1 in 5 American youth will be Hispanic. According to the Association of Hispanic Advertising Agencies, *"One of the biggest misperceptions about Hispanic teens is that they will be completely assimilated into American culture. For young Latinos, their bilingualism is a huge part of their individuality."*



## RESIDENTIAL ANALYSIS

A statistical demand analysis was performed for the market area (defined by a 12-minute drive time from the center of Rockwood) to estimate the potential market depth for for-sale multi-family housing and rental housing. The two main sources of annual potential demand for housing are new household growth and turnover. New household growth is traditionally used to project market growth and is based on population and household growth projections. Projected owner or renter occupied households are qualified or segmented by owner or renter turnover rates (derived from the 2000 Census), income, age and household size.

To offer insight to the relative strength of the Rockwood residential market, the supply side of the local housing market is also provided, including: size and occupancy characteristics of nearby active for-rent developments that are medium density and a summary of the for-sale attached product, of which little exists.

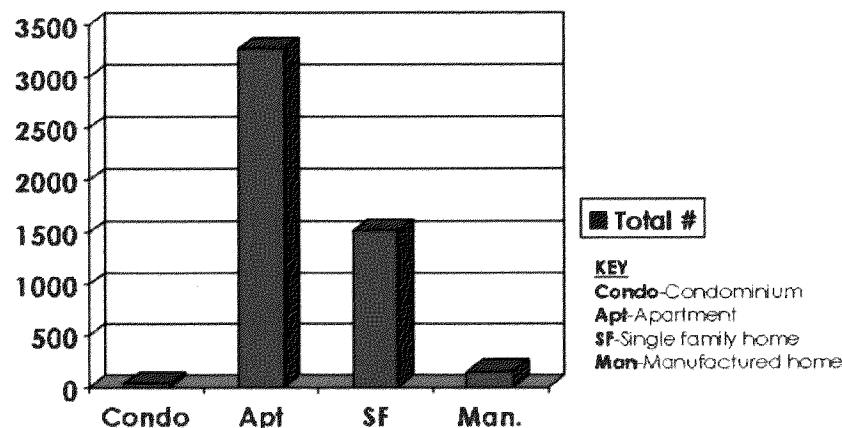
### Existing Residential Supply-Multi-Family Rental

With low employment growth and record low interest rates encouraging home ownership, the rental market in the Portland metro area has been characterized by high vacancies and limited construction in the last two years. However, according to the latest Portland-area apartment market report from the research firm, Marcus & Millichap, renter demand will rise (and renter concessions decline) through the fourth quarter of 2004 and into 2005.

The region's average vacancy rate will stand at about 7.8% at year's end, with the suburban markets of Gresham, Hillsboro and Beaverton continuing to register above-average vacancy levels. An estimated 2,000 new units will have been constructed in 2004, with 800 of these in downtown and the Pearl District. Average asking rents are expected to stabilize at \$689 per month through the end of 2004 and grow slightly in 2005.

HS-1

Residential Building Permits for New Construction  
3-mile Radius, City of Gresham



Overt he last decade or more, the City of Gresham witnessed significant growth in rental product. Area multi-family housing development outpaced single-family development by 2 to 1 from 1990 – 2002 based upon City building permit data depicted in the following exhibit. Realtors and property managers agree that the current Gresham rental market is oversupplied.

The apartment market is dense and diversified within the local Rockwood trade area. There is an affordable, entry-level category of product that is older construction, typically smaller, (less than 40 units) and a 'shotgun' of doors in a straight line. Many of these are independently owned and managed. Observations of empty parking lots during workday hours implied an employed resident population. The middle category of apartments are 10 to 20 years old, with more architectural detail, clustered entrances, better maintenance, and professional property management with up to 100 units. At the high end, there are several new, amenity rich developments, often marketed as 'with MAX access.' These are secure, prestigious, professionally managed developments of more than 100 units. Two developments not included in the trade area, but, worth noting are the Russellville development along 102<sup>nd</sup> and the soon to be completed Hazelwood Station, an 88-unit development with on-site day care. These are notable for their transit-oriented design and a unique Northwest architectural aesthetic.

In an effort to understand the characteristics of market rate rental apartment projects in the Rockwood area, nine nearby apartment projects were surveyed, representing a cross section of quality product available to prospective tenants.

Overall, the apartments surveyed ranged in size from 22 units (Glendover Heights) to 264 units (ColumbiaT rails.) Average occupancies are 89%, with newer, 'trendier' complexes more fully occupied.

Unit features and amenities present in the rental communities surveyed generally include a full kitchen with a dishwasher, balcony or patio, carpeting and on-site laundry. Upgrade features and amenities include: washer/dryer connections, playground, clubhouse, fitness center and a pool.

Renter profiles obtained from interviews with managers and on-site leasing agents confirm that while there is a mix of tenants at the apartment communities surveyed. Tenants are typically young and older singles and families, many of whom work in the area or have family nearby.

## Exhibit HS-1

## Apartments within the Rockwood Triangle Effective Trade Area

No.	Site Name	Units	Rent	Square Feet	Rent/ Sq. Ft.	Bed	Bath	Occ Rate	Year Built	Comments
1	Columbia Trails 1112 NW 15th	264	\$775	672	\$1.15	1	1	95%	2002	Gresham Station stores and amenities. 5% large employer discount. Workcenter in bedrooms.
			\$1,050	1,054	\$1.00	2	2			
			\$1,250	1,293	\$0.97	3	2			
2	Avalon 202nd and Burnside	225	\$624	559	\$1.12	Studio	1	93%	2003	Controlled main entry gates, billiard room, pool/spa, private garages available, 24 hour fitness center, clubroom.
			\$769	770	\$1.00	1	1			
			\$789	784	\$1.01	1	1			
			\$905	1036	\$0.87	2	2			
			\$945	1038	\$0.91	2	2			
3	Stark Street Crossings 202nd and Stark	132	\$640	729	\$0.88	1	1	85%	2003	New with usual amenities. Far from MAX.
			\$670	871	\$0.77	2	1			
			\$725	938	\$0.77	2	2			
			\$880	1,165	\$0.76	3	2			
4	Burnside Commons 172nd & Burnside	22	\$649	950	\$0.68	2	1.5	77%	c. 1998	TOD, two level over parking. Townhouse style.
5	Rockwood Park 17500 Burnside	70	\$649	1,000	\$0.65	2	1	91%	c. 1979	No specials now. No 2 bdrms vacant. Nearby park.
			\$629	780	\$0.68	1	1			
6	Trymax Apartments 16405 Burnside	42	\$595	846	\$0.70	2	2	95%	c. 1982	All 2 bdrms. Water, sewer, garbage, and cable paid.
7	Glendover Heights 15850 NE Gilsan	22	\$480	507	\$0.95	1	1	86%	c. 1975	Near golf course and MAX. Wooded. Older, but well maintained.
			\$490	619	\$0.79	1	1			
			\$670	1,015	\$0.66	3	2			
8	Sienna Lofts 22744 SE Stark	75	\$635	698	\$0.91	1	1	90%	2004	Covered parking and short term lease available.
			\$675	814	\$0.83	1	1			
			\$700	903	\$0.78	1	1			
9	Waverly Gardens 20121 SE Stark	146	\$500	600	\$0.83	1	1	95%	c. 1989	Well maintained garden apartment. Woodburning stove in every apartment.
			\$625	906	\$0.69	2	2			
			\$795	1,126	\$0.71	3	2			

Source: Marketek, Inc., September 2004

**Existing Residential Supply-Multi-family For Sale**

The residential sales market was examined in the six elementary school neighborhoods closest to the Rockwood Triangle (Alder, Davis, Hartley, Lynch Meadows, Lynch View, and north Gresham.) These schools are all within a two-mile drive distance. Single-family, detached homes begin at about \$120,000 to \$150,000, in the trade area, with the occasional distressed property at less than five figures. This makes the condo market less than attractive with single family homes in long supply. As of September 1, 2004, there were only six listings for condominiums in the subject area. The average asking price was about \$95.00 per square foot or \$110,308 for mostly 2 bedroom 2 bath units less than 1,350 square feet in size. While condominiums are not a common property type in the subject area (or in Gresham as a whole), there might be some opportunity for condos aimed at niche market, such as young professionals or empty nesters. Such a development could be made attractive in concert with any medical, educational, and government uses contemplated for the Rockwood town center site.

Given the high proportion of Hispanics in the immediate Rockwood area, it is interesting to note the difference in homeownership rates for this market. While

national home ownership rates are at an all-time high of 68.3 percent, Hispanic homeownership is lagging at 46 percent compared to 74 percent for non-Hispanic white families, according to the U.S. Census. At the same time, Hispanic buyers are projected to represent as much as 40 percent of first-time home buyers over the next 10 years, according to the National Association of Hispanic Real Estate Professionals. As a whole, first-time home buyers comprise about 45 percent of today's home sales market.

#### **For-Sale Residential Demand**

It is assumed that a strong majority of prospective home buyers within Rockwood's greater trade area (see map on page 2) will be age 25 to 64, have annual incomes of \$35,000 and higher and live in one to three person households. Based on the estimate that 60% of market area households will own rather than rent and that 61% of new households moving into the market area will own their homes, over the next 10 years an estimated 1,412 annual new households in the market area will be potential market rate homeowners. (See Exhibit HD-1). This estimate takes into account that a portion of renter households will move up to home ownership (especially with low interest rates) and that a certain portion of demand for new housing will emanate from outside of the market area, particularly as redevelopment progresses and as Rockwood's identity as a transit-village is communicated to external markets.

Based on an evaluation of planned and proposed physical improvements in the Rockwood area, the expansion of Rockwood's position as a mixed-use transit-village and Marketek's experience with residential development in other communities, during the first ten years of development an estimated 367 market rate for-sale housing units could potentially be absorbed in the Rockwood community. (See Exhibit HD-3). In other words, the study area has the potential to capture between 2% and 3% (or 367 units) of total market area demand for for-sale housing within the 2004-2014 period. Opening price points of for-sale units located in the Rockwood area should range from \$110,000 to \$130,000. While there may be demand for units priced above that range (particularly, with mountain views, for example) when unit prices rise above the entry level, demand will begin to thin out.

#### **For-Rent Residential Demand**

The rental demand analysis targets the middle rental market (representing the majority) rather than the total universe of possible renters and is based upon the Rockwood Greater Trade Area boundaries. It assumes that prospective Rockwood Town Center renters will be age 25 to 64, have annual incomes of \$25,000 to \$50,000 and live in one to three person households. Based on estimated renter propensity of new and existing market area households, an estimated 1,674 annual households in the market area will be potential market rate renters. (See Exhibit HD-2.) This estimate is adjusted to reflect potential owner households that would prefer to rent as well as demand from external markets.

## Exhibit HD-1

POTENTIAL ANNUAL DEMAND ANALYSIS FOR FOR-SALE UNITS  
 Rockwood Greater Market Area (Residential)  
 2004-2014

New Household Demand		Turnover	
Annual New Households (1)	1,063	Total Households (1)	128,741
Owner Propensity	61%	Owner Propensity	60%
Number	648	Number	77,245
Target Market Adjustment (2)	40%	Turnover Rate (5)	11%
Number	259	Number	8,497
Income Qualified (3)	67%	Target Market Adjustment (6)	25%
Number	174	Number	2,124
Household Size Qualified (4)	79%	Income Qualified (7)	65%
Sub-Total	137	Number	1,381
		Household Size Qualified (8)	79%
		Sub-Total	1,091
Adjustment Factor (9)			15%
Total Potential Annual Market Demand			1,412

1. ESRI BIS
2. Based on Lifestyle data, estimated proportion of new households to whom the proposed type of housing would appeal.
3. Estimated proportion of new households with annual incomes of \$35,000 and greater.
4. Estimated proportion of new households with 1, 2 and 3 persons.
5. U.S. Bureau of the Census estimate of the number of owner households that turnover within a 15 month period.
6. Based on Lifestyle data, estimated proportion of existing market area households to whom the proposed type of housing would appeal.
7. Estimated proportion of existing households with annual incomes of \$35,000 and greater.
8. Estimated proportion of existing households with 1, 2 and 3 persons.
9. Adjustment for households that fall outside of the model.

Sources: Marketek, Inc.; Census 2000; ESRI BIS

## Exhibit HD-2

POTENTIAL ANNUAL DEMAND ANALYSIS FOR RENTAL APARTMENT UNITS  
 Rockwood Greater Market Area (Residential)  
 2004-2014

New Household Demand		Turnover	
Annual New Households (1)	1,063	Total Households (1)	128,741
Renter Propensity	39%	Renter Propensity	40%
Number	415	Number	51,496
Target Market Adjustment (2)	40%	Turnover Rate (5)	45%
Number	166	Number	23,173
Income Qualified (3)	28%	Target Market Adjustment (6)	25%
Number	46	Number	5,793
Household Size Qualified (4)	79%	Income Qualified (7)	31%
Subtotal	37	Number	1,796
		Household Size Qualified (8)	79%
		Sub-Total	1,419
Adjustment Factor (9)			15%
Total Potential Annual Market Demand			1,674

1. ESRI BIS

2. Based on Lifestyle data, estimated proportion of new households to whom the proposed type of housing would appeal.

3. Estimated proportion of new households with annual incomes of \$25,000-\$50,000.

4. Estimated proportion of new households with 1, 2 and 3 persons.

5. U.S. Bureau of the Census estimate of the number of renter households that turnover within a 15 month period.

6. Based on Lifestyle data, estimated proportion of existing market area households to whom the proposed type of housing would appeal.

7. Estimated proportion of existing households with annual incomes of \$25,000-\$50,000.

8. Estimated proportion of existing households with 1, 2 and 3 persons.

9. Adjustment for households that fall outside of the model.

Sources: Marketek, Inc.; Census 2000; ESRI BIS

The Rockwood area has the potential to capture between 3% and 4% of total market area demand for new market rate rental housing, which translates into 586 units over the 2004-2014 period. This estimate is viewed as *conservative* and could be significantly higher (6-8% of total) if the Rockwood area repositions itself as a desirable, transit-oriented community. Based on current monthly rents at the market rate rental communities in the competitive market area, market rents in the general range of \$600 to \$800 for 1- and 2-bedroom units would be achievable in the Rockwood study area. These rents are justifiably higher than average rents at projects surveyed within the immediate Rockwood neighborhood as the type of rental product envisioned will be new, urban, accessible and have amenities generally not offered in the rental communities in the competitive market area.

Convenient, secure parking should be provided with at least one space per unit at no charge. Other community features should include a laundry room and an exercise facility. Washer/dryer hookup, balcony, storage, dishwasher/ disposal, cable-ready, high-speed Internet access and possibly an alarm system should be standard unit features.

Exhibits HD-3-HD-5 provide a summary of the recommended housing program. An estimated 367 market rate, for-sale housing units can be absorbed in the Rockwood area over the next ten years, (HD-3). Approximately 586 market rate rental housing units are projected to be absorbed in the study area over the next ten years, (HD-4). A snapshot of the complete housing program is provided in Exhibit HD-5, including the percentage distribution of for-sale and rental units year-by-year.

#### **Residential Strengths, Challenges, and Opportunities**

The strengths, challenges, and opportunities for residential development in the Rockwood study area are summarized below.

##### Strengths

- Access to regional employment centers (I-84, downtown Portland, I-205), nearby employment centers (downtown Gresham, Kaiser), and other nearby anchors such as Mt. Hood Community College via MAX, major surface street arterials and nearby interstate connections.
- If the Rockwood area is redeveloped as planned, prospective owners and renters will be able to live in a mixed-use, transit village – unlike any other in the area.
- With the Rockwood greater trade area which is the residential market area new product, incomes are above average.
- Successful new nearby apartment communities (Avalon) demonstrate demand for quality product.

##### Challenges

- New rental product will have to compete with existing apartment communities that have low to moderate rents and with affordable starter homes.
- Many older deteriorating apartment complexes nearby contribute to a less than desirable image for the Rockwood area.
- The perception of crime and scattered blight in the Rockwood area—if not overcome—may ward off prospective owners and renters.

EXHIBIT HD-3  
PRELIMINARY FOR-SALE HOUSING PROGRAM  
Residential Market Area and Rockwood Capture  
Ten-Year Program

	Potential Demand for New For-Sale Housing Units (1)	Study Area Capture Rate	Total Study Area Capture
Year 1	1,412	2%	28
Year 2	1,412	2%	28
Year 3	1,412	2%	28
Year 4	1,412	2%	28
Year 5	1,412	3%	42
Year 6	1,412	3%	42
Year 7	1,412	3%	42
Year 8	1,412	3%	42
Year 9	1,412	3%	42
Year 10	1,412	3%	42
Total	14,123	3%	367

1. As shown in Exhibit HD-1

EXHIBIT HD-4  
PRELIMINARY RENTER HOUSING PROGRAM  
Residential Market Area and Rockwood Capture  
Ten-Year Program

	Potential Demand for New Rental Housing Units (2)	Study Area Capture Rate	Total Study Area Capture
Year 1	1,674	3%	50
Year 2	1,674	3%	50
Year 3	1,674	3%	50
Year 4	1,674	3%	50
Year 5	1,674	3%	50
Year 6	1,674	4%	67
Year 7	1,674	4%	67
Year 8	1,674	4%	67
Year 9	1,674	4%	67
Year 10	1,674	4%	67
Total	16,738	4%	586

2. As shown in Exhibit HD-2

EXHIBIT HD-5  
PRELIMINARY HOUSING PROGRAM  
Rockwood Capture of For-Sale and Rental Product  
Ten-Year Program

	Potential Demand for New Rental and For-Sale Housing Units	Percentage of For-Sale Units	Percentage of Rental Units
Year 1	78	36%	64%
Year 2	78	36%	64%
Year 3	78	36%	64%
Year 4	78	36%	64%
Year 5	93	46%	54%
Year 6	109	39%	61%
Year 7	109	39%	61%
Year 8	109	39%	61%
Year 9	109	39%	61%
Year 10	109	39%	61%
Total	953	39%	61%

Sources: Marketek, Inc.; Census 2000; ESRI/BIS



- Developing new housing within the context of a compact, pedestrian-oriented transit-village is a new concept that will have to be "sold" to prospective owners and renters. Aggressive marketing of a 'new and improved' Rockwood will be key.

#### Opportunities

- Locating housing near the transit station will appeal to commuters who want to avoid traffic congestion by riding MAX.
- Developing for-sale and rental housing that attracts a variety of income and age groups will help to create an authentic and vibrant community.
- A mix of housing types will also allow existing residents to "upgrade" to new housing.
- Connecting residential development to shopping and services through sidewalks and bike paths will be a major selling point in attracting new residents.
- Consumers are increasingly looking for an alternative to the isolation of the suburbs. The proposed development will enable residents to be part of a community, to feel connected.
- As a unique, mixed-use, transit-oriented development, residential development may appeal to residents from outside of the market area. Marketing efforts should therefore target residents from within and outside of the market area.

Residential success within the Rockwood Town Center must be viewed as part of a larger coordinated effort to revitalize the area, including commercial development, job creation and transportation/infrastructure improvements. Physical improvements such as streetscape enhancements, building façade upgrades, green space and related changes will also be critical to creating a desirable residential location.

## OFFICE MARKET ANALYSIS

Within Portland as a whole, office market conditions vary widely and are challenged with overall vacancies of 16% as of the end of the 2<sup>nd</sup> quarter of 2004. Rates are declining, though gradually as absorptions rise. Construction is virtually at a standstill. (Source: CB Richard Ellis.). As is true in metropolitan areas across the nation, Portland's suburban vacancy rates (20%) are significantly higher than the central business district (12.4%). Gresham makes up a small portion of the Eastside sub-market (totaling 1.7 million SF) but does not appear to reflect the relatively high 24.4% 2<sup>nd</sup> quarter vacancy rate. Average asking lease rates for metro Portland are \$17.89 and in the Eastside market, \$15.21. See Exhibit O-1 for a summary of current office market conditions.

Exhibit O-1			
Office Market: Current Conditions			
Variables	Portland Metro	East Metro	Gresham (est'd)
Office market size	38.7 mil SF	1.7 mil SF	250,000 SF
Office vacancy	16.3%	24.4%	10%
Asking lease rates	\$17.89/SF	\$15.21/SF	\$12-\$18/SF
Under construction	52,262 SF	-0-	-0-
Outlook	Guarded optimism	Oversupplied for foreseeable future	Favorable for expansion
Source: Marketek, Inc. September 2004			

### Existing Supply of Office

Within the immediate Rockwood area (one-mile), an incidental office market exists with most properties falling into the Class C category with rents well below market average at between \$8/SF and \$12/SF. Dispersed storefronts and converted dwellings (especially along 181<sup>st</sup>) serve the usual "organic" demand for insurance agents, tax specialists, and specialty services such as computer, naturopaths, and sole practitioner professional in properties typically less than 5,000 square feet. The largest specialty office properties are Kaiser Permanente medical (SE Stark) and dental (NE 181<sup>st</sup>) and Cook Plaza housing the State Employment Office (SE Stark). Central Gresham, both downtown and the adjacent area, has a more developed office market, with properties in the 15,000 to 25,000 square foot range.

Local brokers report that Gresham's office vacancy started to decline in early 2004 with 10,000 to 25,000 square feet (SF) of net absorption. Many Class A office properties are at or close to 100% occupancy. Gresham Corporate Center, 45,000 SF is currently 100% occupied, for the first time in several years. Rents range from \$16.50-\$17.50/SF with all services. The Powell Professional Center, totaling 15,748 SF is fully occupied at \$18/SF triple net. The Benjamin Franklin Building in downtown Gresham that was 50% vacant a year ago is nearly fully occupied today with rents ranging from \$12-\$18/SF. A new 'designer' office building, Gresham Vision Square on 182<sup>nd</sup> has a small 1,100 SF vacancy. Other freestanding office buildings, such as the 18210 E. Burnside Building are fully leased. A few properties marketed as office, such as the old JC Penney building in downtown Gresham sit vacant and will be difficult to lease because of challenging configuration. Among the

Class A and B properties, a handful of sub-leasing opportunities exist for smaller users requiring 400-900 SF. No executive suites are available with the nearest offering being Hall Business Suites at 234<sup>th</sup> and Halsey.

#### **Potential Office Demand**

Since neither the City of Gresham nor the Rockwood area is a regional office destination, core demand for office space is expected to stem from more local serving uses versus regional serving. Local serving office space will house professional firms such as doctors, dentists, architects and lawyers, service firms like insurance, real estate and accountants as well as banks, non-profits and government offices. Demand for new office stems from two sources: existing local firms that are relocating and an increase in employment leading to the need for additional space. Specialty demand for large medical and educational users is not included in this analysis. Given the small existing office base, demand from relocation or office turnover is anticipated to be modest.

Based upon employment projections in a 3-mile radius (from City of Gresham boundaries) and Urban Land Institute industry standards for office jobs generated by economic sector and standard office space demand by job, Marketek estimates that new office demand will reach 513,000 square feet by 2009 and 1.02 million square feet by 2014 within the above described geographic area. Assuming a conservative capture rate of 10% within the town center area, between 2004 and 2009, Rockwood can support 51,300 square feet of additional office space. Assuming the same capture and a constant rate of employment growth and therefore office expansion, another 51,300 square feet of office will be demanded by 2014. Together these estimates result in 102,600 square feet of demand for local-serving space in Rockwood. Specialty office demand for large institutional uses such as educational, community and public facilities may also exist in the short term. During the charrette, many community leaders noted the need for a variety of these uses within the Rockwood area. Minimum space requirements were noted in the 40,000 to 60,000 square foot range.

Future office expansion should be encouraged in the Rockwood area focusing on quality infill development and mixed-use properties and avoiding residential conversions. Potential demand is likely from the growing medical market, education (public and for-profit,) and professional services. Financial and business/management services are noticeably absent from the business mix in the Rockwood area and will be an important complement to the science and technology business cluster the City of Gresham is seeking to create. The possible location of a Justice Center in the Rockwood area would help drive demand for some related office uses (primarily legal). Area realtors note that most office prospects are looking for smaller spaces in the 1,500-3,500 square feet range as well as small office suites. Executive suites with shared administrative services also present an opportunity for the Rockwood area.

## CONCLUSIONS AND RECOMMENDATIONS

This section reviews recommended maximum amounts of residential, office and retail space that can be supported in the Rockwood study area together with target markets and the appropriate business mix. Because of land and other constraints, the numbers included herein are not necessarily reflected within the Concept Plan. Rather, the Concept Plan balances these market conditions with community desires.

### Residential

New housing located in the Rockwood Town Center represents the opportunity to provide more residential choice at higher price points and overcome the lack of unique, high quality choices. Potential demand projections for housing in the Rockwood area assume that new, quality and market rate for-sale and rental housing product will be supportable and that an aggressive marketing program for new housing will be underway. The housing types would include newly constructed townhouses, live-work units, upper level residential and apartments.

Projections of housing demand in the study area focus on market rate housing and assume demand for both for-sale and rental housing product. An estimated 367 market rate, for-sale housing units can be absorbed in the Rockwood area over the next ten years. Approximately 586 market rate rental housing units are projected to be absorbed in the study area over the next ten years.

Although it is beyond the scope of this project to project affordable housing demand, there appears to be a need for attractive, quality, low-to-moderate cost housing in the Rockwood area. Developing mixed-income housing will help to create a more vibrant and authentic community. Affordability for a range of unit sizes should be promoted in the Rockwood concept plan.

National market trends support the development of a mix of housing at transit centers. Renters and buyers alike are eager for new housing options particularly locations that offer different product alternatives and unique locations and a sense of place, often difficult to find in suburbia. Other factors that support transit-oriented residential development are: young Gen-X'ers seeking lifestyle alternatives and locations different than those they were raised in; aging baby boomers becoming empty nesters and seeking a greater ease of lifestyle and convenience; a desire to live, work and play in close proximity with a decreasing reliance on the automobile; and strong growth in single-person and couple households with no children.

Exhibit HD-6 summarizes potential target markets for new Rockwood residential product. It assumes a more diverse demographic, economic and lifestyle market mix than presently exists within the neighborhood. Although families will comprise a portion of the target market for new residential, the product and marketing campaign should focus on multiple target markets including singles, professional couples, empty nesters and other groups that are underrepresented in the Rockwood area presently.

## EXHIBIT HD-6

## PRIMARY TARGET MARKET CHARACTERISTICS FOR NEWLY DEVELOPED HOUSING IN ROCKWOOD

	For-Sale Product	Rental Product	Live/Work Units For-Sale and Rental
Occupation Age Household Size Income Motivations/Preferences	<b>Entry-Level Professionals</b> 25 to 35 1 to 2 persons, few with children \$35,000-\$50,000 Access to work/downtown/MAX Location w/ identity/sense of place Tired of rentals/first time buyer Investment and resale important Seek vibrant, mixed-use setting Relatively mobile	<b>Entry-Level Professionals</b> 25 to 35 1 to 2 persons, few with children \$30,000-\$40,000 Access to work/downtown/MAX Seek vibrant, mixed-use setting Location w/ identity/sense of place Relatively mobile	<b>Professionals/Artisans</b> 25 to 50 1 to 2 persons, few children \$35,000+ Seek urban lifestyle Seek large adaptable spaces Access to suppliers, customers Relatively mobile
Occupation Age Household Size Income Motivations/Preferences	<b>Higher Level Professionals</b> 30 to 50 1 to 2 persons, some with children \$50,000+ Access to work/downtown/MAX Move-up or move-over buyer Seek vibrant, mixed-use setting Location with identity/sense of place Investment and resale important Relatively mobile	<b>Service, Technical, Administrative</b> 25 to 50 1 to 3 persons, with some children \$25,000-\$40,000 Access to work/downtown/MAX Value convenience/security Highly mobile	<b>Creative</b> Advertising, marketing, arts, film & music, software developers, culinary, photographers, designers
Occupation Age Household Size Income Motivations/Preferences	<b>Business Owners/Operators</b> 30 to 60 1 to 2 persons, few with children \$50,000+ Access to work/downtown/MAX Individualized unit Relatively settled	<b>Higher Level Professionals</b> 30 to 50 1 to 2 persons, few with children \$45,000+ Access to work/downtown/MAX Location w/ identity/sense of place Seek vibrant, mixed-use setting Highly mobile	<b>Professionals</b> More traditional fields of accounting/finance, education, law, various types of consulting
Occupation Age Household Size Income Motivations/Preferences	<b>Retirees/Empty Nesters</b> 55+ 1 to 2 persons \$35,000 or available equity Possibly strong ties to community Walk to businesses/services/activities Enjoy community/activities Less maintenance, more security Move-over, move-down buyer Highly settled	<b>Retirees/Empty Nesters</b> 55+ 1 to 2 persons \$30,000+ Possibly strong ties to the community Walk to businesses/services Enjoy community/activities Less maintenance, more security Location with identity/sense of place Relatively settled	
Occupation Age Household Size Income Motivations/Preferences	<b>Entry-Level Professionals</b> 25 to 35 1 to 2 persons, few with children \$35,000-\$50,000 Access to work/downtown/MAX Location with identity/sense of place Tired of rentals/first time buyer Investment and resale important Seek vibrant, mixed-use setting Relatively mobile	<b>College Students</b> 22 to 30 Single with/without roommate Varies Close to school, friends Access to MAX Seek vibrant, mixed-use setting Highly mobile Security conscience	
Occupation Age Household Size Income Motivations/Preferences		<b>Service, technical, administrative</b> 25 to 50 2-5 persons, including children \$30,000-\$45,000 Access to work/downtown/MAX Value convenience/security	

Source: Marketek, Inc.

### Office

Over the next ten years the office market in the Rockwood study area can support an increase in office space totaling approximately 102,600 square feet. Within the Gresham area, the preponderance of class "A" office will locate close to the civic anchors and in the downtown. Office development in Rockwood likely will be limited to neighborhood-serving offices, such as medical, real estate, finance and insurance tenants. In addition, small executive suites serving a host of small office/professional businesses will be good candidates for a Rockwood location.

Office development in the town center will ideally be clustered together in multi-story stand-alone office buildings or as part of mixed-use properties that have ground floor retail or restaurant uses with office in the upper stories.

### Retail

Over the next ten years the Rockwood neighborhood can support an additional 216,205 square feet of retail, restaurant and service space. To optimize chances for recreating itself as a thriving, mixed-use "transit village" and, thereby, altering consumers' current perceptions of the area, the future business mix for Rockwood should depart significantly from the past, i.e., avoid flea markets, strip clubs, check cashing, cigarette stands and related businesses. Additionally, one or more strategic anchors will be important to the district's future vitality. A retail anchor together with a public or institutional anchor would be ideal. Among the opportunities identified during the charrette were a branch location of Mt. Hood Community College, a One-Stop Employment and Training Center, a community/recreation center and a new branch public library to replace the existing Rockwood branch that is reportedly well beyond capacity.

The primary target markets for retail development in the Rockwood are trade area residents and area employees. Identifying businesses that appeal to both markets is key to success. Recommended business types or a suggested business mix are provided based on the study area's potential estimated demand for retail space with consideration for existing uses and attractions and target market characteristics. Over time, changing conditions and circumstances (e.g., characteristics of new residents, redevelopment activity, and availability of land) will impact the recommended business mix. Exhibit RD-8 summarizes Rockwood's target markets and the merchandise/services they would be most likely to purchase.

Equally important to future business development will be the creation and promotion of a clear market identity and position. Rockwood's current retail market position is one of neighborhood and highway convenience goods, services and entertainment, with many 'marginal' businesses based on general structural conditions, low maintenance and the range/quality of merchandise. In the near term, Rockwood will remain a "neighborhood shopping district," but should work harder to cater to both local residents and nearby employees. Rockwood may also choose to promote its Latino culture as a unique asset and create special promotions and events that attract consumers from a broader geographic area. Over the long term, Rockwood's market position will evolve with the growth and change of the Gresham community and it should strive to fill a role as a "high density, mixed-use district convenient to work, dining, entertainment & play."

Community image-building, marketing and promotion must be top priority for successful business development to occur. A multi-faceted marketing campaign is needed that will focus on positive community activities, overcome perceptions of serious crime occurrences, encourage joint business promotions and more neighborhood special events and ultimately, focus on available and unique shopping opportunities.

A summary follows of Rockwood's business opportunities together with target consumer markets and their shopping needs and interests, Exhibit RD-8.

- Based on the socioeconomic characteristics, lifestyle profiles, spending activity of trade area households and inner city retail trends, short-term business recruitment efforts should focus on essential goods and services that residents are currently missing in the area. Among the types of retail and services that have the greatest potential of attracting area residents are: a grocery/drugstore, drycleaner/laundry, dollar store, video rental, day care, exercise studio/gym, bakery and an attractive, specialty food store, like La Tapatia, Hispanic grocery store/meat market that will soon 'graduate' from the OAME business incubator into a larger space.
- The types of goods that would be most appealing to trade area residents include: trendy but reasonably priced women's and men's apparel and accessories, teen/children's apparel, infant's apparel, athletic and casual shoes, jewelry, home furnishings & accessories, electronics and infant toys & products. Karina's Fashions, another OAME incubator occupant, is illustrative of the types of specialty apparel stores that would be well supported in Rockwood.
- Attracting restaurants and entertainment should be another initiative for Rockwood. Family restaurants and a greater variety of breakfast, lunch and dining options should be pursued, including a deli, vegetarian, barbeque, as examples. Entertainment establishments such as bar/grilles, nightclubs, sports bar and live music. These must be an alternative to existing operations, for example, 'no smoking,' and without keno machines.
- Employees who work within the Rockwood area are a primary target market for shopping and services as they are in the area for at least eight hours a day, five days a week and, consequently, are likely to shop, run errands and eat out in the community. Area workers will frequently purchase cards, stationery, gifts, drugstore items, books and merchandise. This market segment will also purchase office supplies, jewelry, apparel/accessories, linens, housewares, sporting goods, cosmetics/perfume and arts/crafts. Convenience goods desired by area workers will include baked goods, meals to go and groceries. Area employees will also want banks/financial services, pharmacies, exercise studios, dry cleaners/laundry, mail/packaging and copy centers, video rentals and film processing.

## Exhibit RD-8

Primary Target Markets for Retail Development  
Rockwood Study Area

	Primary Target Markets			
	Trade Area Residents Residents	Passers through Visitors	Area Employees	Area Students
<b>Market Size</b>	8,527 live in .5 mile radius. Local trade area population is expanding rapidly. Nearly 126,000 live within a 3-mile radius drive.	Average daily traffic volumes in the Rockwood Triangle are high: Burnside, 14,500, Stark, 22,500 181st, 34,500	Nearly 8,000 employees work within Rockwood study area (designated census tracts);	Approximately 8,500 students at Mt. Hood Community College.
<b>Motivations</b>	Households living within a short drive of or walk to the town center will look to Rockwood for a variety of specialty goods and services, and day-to-day convenience goods and services.	Mostly convenience shoppers (grocery, eating, gas) who would be willing to return to destinations within the area, such as quality restaurants.	Employees who work within the immediate vicinity of the study area are a captive market in the sense that they are in the area for at least eight hours a day, five days a week and, consequently, would be likely to shop, run errands and eat out in the study area if the appropriate businesses were present.	Live and/or go to school in the area. Once dismissed as a "beer-drinking and broke" market, college students today are spending more than ever before with an estimated annual buying power of \$200 billion. College students spend an average of \$287 per month on discretionary items, largely on food and beverages, personal care products and music/CDs.
<b>Goods and Services</b>	Women and Men's Apparel (Trendy, Locally Designed) Shoes Sporting goods Jewelry Home Furnishings Florist/Garden Supplies Bookstore/Magazines Music/CDs Gift/Cards Specialty or Ethnic Market Grocery/Bakery Drugstore Wine/Liquor Store Video/DVD Rental Exercise studio/gym/yoga Film processing Drycleaner/Alterations Hair Salon Barber Shop Day Care Banking Mail/Copy Center Toy Store Variety of Restaurants Bar/Grille/Pub Live Theater/Music/Dance	Convenience Grocery Antiques/Hobby Shops Apparel - Particularly Local and Off-Price Unique Restaurants Gas Ethnic Market	Restaurants/Bars Small Market/Grocery Drugstore Items Mail/Packaging Banks/Financial Services Drycleaners/Alterations Daycare Shoe Repair Exercise studios Film Processing Apparel/Accessories, Music/CDs Books/Magazine Live entertainment Housewares/Gifts	Apparel (Trendy, Vintage, Affordable) Sporting goods Books Tapes/CDs Computers/software Gifts/cards Groceries Cosmetics Ethnic Restaurants Bars/Grille/Pubs Deli Bagel/Bakery Ice Cream/Gelato/Yogurt Health Food/Juice Bar Coffee Pizza Live Music/Theater Health Club/Yoga Dry Cleaning/Laundry Barber/salon Bicycle repair Video rental Film processing

Source: Marketek, Inc.

November 2004





**APPENDIX I**  
**Tapestry Area Profiles**  
**Lifestyle Groups for Rockwood Local and Greater Trade Areas**  
**Source: ESRI BIS**

**Main Street USA (31.4% of Local and 34.7% of Greater Trade Area HH)**

**Demographic:** *Main Street, USA* slices America's population down the middle. Married couples with and without children counterbalance a growing mix of single households (household size of 2.53 people) and a median age of 35.9 years. Most of these residents are white; some black and Hispanic populations are also represented.

**Socioeconomic:** They earn a comfortable household median income of \$48,000 derived from wages and dividends. One fourth of *Main Street USA* residents receive Social Security benefits. Ten percent earn income from self-employment ventures. Their net worth is \$98,000. *Main Street USA* residents are fairly well educated; more than ten percent hold a bachelor's degree; nearly 30 percent have some college credits. *Main Street USA* residents primarily work in the services and manufacturing industry sectors; more than 29 percent hold professional and management positions.

**Residential:** They own older, single-family houses with a median home value of \$148,500. These neighborhoods are found in the suburbs of smaller metropolitan cities across the United States.

**Preferences:** As the segment name implies, *Main Street USA* residents are average consumers; no real product or service preferences emerge. *Main Street USA* residents frequently use Windows NT and own home networking software. They spend moderate amounts for software. They use the Internet to play games and search for employment; many access the Internet at school or the public library. They use the Yellow Pages to search for computers and furnaces.

As prudent investors, they purchase savings certificates and hold stocks valued above \$75,000. They hold conservative homeowners' or personal property insurance policies.

Big-ticket home improvement purchases include a mattress and box springs and the installation of vinyl replacement windows. They also own snow/leaf blowers and saws. Although not avid gardeners, they like to beautify their yards by purchasing lawn fertilizer with weed control, flower seeds and vegetable plants.

*Main Street USA* residents take vitamins, join diet control organizations, work out on their home stair steppers, and participate in outdoor sports such as baseball, soccer, and bicycling. They take prescription medications for strained muscles. Civic-minded *Main Street USA* residents address public meetings for a cause, work as non-political volunteers and fund-raisers. Others attend adult education classes. Alternative, variety and classic hits are favorite radio formats with *Main Street USA* residents.

**Aspiring Young Families (13.3% of Local and 7.2% of Greater Trade Area HH)**

**Demographic:** Most *Aspiring Young Families* residents are young start-up families, married couples, or single parents with children. Their median age is 29.8 years and they are quite ethnically diverse. They have above average population in all race categories except white.

**Socioeconomic:** Their median income of \$44,900 is derived mostly from wages, dividends, rental and properties. Their median net worth is \$73,100. Most are high school graduates; some have accrued some college credits. Nearly half of the *Aspiring Young Families* work in the services, sales, administration, and government occupations.

**Residential:** *Aspiring Young Families* are attracted to the large, growing metropolitan areas in the South and West; the highest concentrations of these neighborhoods are in California, Florida, and Texas. Approximately half of them have already purchased single-family detached and attached start-up townhouses with median home values of \$125,500. Others live in moderately priced, newer multi-unit buildings. Their average gross rent of \$575 is slightly lower than the U.S. average of \$657.

**Preferences:** The presence of children in the household drives some of the purchases of *Aspiring Young Families*; they buy baby and children's products and toys. Big-ticket home furnishing purchases include headboards and dining room furniture. Electronic purchases include cameras and video/DVD players. *Aspiring Young Families* drink sports drinks and Folgers French Roast coffee. Never far from their phones, *Aspiring Young Families* sign up for call return, call forwarding and three-way calling services.

*Aspiring Young Families* sign up for direct deposit of their payroll checks, bank by phone, and hold new car loans. They hold renters' or property insurance policies. *Aspiring Young Families* spend a lot of time online visiting chat rooms, searching for employment, playing games, researching information about real estate and making travel plans. They participate in exercise programs, take non-prescription diet pills, and often take prescription medications for migraine headaches. They search the Yellow Pages for auto repair services, employment agencies and moving and storage services.

In their spare time, *Aspiring Young Families* go dancing, attend the movies, join religious clubs, write or phone radio and TV stations and visit theme parks. They also practice kickboxing, lift weights and attend pro basketball games. They read bridal and airline magazines and watch entertainment television programming. When they eat out, *Aspiring Young Families* prefer family restaurants such as the International House of Pancakes (IHOP), Jack-in-the-Box, Red Robin or Fuddruckers.

***In Style (8.2% of Local and 4.7% of Greater Trade Area HH)***

**Demographic:** Even though they live in the suburbs, *In Style* households favor the lifestyle of city dwellers. These professional couples have careers but few children. Their median age is 37.6 years and they are predominantly white.

**Socioeconomic:** *In Style* households do well for themselves with a median household income of \$64,700 and a median net worth of \$135,700, both of which are 1.4 times the national median. Wages and salaries provide income for 85 percent of these residents; 45 percent also have some form of investment or rental property income. *In Style* residents are very well educated compared to the average U.S. residents; nearly 40 percent hold a college or graduate degree. Employment is high among these residents; nearly half of them hold professional or managerial positions with above average concentrations in the financial services, insurance and technical service industries.

**Residential:** Homeownership is just slightly above average at 70 percent in these neighborhoods; *In Style* residents prefer townhouses to more traditional, single-family homes. More than 75 percent of their homes were built in the last 30 years and carry a median value of \$194,300, 1.4 times the national average. *In Style* neighborhoods are freckled across the South and Gulf Coast; some are found in the Midwest. A concentration of these neighborhoods is also found in Arizona.

**Preferences:** *In Style* residents are computer-savvy; they own and use handheld PDAs, cell phones and utility software. They would probably purchase computer hardware from Dell Computer. Online activities include computer equipment purchases, researching real estate information, tracking investments and planning travel. They use tax preparation software, own mutual fund shares, insured money market accounts through a bank and contribute to 401-k retirement accounts. Looking toward the future, *In Style* residents hold long-term care and disability insurance policies. They do some gardening; however, they leave the lawn care chores to a maintenance service.

Physical fitness is part of their lifestyle; they subscribe to Weight Watchers for diet control, work out in a regular exercise program and take vitamins. They lift weights, practice yoga, play tennis and go scuba diving. Rock concerts, live theater and museum visits fill up leisure time. Domestic travel for business and leisure ranks high for this segment. They read airline magazines; listen to public, news-talk, classical and alternative radio. They subscribe to cable; E! and The Golf Channel are cable programming favorites. They enjoy dining out at Cheesecake Factory, Don Pablo's, and Chili's Grill and Bar. Nordstrom, Ann Taylor, amazon.com and the L.L. Bean catalog are shopping preferences.

**Green Acres (6.0% of Local and 3.2% of Greater Trade Area HH)**

**Demographic:** Representing more than three percent of the U.S. population, *Green Acres* ranks second to Tapestry's *Midland Crowd* segment based on total population. The median age for *Green Acres* residents is 39.1 years. Married couples with and without children make up 70 percent of the households in *Green Acres* neighborhoods. This segment is not ethnically diverse; more than 94 percent of these residents are white.

**Socioeconomic:** Median household income is \$60,000; their median net worth is \$114,200. Wages and salaries make up 83 percent of household income. *Green Acres* ranks in Tapestry's top ten segments; 17 percent of households earn income from self-employment ventures. They have above average concentrations of workers in skilled labor and farming occupations; many hold positions in the agriculture, manufacturing, and construction industries.

**Residential:** A little bit country, these *Green Acres* residents live in pastoral settings of developing suburban fringe areas. *Green Acres* residents are ninth in Tapestry's segments for home ownership. Their homes are usually new, and carry a median value of \$162,900; 87 percent live in single-family detached houses. These neighborhoods are found mostly in the Midwest. Vehicles are important to *Green Acres* residents; more than 30 percent of these households own more than three. They are second of Tapestry's segments to own three or more vehicles and third of Tapestry's segments for households with five or more vehicles.

**Preferences:** *Green Acres* residents might buy hiking, backpacking, and hunting apparel. They own motorcycles, kerosene heaters, coal and woodstoves. They buy caffeinated coffee beans and purchase baking supplies. They own education software, allow their children to use their home PCs, and probably bought their home PC by catalog. *Green Acres* residents hold a home equity credit line, own a bank-sponsored money market account, and have boat owner's insurance.

Treadmills and stationary bikes are exercise equipment favorites with *Green Acres* residents; they also take vitamins, and go mountain biking. Landscaping and home improvements are important to *Green Acres* residents; they have contracted for concrete and masonry work and added a deck, porch or patio.

As befitting the segment's name, *Green Acres* residents own chainsaws, drill presses, garden tillers, lawn or garden tractors and will buy vegetable plants. They search the Yellow Pages for sporting goods and building materials. They listen to news/talk radio and read fishing, hunting and motorcycle magazines and own satellite dishes. They eat at Bob Evans, Steak 'n Shake and Big Boy family restaurants. They shop at ShopKo, SuperAmerica and True Value Hardware stores and purchase sports equipment and garden supplies by mail, phone or online.

**International Marketplace (5.5% of Local and 3.7% of Greater Trade Area HH)**

**Demographic:** Located primarily in cities of gateway states on both United States coasts, *International Marketplace* neighborhoods are developing urban markets with a rich blend of cultures and household types. The population is young, with a median age of only 30.6 years. Families with children, either married couples or single parents, represent 45 percent of the households. These neighborhoods are very diverse; 50 percent of the residents are Hispanic; there is also a good representation of Asians, blacks, whites and other races.

**Socioeconomic:** Their median household income of \$40,100 is derived from wages, dividends, rental properties; ten percent work at self-employment ventures; others receive Social Security benefits. Their median net worth is \$87,000. *International Marketplace* residents hold positions in the service, retail, healthcare, sales, administration and government industries.

**Residential:** Most *International Marketplace* residents rent apartments in multi-unit buildings, but they're beginning to look to home ownership; 30 percent have realized the American dream of buying a home. About 80 percent of the housing was built before 1970.

**Preferences:** "Home and hearth" products and financial resources are not the first consumer spending considerations for *International Marketplace* residents. Television also isn't important; they own one TV set. Radio is much more significant; they listen to all-news, urban, Hispanic and CHR radio formats. They rent foreign and classic videos.

*International Marketplace* residents spend time visiting Internet chat rooms and listening to the radio on the 'Net. They drink imported beer and Colombian coffee and buy books at the drug store. They search the Yellow Pages for taxis and locksmiths. They make long-distance calls to a foreign country. They take vitamins and dietary supplements. They practice martial arts. They visit Disneyland, gamble in Las Vegas and Atlantic City, go to the movies and spend time at the beach.

Shopping favorites include Longs Drug Stores, Macy's, Price Costco warehouse store, Lord & Taylor and Marshall's. *International Marketplace* residents eat at family restaurants such as Sizzler Family Steak Houses, El Pollo Loco and Del Taco. *International Marketplace* residents probably wouldn't buy ski clothing, hold a home equity line of credit, listen to country music radio, or own a dog.

**Old and Newcomers (5.0% of Local and 7.0% of Greater Trade Area HH)**

**Demographic:** *Old and Newcomers* are neighborhoods in transition, populated by renters who are either starting their careers or retiring. The general population index is higher than the U.S. for age groups 20-29 and over 75. The median age of 36.2 years for *Old and Newcomers* neighborhoods splits this age disparity. There are more single person and shared households than families in these neighborhoods. Most of these residents are white with some black and Asian populations.

**Socioeconomic:** *Old and Newcomers'* median household income of \$39,400 is derived from wages, dividends, rental properties, retirement income; almost one-fourth of *Old and Newcomers* receive Social Security benefits. Their median net worth is \$90,700. Some have attended college; nearly 20 percent hold a Bachelor's degree and ten percent have completed graduate school. They work in the service, retail, healthcare, sales, administrative and government industries.

**Residential:** Housing types are varied in these neighborhoods; single-family detached and attached houses compete for space with mid- or high-rise apartment buildings constructed in the 1970s. Median home value is \$139,900.

**Preferences:** Purchases of children's books, osteoporosis medications and long-term-care insurance policies reflect the disparate ages of the residents in *Old and Newcomers* neighborhoods. They take their cars to chain stores for service, drink domestic table wines and buy home office furniture. Technology is important to some of these households; they buy "how-to" computer books to use their home computers more efficiently.

*Old and Newcomers'* financial picture also reflect their age disparities. They own more than \$75,000 of stocks, consult with financial planners and invest in mutual funds. *Old and Newcomers* hold disability and renters' insurance policies. Health-conscious *Old and Newcomers* take ginseng, use prescription medications for dry eyes and buy organic foods. They exercise regularly in programs at the gym. *Old and Newcomers* search the Yellow Pages for landscaping services, churches, veterinarians, and pet shops. They order CDs and videos online. In their spare time, *Old and Newcomers* practice kickboxing and yoga, play racquetball and attend college football games.

Younger *Old and Newcomers* go to the movies about once a month, visit the zoo and gamble in Las Vegas. They listen to classic hits, classical, and Hispanic radio and watch The Golf Channel and MTV2 on television. They shop at Pier 1, Harris-Teeter and Walgreen's stores, order from priceline.com and own a pet cat. Although they don't dine out very often, when they do their favorite restaurants include Tony Roma's, Steak 'n Shake, and Red Robin. When they travel, *Old and Newcomers* carry American Express travelers' checks. *Old and Newcomers* probably wouldn't own a garden tiller, hold a home equity line of credit, buy a home PC at an electronics store, order books by mail or own a satellite dish.

**Sophisticated Squires (4.8% of Local and 5.9% of Greater Trade Area HH)**

**Demographics:** *Sophisticated Squires* enjoy life in less densely populated areas. This segment is comprised of mostly married couples. More than 40 percent of these households have children; 22 percent have children between the ages of six and 17 years. Of these households, 11 percent have adult children. The median age of the population in *Sophisticated Squires* is 36.8 years; 57 percent of the householders in this segment are between 35 and 54 years of age. This segment is not ethnically diverse; most of these residents are white.

**Socioeconomic:** *Sophisticated Squires* residents are well educated; 23 percent hold a Bachelor's degree. Their median income is just above \$78,000, over \$30,000 more than the U.S. household income median. Wage or salary income is earned by 90 percent of the households, 12 percent higher than the U.S. value. Interest, dividends, or rental income are additional income sources for 48 percent of the households. The median net worth of this segment is \$151,500, more than \$50,000 above the U.S. value. Labor force participation rates are high for males and females. *Sophisticated Squires* hold professional employment positions. The male labor force participation rate is 82 percent and the female rate is 68 percent. Many women are part-time workers; at 62 percent, this figure is slightly higher than the U.S. value of 56 percent.

**Residential:** Concentrated in the Atlantic coast states, 90 percent of these households live in single-family detached houses. This figure is much higher than the U.S. value of 61 percent. Of the households in this segment, 91 percent own their homes; the percentage of housing units occupied by renters is only 8.6 percent. The median value of homes in this segment is \$195,000. About 75 percent of the homes in the area were built before 1989, and 55 percent were built between 1970 and 1989. More than half of these households own two vehicles; 29 percent have three or more vehicles.

**Preferences:** Golf is very important to *Sophisticated Squires*; they play golf, attend golfing events, purchase golf clothing, and probably watch The Golf Channel. They also play tennis and go mountain biking. Trying to stay fit, many of them own a treadmill, join Weight Watchers for diet control and take vitamins and dietary supplements. To keep up with their lawn maintenance, *Sophisticated Squires* residents own trimmers and leaf shredders and purchase lawn fertilizer and insecticides. They will also tackle home improvement projects such as painting or installing hardwood floors. They enjoy watching *This Old House* on television. Many have a second mortgage.

They also enjoy photography, dining out, and attending adult education classes. They listen to all-talk, sports and classic hits radio. *Sophisticated Squires* frequently order from the L.L. Bean catalog, buy flowers online, and shop at Sherwin Williams. They are likely to have three or more cellular phones in their household and their children will often use their home PC. They are more likely than any other segment to own a van or minivan.

**Inner City Tenants (4.1% of Local and 4.3% of Greater Trade Area HH)**

**Demographic:** The multi-cultural *Inner City Tenants* market is a microcosm of urban diversity. Ethnically diverse, the population is divided among whites, blacks, Hispanics and other races. They are young, with a median age of 27.9 years; their household composition reflects their youth. Single persons and single parents make up a large segment of this market—66 percent of all households. *Inner City Tenants* rank sixth of the Tapestry segments for preschoolers; 14.5 percent of all householders are between the ages of 15 and 24 years.

**Socioeconomic:** Median income for *Inner City Tenants* is \$28,600; their median net worth is \$54,300. Wages and salaries provide income for more than 80 percent; seven percent receive public assistance. Although many residents are not highly educated, 23 percent have earned some college credits. This segment ranks near the top of Tapestry's segments for current school enrollment at all levels. Working in service and unskilled labor occupations, *Inner City Tenants* might be employed in food preparation, building maintenance, administrative support and production positions.

**Residential:** *Inner City Tenants* rent apartments in mid- or high-rise buildings. Their median home value of \$93,000 seems high when compared to their income; however, this figure is based on only 17.5 percent of housing units that are owner-occupied. Most households own one vehicle or depend upon other modes of transportation.

**Preferences:** Children's and baby products top the list of purchases in *Inner City Tenants* neighborhoods. Their favorite grocery stores are H.E. Butt and Vons where they might buy children's prepared dinners or canned stews. *Inner City Tenants* will take non-prescription diet pills, join a diet organization club and hold a renter's insurance policy. *Inner City Tenants* surf the Internet at school or the public library. They search the Yellow Pages for employment agencies and pizza places. They use call return services and would probably own one television set.

*Inner City Tenants* enjoy reading science fiction and adventure books. Other pleasures include going to the movies frequently or watching *Ricki, Girlfriends* or *Judge Mathis* on TV. Favorite shopping destinations include Dillard's and Lane Bryant. They water ski, play football and basketball and attend college football games.



#1

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

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Please complete this form and return to the Board Clerk

\*\*\*This form is a public record\*\*\*

MEETING DATE: 2/22/07

SUBJECT: EAST CANY JUSTICE CENTER

AGENDA NUMBER OR TOPIC: TR-7

FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: ~~CARA NELSON HOOD~~

ADDRESS: CAROL NIELSEN-HOOD

CITY/STATE/ZIP: Gresham, OR

PHONE: \_\_\_\_\_ DAYS: 661-3000 EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: \_\_\_\_\_

**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#2

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

\*\*\*This form is a public record\*\*\*

MEETING DATE: 1-22-07

SUBJECT: R-7

Justice Facility

AGENDA NUMBER OR TOPIC: R-7

FOR: ✓ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: Jacqueline McIntire

ADDRESS: JACQUELINE MCINTIRE

CITY/STATE/ZIP: Gresham Or

PHONE: \_\_\_\_\_ DAYS: 503-661-6282 EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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2. Written testimony will be entered into the official record.

#3

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

\*\*\*This form is a public record\*\*\*

MEETING DATE: 2/22/07

SUBJECT: R-7

AGENDA NUMBER OR TOPIC: Justice Center - Outer East

FOR: X AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: Ron Clemenson

ADDRESS: 840 SE 156 Pl.

CITY/STATE/ZIP: Portland, Or. 97233

PHONE: \_\_\_\_\_ DAYS: (503) 252-3383 EVES: same

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: Support to build Justice Center Rockwood

WRITTEN TESTIMONY: \_\_\_\_\_

**IF YOU WISH TO ADDRESS THE BOARD:**

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**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

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#4

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

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Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: 02.22.05

SUBJECT: EAST COUNTY JUSTICE FACILITY

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AGENDA NUMBER OR TOPIC: R-7

FOR: X AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: HERRON, MARK

ADDRESS: 12240 NE GLISAN ST.

CITY/STATE/ZIP: PORTLAND, OR 97230

PHONE: DAYS: 503.743.9246

EVES: \_\_\_\_\_

EMAIL: MARK.HERRON@MCSO.US

FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

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WRITTEN TESTIMONY: \_\_\_\_\_

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**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
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3. State your name for the official record.
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#5

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

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**Please complete this form and return to the Board Clerk**

**\*\*\*This form is a public record\*\*\***

MEETING DATE: 2.22.07

SUBJECT: R7

AGENDA NUMBER OR TOPIC: R-7

FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: Joe Panza

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ DAYS: \_\_\_\_\_

EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_

FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: \_\_\_\_\_

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BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 07-038**

Approving the East County Justice Facility Project Plan that Creates a Capital Project and Directing Facilities to Proceed with Site Acquisition, Negotiation of an Agreement with the City of Gresham, and Implementation of the Design and Construction Process

**The Multnomah County Board of Commissioners Finds:**

- a. In accordance with resolution 07-024 and FAC-1 procedures, the Facilities and Property Management Division have completed a Project Plan for an East County Justice Facility.
- b. The Project Plan establishes a comprehensive scheme for an East County Justice Facility project by formalizing the full project scope through a development plan, operational/capital funding strategies, and a site acquisition plan.
- c. The Facilities and Property Management Division is recommending the County establish an East County Justice Facility capital project and direct staff to proceed with implementation of the design and construction process as outlined in the Project Plan and FAC-1.

**The Multnomah County Board of Commissioners Resolves:**

1. The attached East County Justice Facility Project Plan is approved.
2. The Facilities and Property Management Division is directed to proceed with acquisition of a site in Gresham in accordance with the Project Plan and existing County procedures and requirements.
3. The Facilities and Property Management Division, in conjunction with the County's Finance Division and County Attorney, are directed to complete negotiations and finalize a partnership agreement with the City of Gresham. Upon legal approval the Chair is authorized to sign the agreement.

4. The Facilities and Property Management Division is directed to implement the design and construction process as provided in FAC-1. Board approval shall be obtained no later than July 2007 prior to solicitation of bids or proposals for construction.


5.  ADOPTED this 22nd day of February, 2007.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
John S. Thomas, Deputy County Attorney

SUBMITTED BY:  
Lonnie Roberts, Commissioner District 4

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 07-038**

Approving the East County Justice Facility Project Plan that Creates a Capital Project and Directing Facilities to Proceed with Site Acquisition, Negotiation of an Agreement with the City of Gresham, and Implementation of the Design and Construction Process

**The Multnomah County Board of Commissioners Finds:**

- a. In accordance with resolution 07-024 and FAC-1 procedures, the Facilities and Property Management Division have completed a Project Plan for an East County Justice Facility.
- b. The Project Plan establishes a comprehensive scheme for an East County Justice Facility project by formalizing the full project scope through a development plan, operational/capital funding strategies, and a site acquisition plan.
- c. The Facilities and Property Management Division is recommending the County establish an East County Justice Facility capital project and direct staff to proceed with implementation of the design and construction process as outlined in the Project Plan and FAC-1.

**The Multnomah County Board of Commissioners Resolves:**

1. The attached East County Justice Facility Project Plan is approved.
2. The Facilities and Property Management Division is directed to proceed with acquisition of a site in Gresham in accordance with the Project Plan and existing County procedures and requirements.
3. The Facilities and Property Management Division, in conjunction with the County's Finance Division and County Attorney, are directed to complete negotiations and finalize a partnership agreement with the City of Gresham. Upon legal approval the Chair is authorized to sign the agreement.
4. The Facilities and Property Management Division is directed to implement the design and construction process as provided in FAC-1. Board approval shall be obtained no later than July 2007 prior to solicitation of bids or proposals for construction.



5. Facilities and Property Management is directed to further examine the potential to expand facility design to include the potential for LEED Gold certification in addition to the plan's LEED Silver recommendation. Board will consider cost benefit analysis and final LEED direction prior to final approval of construction contract.

ADOPTED this 22nd day of February, 2007.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By

  
Agnes Sowle, County Attorney

SUBMITTED BY:

Lonnie Roberts, Commissioner District 4