

MULTNOMAH COUNTY OREGON

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

GLADYS McCOY •	Chair •	248-3308
PAULINE ANDERSON •	District 1 •	248-5220
GRETCHEN KAFOURY •	District 2 •	248-5219
RICK BAUMAN •	District 3 •	248-5217
SHARRON KELLEY •	District 4 •	248-5213
JANE MCGARVIN •	Clerk •	248-3277

AGENDA OF
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
FOR THE WEEK OF
August 14 to August 18, 1989

Tuesday, August 15, 1989 - 9:30 AM - Planning Items . . . Page 2
NO INFORMAL MEETING AT 1:30 PM

Thursday, August 17, 1989 - 9:30 AM - Formal Page 3

Tuesday, August 15, 1989 - 9:30 AM

Multnomah County Courthouse, Room 602

In the matter of the decisions of the Planning Commission of July 19, 1989, reported to the Board for acceptance and implementation by Board Order:

- PR 5-89 Approve, subject to conditions, a Comprehensive Plan amendment for portions of Tax Lots '7', '13' and '34', Section 22, 1S-3E, to grant land use exceptions to Statewide Planning Goals 3 (Agriculture) and 14 (Urbanization) for three road segments proposed outside the Urban Growth Boundary;
- CS 5-89 Approve, subject to conditions, a change in zone designation from EFU to EFU, C-S, community service, for approximately 155 acres to allow its inclusion in a proposed 18-hole public golf course, portions of which would lie within the Gresham City Limits, all for property located at 8005 SE 242nd Avenue (Hogan Road)

PUBLIC HEARING - In the matter of reviewing the Decision of the Planning Commission of June 10, 1989, Case LD 4-89, approving, subject to conditions, requested two-lot land divisions, to create lots of 283,270 and 115,500 square feet each, in an MR-4 zoning district, for property located at 20255 NE Halsey Street - HEARING ON THE RECORD, ORAL ARGUMENTATION NOT TO EXCEED 10 MINUTES PER SIDE
- Appeal filed by adjacent property owner

Thursday, August 17, 1989, 9:30 AM

Multnomah County Courthouse, Room 602

Formal Agenda

REGULAR AGENDA

DEPARTMENT OF GENERAL SERVICES

- Let order for 2nd*
- R-1 Budget Modification DGS #1 reclassification of six (6) Property Appraiser Supervisors to Program Supervisors in the Assessment & Taxation Division with additional funds coming from salary savings (Continued from August 10)

ORDINANCES - DEPARTMENT OF GENERAL SERVICES

- App*
- R-2 Second Reading - An Ordinance relating to the Car Rental Tax; amending MCC 5.40.125 (to clarify exemption for vehicles rented by residents living in exemption area)

DEPARTMENT OF JUSTICE SERVICES

- R-3 Liquor License application submitted by Sheriff's Office with recommendation that same be approved for Supermarket Express, 16100 SE Stark (Package Store, Change of Ownership)

INFORMAL BRIEFINGS

1. Informal Review of Formal Bid:
 - a. Study of Minority/Women Business Utilization in Public and Private Contracts
2. Library Briefing - Mike Dolan

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

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

Thursday, 10:00 PM, Channel 11 for East and West side subscribers

Friday, 6:00 PM, Channel 27 for Rogers Multnomah East subscribers

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

SUPPLEMENTAL AGENDA

THURSDAY, AUGUST 17, 1989

The following is added to Thursday, August 17, 1989, following the formal meeting and Informal Briefings:

Work Session regarding Corrections

ANNOTATED AGENDA

Thursday, August 17, 1989, 9:30 AM

Multnomah County Courthouse, Room 602

Formal Agenda

REGULAR AGENDA

DEPARTMENT OF GENERAL SERVICES

- R-1 Budget Modification DGS #1 reclassification of six (6) Property Appraiser Supervisors to Program Supervisors in the Assessment & Taxation Division with additional funds coming from salary savings (Continued from August 10)

HELD OVER FOR TWO (2) WEEKS

ORDINANCES - DEPARTMENT OF GENERAL SERVICES

- R-2 Second Reading - An Ordinance relating to the Car Rental Tax; amending MCC 5.40.125 (to clarify exemption for vehicles rented by residents living in exemption area)

SECOND READING ORDINANCE 627 APPROVED

DEPARTMENT OF JUSTICE SERVICES

- R-3 Liquor License application submitted by Sheriff's Office with recommendation that same be approved for Supermarket Express, 16100 SE Stark (Package Store, Change of Ownership)

APPROVED

0649C.1

Thursday, August 17, 1989

*it
highest
force*

The Board of Commissioners of Multnomah County met at the
Courthouse at 9:30 A.M. this date.

Present Commissioner Gladys McCoy, Chair, by telephone;
Commissioner Pauline Anderson; Commissioner Gretchen Kafoury;
Commissioner Rick Bauman; Commissioner Sharron Kelley.

The following proceedings were had:

~~The following proceedings were had:~~

Request of the Director of General Services for)
the approval of Budget Modification DGS #1)
reclassification of six (6) Property Appraiser)

Supervisors to Program Supervisors in the)
Assessment & Taxation Division with additional)
funds coming from salary savings)
(Continued from August 10) R-1)

Commissioner Kafoury moved, duly seconded by Commissioner Kelley, and it is unanimously

Indent ORDERED that the above-entitled matter be held over for two
(2) weeks to August 31, 1989.

Second Reading - An Ordinance relating) ORDINANCE NO. 627
to the Car Rental Tax; amending)
MCC 5.40.125 (to clarify exemption for)
vehicles rented by residents living in)
exemption area) R-2)

Copies of the above-entitled Ordinance were available to all persons wishing a copy. Ordinance was read by title only.

A hearing was held; no one wished to testify.

Commissioner Anderson explained the revised ordinance eliminates a portion of Section 3.

Upon motion of Commissioner Kafoury, duly seconded by

Commissioner Kelley, it is unanimously

ORDERED that said Ordinance be adopted.

(See Supplement, Ordinances - J. 164 for copy)

Liquor License application submitted by Sheriff's)
Office with recommendation that same be approved)
for Supermarket Express, 16100 SE Stark (Package)
Store, Change of Ownership) R-3)

Upon motion of Commissioner Kafoury, duly seconded by
Commissioner Bauman, it is unanimously

ORDERED that the recommendation be adopted as the Order of
the Board.

*Putin
13-5 returns*
There being no further business to come before the Board at
this time, the meeting was adjourned until next Thursday morning at
9:30 A.M.

CAP

0649C.2

MEETING DATE: 8-17-89

APP/NOT APP

10k

ABR

Abstract

.....

Abstract

<https://doi.org/10.1016/j.jmb.2019.07.008>

.....

Set order
2 wks
Included
~~Cape~~ #627

SUBJECT:

PRESS LIST

DATE: August 17, 1989

THE FOLLOWING WERE CALLED THIS DATE REGARDING:

- a) Meeting: August 18, 1989 Formal - Addition of work session re
- b) Executive Meeting: _____ Corrections
- c) Other: _____

Signed: _____

KOIN	Channel 6	✓ 464-0797 or 464-0614 Assignment Desk
KGW	Channel 8	✓ 226-5111 Assignment Desk
KATU	Channel 2	✓ 231-4260 Assignment Desk
KPTV	Channel 12	✓ 222-9921 News Desk
KPDX	Channel 49	✓ 239-4949 Lee Haglund
KEX	1190 AM	✓ 222-1929 Newsroom/Message
KSGO	1520 AM	✓ 223-1441 News Desk
KXL	750 AM	✓ 231-1071/0750 Newsroom/Message
KGW	62 AM	✓ 226-5095 News Desk
K-103 FM		✓ 643-5103 Newsroom
KXYQ - 105 FM		✓ 226-6731
Oregonian		✓ 221-8383 Mark Kirschmeier or Liz Moore
Gresham Outlook		✓ 665-2181 Robin Franzen
Skanner		✓ 287-3562 Patrick Mazza
Cable		✓ 667-7636 Mike Heinrick or Gary Ellis

516C.6

AUG 17 1989

DEPARTMENT OF GENERAL SERVICES

R-1 Budget Modification DGS #1 - Reclassification of six (6) Property
Appraiser Supervisors to Program Supervisors in the Assessment &
Taxation Division with additional funds coming from salary savings

(CONTINUED FROM AUGUST 10 - R-3)

BUDGET MODIFICATION NO. DGS #1

(For Clerk's Use) Meeting Date AUG 10 1989

Agenda No. R-3

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR August 10, 1989 (Date)
DEPARTMENT General Services DIVISION Assessment & Taxation
CONTACT Bob Ellis TELEPHONE x3367
*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD Janice Druian/Bob Ellis

SUGGESTED

AGENDA TITLE (to assist in preparing a description for the printed agenda)

Reclassification of Property Appraiser Supervisors to Program Supervisors.

(Estimated Time Needed on the Agenda)

2. DESCRIPTION OF MODIFICATION (Explain the changes this Bud Mod makes. What budget does it increase? What do the changes accomplish? Where does the money come from? What budget is reduced? Attach additional information if you need more space.)

[X] PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

This Budget Modification reclassifies six existing Property Appraiser Supervisors to the new position of Program Supervisor. An additional Program Supervisor is being added by deleting a currently vacant Administrative Technician position.

This Budget modification has no fiscal impact in FY 89-90. Salary savings will exist from maternity leaves and retirements in the Appraisal unit of Assessment & Taxation. Increased Personal Services costs are also being offset from the transfer of funds in the Appraisal unit's travel/mileage reimbursement budget.

3. REVENUE IMPACT (Explain revenues being changed and the reason for the change)

4. CONTINGENCY STATUS (to be completed by Finance/Budget)

(Specify Fund) Contingency before this modification (as of _____) \$ _____
(Date)
After this modification \$ _____

Originated By <u>Bob Ellis</u>	Date <u>7-31-89</u>	Department Director <u>Linda R. Bylander</u>	Date <u>7/31/89</u>
Finance/Budget	Date	Employee Relations <u>W. J. O'Shea</u>	Date <u>7/31/89</u>
Board Approval <u>Mark Campbell</u>	Date <u>7-31-89</u>		Date

PERSONNEL DETAIL FOR BUD MOD NO. DGS #1

5. ANNUALIZED PERSONNEL CHANGES (Compute on a full year basis even though this action affects only a part of the fiscal year.)

		A n n u a l i z e d			
FTE Increase (Decrease)	POSITION TITLE	BASE PAY Increase (Decrease)	Increase (Decrease) Fringe	Ins.	TOTAL Increase (Decrease)
7	Program Supervisor	(229,343)	57,931	28,314	315,588
(6)	Property Appraiser Supervisor	(203,620)	(51,434)	(22,440)	(277,494)
(1)	Administrative Technician	(22,976)	(5,803)	(3,422)	(32,201)
TOTAL CHANGE (ANNUALIZED)		2,747	694	2,452	5,893

6. CURRENT YEAR PERSONNEL DOLLAR CHANGES (calculate costs or savings that will take place within this fiscal year; these should explain the actual dollar amounts being changed by this Bud Mod.)

		C u r r e n t F Y			
Permanent Positions, Temporary, Overtime, or Premium	Explanation of Change	BASE PAY Increase (Decrease)	Increase (Decrease) Fringe	Ins.	TOTAL Increase (Decrease)
7 Program Supervisor	Reclassification	229,343	57,931	28,314	315,588
(6) Property Appraiser Supervisor		(203,620)	(51,434)	(22,440)	(277,494)
(1) Administrative Technician		(22,976)	(5,803)	(3,422)	(32,201)
(.06) Property Appraiser	Vacancy savings/maternity leave	(1,714)	(579)		(2,293)
Total Cost		1,033	115	2,452	3,600

EXPENDITURE
TRANSACTION EB []

GM [] TRANSACTION DATE _____

ACCOUNTING PERIOD _____

BUDGET FY _____

Document Number	Action	Fund	Agency	Organi- zation	Activity	Reporting Category	Object	Current Amount	Revised Amount	Change Increase (Decrease)	Sub- Total	Description
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100 040 7580

5100

1,033

5500

115

5550

2,452

6330

(3,600)

400 040 7531

6520

2,452

TOTAL EXPENDITURE CHANGE

REVENUE

TRANSACTION RB []

GM [] TRANSACTION DATE _____

ACCOUNTING PERIOD _____

BUDGET FY _____

Document Number	Action	Fund	Agency	Organi- zation	Activity	Reporting Category	Revenue Source	Current Amount	Revised Amount	Change Increase (Decrease)	Sub- Total	Description
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400 040 7040

6600

2,452

TOTAL REVENUE CHANGE



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY, CHAIR
PAULINE ANDERSON
POLLY CASTERLINE
GRETCHEN KAFOURY
RICK BAUMAN

DEPARTMENT OF GENERAL SERVICES
PORTLAND BUILDING
1120 SW FIFTH, 14th FLOOR
PORTLAND, OR 97204-1934
(503) 248-3300

OFFICE OF THE DIRECTOR	(503) 248-3303
PLANNING & BUDGET	(503) 248-3883
COUNTY COUNSEL	(503) 248-3138
EMPLOYEE SERVICES	(503) 248-5015
FINANCE	(503) 248-3312
LABOR RELATIONS	(503) 248-5135

MEMORANDUM

TO: Gladys McCoy, County Chair

FROM: J. Mark Campbell, Planning and Budget Analyst *JMC*

DATE: July 31, 1989

SUBJECT: Budget Modification - DGS #1

The budget modification being made in DGS #1 proposes the use of personal services savings.

DGS #1 requests the reclassification of six positions in the Appraisal unit of Assessment & Taxation from the current status of Property Appraiser Supervisor to the new position of Program Supervisor. An additional Program Supervisor position is being created by the conversion of a vacant Administrative Technician position. In total, then, seven Program Supervisor positions are being created by this budget modification.

This reclassification will result in additional personal services costs of \$5,893 in Assessment & Taxation. The majority of the cost (\$3,600) will be funded by a transfer of existing dollars in the Appraisal unit's travel/mileage reimbursement budget. The remaining amount (\$2,293) will be funded from salary savings due to position vacancies, maternity leaves and retirements.

Because of the anticipated salary savings, and because personal services costs in Assessment & Taxation are historically three to five percent lower than budget amounts, it is expected that this budget modification will have no fiscal impact on FY 89-90.

7477F/MC/1b

REQUEST TO CREATE/RECLASSIFY A POSITION

1001 JET - 1001-1001

1. List the proposed duties of the position (please do not copy from the class specification):
 - a. Trains and instructs appraisers in the methods and procedures used to value Real or Personal Property.
 - b. Assigns and reviews the work of appraisers engaged in re-appraisals.
 - c. Evaluates work of appraisers and delivers performance reviews. Makes recommendations for hiring decisions and disciplinary action - utilizing appropriate levels of sign off.
 - d. Represents the Assessor's Office in value appeal situations. Assigns, reviews and may assist in the preparation of appraisal reports for hearing bodies. May testify as an expert witness and may deal with property owners in obtaining stipulations.
 - e.

Use the reverse side or attach additional sheets, if needed.

2. State the proposed classification title:

Program Supervisor

3. Is this a new position? / Yes x / No

4. If this is an existing position, state the name of the incumbent:

Richard Sanderman, Kathy Irish, Wayne Watkins, John Webster,

5. Proposed effective date of change: September 1, 1989 Barron Hartwell, Jerry Lawson

Hiring Manager: Gary Skiles; Neal Galash

Date: 7/21/89 Department/Division: D.G.S./A & T

EMPLOYEE SERVICES DIVISION USE ONLY:

Action: ☒/ Approved as submitted
☐/ Approved for classification title
☐/ Denied (for Reclassification Requests only)

Analyst Name: Samuel H. Wilkins

Date: 7/19/89

REQUEST TO CREATE/RECLASSIFY A POSITION

1. List the proposed duties of the position (please do not copy from the class specification):

- a. Trains and instructs appraisers in the methods and procedures used to value Real or Personal Property.
- b. Assigns and reviews the work of appraisers engaged in re-appraisals.
- c. Evaluates work of appraisers and delivers performance reviews. Makes recommendations for hiring decisions and disciplinary action - utilizing appropriate levels of sign off.
- d. Represents the Assessor's office in value appeal situations. Assigns, reviews and may assist in the preparation of appraisal reports for hearing bodies. May testify as an expert witness and may deal with property owners in obtaining stipulations.
- e.

Use the reverse side or attach additional sheets, if needed.

2. State the proposed classification title:

Program Supervisor

3. Is this a new position? /X/ Yes / / No

4. If this is an existing position, state the name of the incumbent:

Vacant

5. Proposed effective date of change: September 1, 1989

Hiring Manager: Neal Galash

Date: 7/21/89 Department/Division: D.G.S./A & T

EMPLOYEE SERVICES DIVISION USE ONLY:

Action: /X/ Approved as submitted

/ / Approved for classification title

/ / Denied (for Reclassification Requests only)

Analyst Name: Donald H. Winkley

Date: 7/19/89

EXECUTIVE SUMMARY

PURPOSE

To reclassify non-exempt positions to exempt supervisory positions in Assessment and Taxation.

SUMMARY

This is the first of several organizational and staffing actions the Board will be considering related to implementing House Bill 2338 and to improving the conditions that exist in Assessment and Taxation. It corrects the manager/supervisor/appraiser staffing ratio which has been an historical problem and contributes to the lack of appraisal quality.

When the appraisal staff was reduced⁽¹⁾ between 1980 and 1984, the workload was redistributed based on available expertise. Appraisal work assignments have now been reorganized along functional lines. This proposal will align the supervisory/managerial resources with the work to be done and the number of people assigned within each work unit.

This proposed change was developed in February, 1989. We waited to bring it before the Board in order to gather other data to validate the request. The preliminary review within the Class/Comp study supports the exempt supervision classification.

RECOMMENDATION

We respectfully request that the Board approve the reclassifications of 6 non-exempt supervisors and one vacant technician position to 7 exempt supervisors.

⁽¹⁾See A&T Condition Report.

ASSIGNMENT CHANGES FOR THE VALUATION SECTION

SITUATION

Need For Additional Exempt Supervisors in Appraisal

Currently, three exempt managers are in the three Appraisal Work Units of the Valuation section -- 1) Bob Ellis, Valuation Manager and Multnomah County's Assessor, 2) Neal Galash, Chief Residential Appraiser and manager of the Residential Work Unit 3) Gary Skiles, Chief Commercial Appraiser and manager of the Commercial Work Unit, and Personal Property Work Unit. Bob Ellis is responsible for the work of 69 people which includes these managers. Neal Galash is responsible for 19 people and Gary Skiles for 24 people. Management effectiveness and delivery of quality service is compromised when each manager is responsible for so many people.

Appraisal staff will increase over the next year making the management situation even more difficult. Two recent reports, "Oregon's Property Tax System: The Disintegration Continues" written by the DOR and A&T's status report on the "Condition of Assessment and Taxation," have emphasized the need for more appraisal staff. House Bill 2338, in response to that need, will provide funds for additional appraisers beginning FY 90/91. We need to anticipate this increase in appraisal staff and address the current work load by restructuring and reorganizing the management resources.

PROPOSAL

Reclassification of Positions

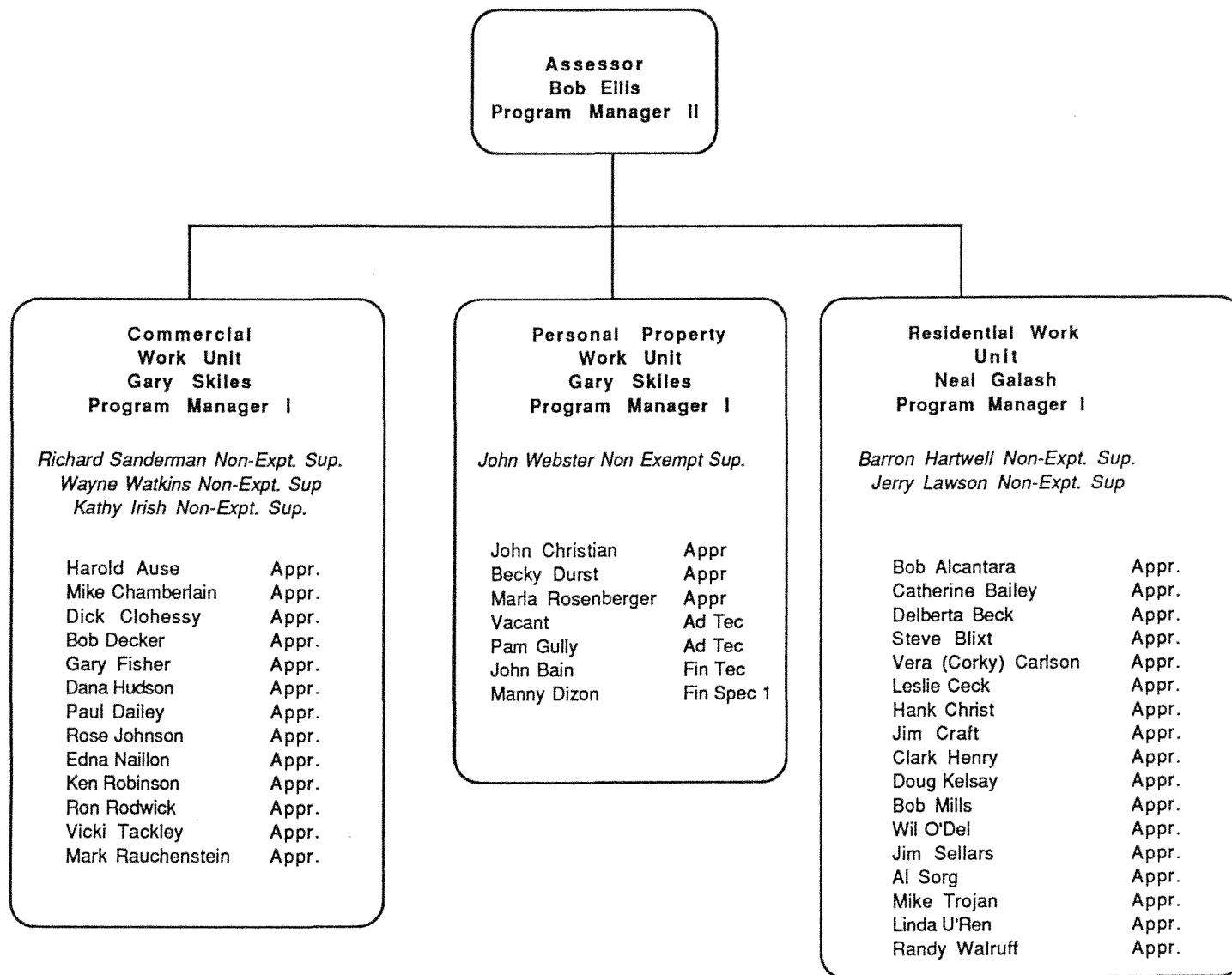
We need to convert 6 non-exempt appraisal supervisor positions and one vacant technician position to exempt supervisor positions in order to:

- Meet current compliance schedule deadlines
- Decrease the workload on existing managerial staff
- Meet DOR requirements for adequate supervision
- Prepare for implementation of changes as a result of House Bill 2338
- Provide adequate management training to the new supervisors

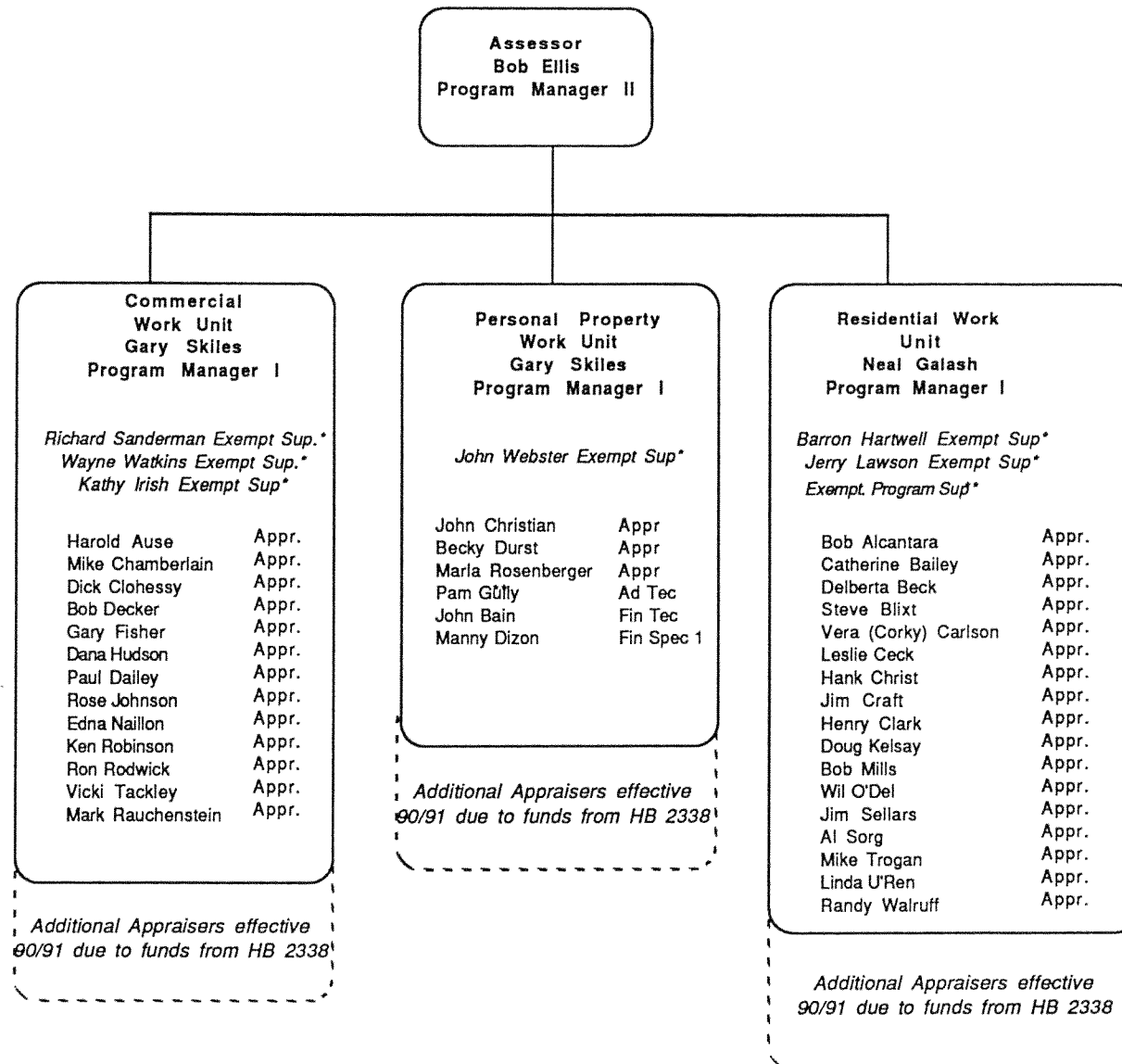
The new exempt supervisors will have different responsibilities than non-exempt supervisors. The new supervisors will be responsible for:

- Setting performance objectives and standards;
- Evaluating performance;
- Hiring and disciplining employees, or effectively recommending such action; and
- Administering the collective bargaining agreement specifically to include responding to Step 1 grievances.

The larger scope of authority is necessary in order to more effectively manage the current staff as well as to deal with the increased number of appraisers we will employ.



MULTNOMAH ASSESSMENT & TAXATION
CURRENT VALUATION SECTION ORGANIZATIONAL CHART

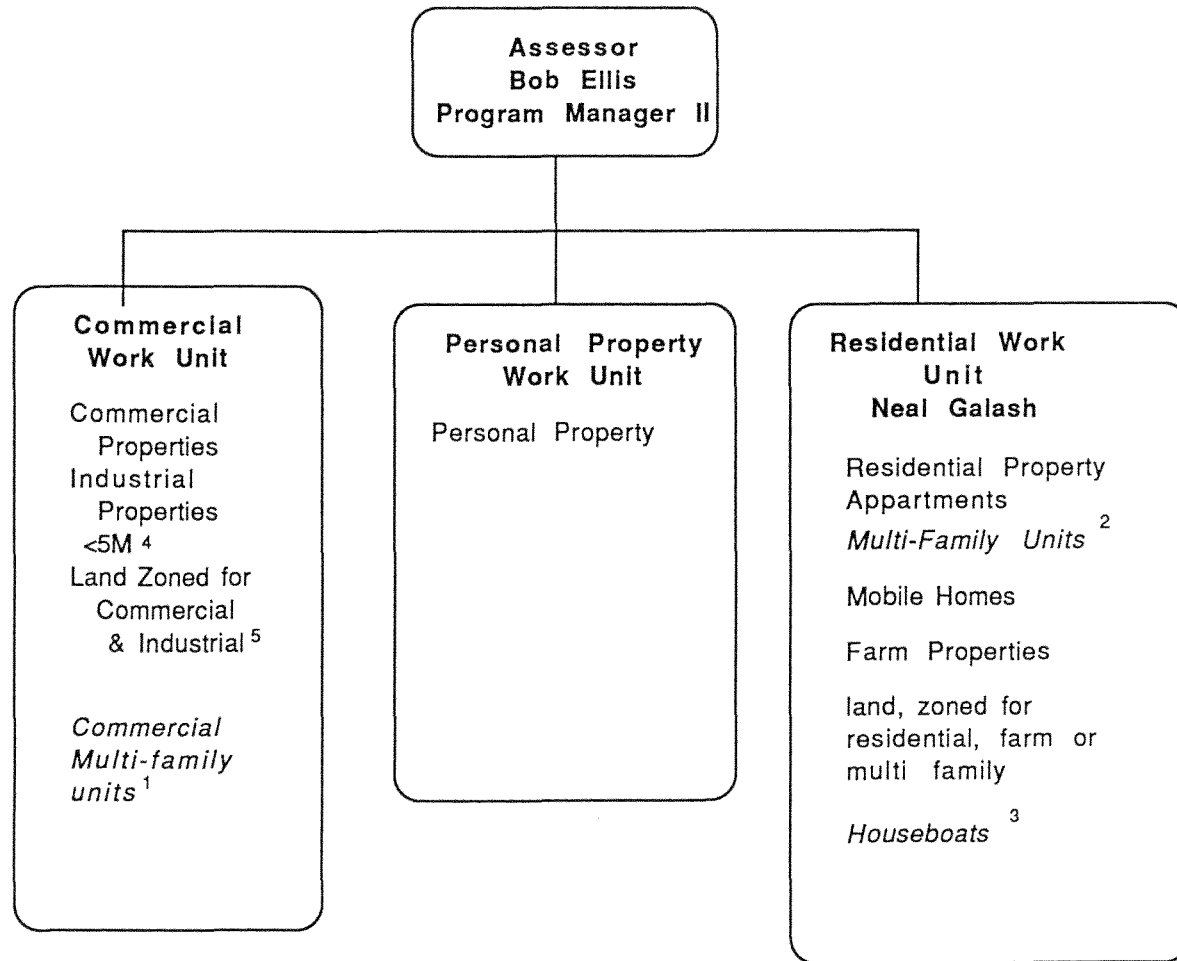


PROPOSED A&T VALUATION SECTION ORGANIZATION CHART

*** the vacant Ad Tec position formerly in Personal Property will be converted to a Program Supervisor position*

** in the restructuring of this orgznization these Appraisal Supervisor positions will be exempt positions*

A&T FUNCTIONAL CHART DISPLAYING RESTRUCTURE



1= Multi-family units with >21 units

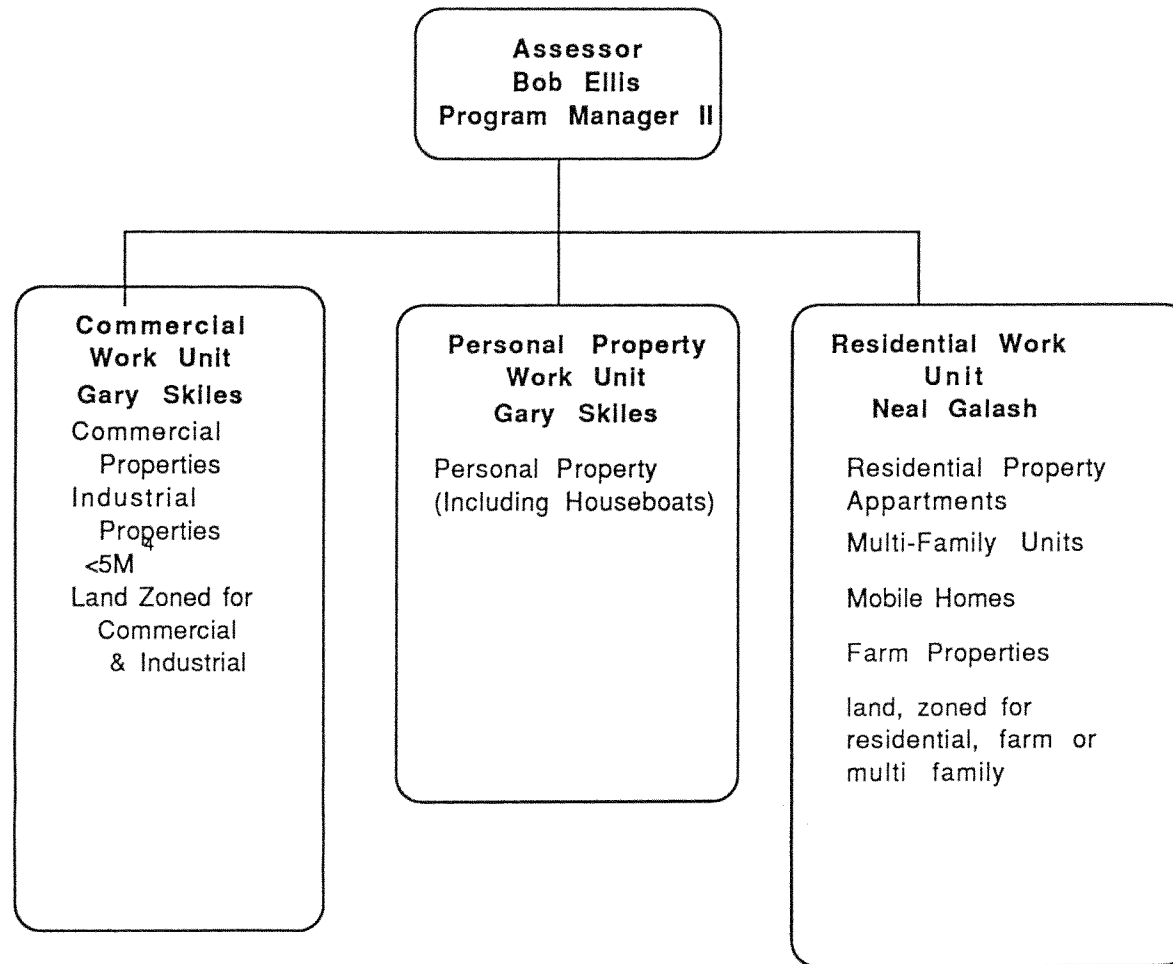
2 = Multi-family units with <21 units

3= Responsibility for houseboats will be moved to Residential

4=This responsibility will change if legislature gives responsibility for all Industrial <\$99,999. to DOR

5= Includes residential and apartment zoned land with commercial improvements

FUNCTIONAL CHART PRIOR TO REDISTRIBUTION OF FUNCTIONS



August 16, 1989

Board of County Commissioners
1021 S.W. 4th Avenue
Portland, Oregon 97204

Re: Reclassification of JCN 6043 Property Appraiser Supervisors

Dear Commissioners:

It is our understanding that you will soon be faced with a decision as to whether the six supervisors, who are currently non-exempt "Property Appraiser Supervisors" (JCN 6043) in the Assessment Section of the Division of Assessment & Taxation, should be reclassified to exempt status. We the undersigned, being parties affected by this decision, would like to provide you with our position on the matter.

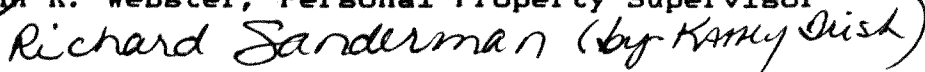
As first line supervisors, each responsible for the day to day supervision of 4 to 8 professional property appraisers, we feel that our effectiveness is severely hampered by the restrictions placed upon us by our non-exempt status. It is our understanding that we are the only supervisors in A&T with our level of responsibility who are not exempt. The two exempt managers responsible for the six property appraiser supervisors must rely on these supervisors for not only day to day supervision, but any necessary disciplinary action (a component of supervision) when required. Unfortunately the current rules require that such components i.e. disciplinary action, annual review, etc. be performed by an exempt manager who does not have the same day to day contact with the appraisers that the supervisors do. Our feeling is that if we are going to do an effective job of supervision then we need the tools to do so.

We the undersigned feel that the proposed reclassification, which has been explained to us in depth by Mrs. Druihan and Mr. Ellis, is not only beneficial to us in terms of career advancement, but ultimately contributes to your goal of well managed service to the residents of Multnomah County.

Sincerely,



John R. Webster, Personal Property Supervisor


(by Kathy Irish)

Richard Sanderman, Commercial Supervisor



Kathy S. Irish, Commercial Supervisor



Barron Hartwell, Residential Supervisor

DATE SUBMITTED July 24, 1989

(For Clerk's Use)

Meeting Date AUG 10 1989

Agenda No. R-5

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Amendment to Car Rental Tax

AUG 17 1989
R-2

Informal Only* _____
(Date)

Formal Only _____
(Date) August 10, 1989

DEPARTMENT General Services DIVISION Finance

CONTACT David Boyer TELEPHONE 3312

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD David Boyer

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

Amends Car Rental Tax to clarify exemptions for vehicles rented by County residents while their vehicle is being repaired or serviced.

Ordin. 627

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ RATIFICATION

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 5 minutes

IMPACT:

PERSONNEL

☐ FISCAL/BUDGETARY None

☐ General Fund

Other _____

CLERK OF
COUNTY COMMISSIONER
1989 AUG - 2 AM 9:06
MULTNOMAH COUNTY
OREGON

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Barbara Simon

BUDGET / PERSONNEL /

COUNTY COUNSEL (Ordinances, Resolution, Agreements, Contracts) JK

OTHER _____

(Purchasing, Facilities Management, etc.)

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

ORDINANCE FACT SHEET

Title Car Rental Tax Effective Date July 1, 1989

Brief Statement of purpose of ordinance (include the rationale for adoption of ordinance, a description of persons benefited, and other alternatives explored).

1. Amend MCC 5.40 to allow motor vehicle rental establishments to retain 5% of the motor vehicle rental tax to their collection costs.
2. Second ordinance is to clarify exemption for vehicles rented by residents living in exemption area.

What other local jurisdictions in the metropolitan area have enacted similar legislation?

1. None
2. None

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

1. The 3% Transient Lodging tax (MCC 5.50) allows hotel/motel operators to retain 5% of the transient lodging tax to offset their collection costs.
2. None

What authority is there for Multnomah County to adopt this legislation? (State statute, home rule charter). Are there constitutional problems?

1. Home rule charter
2. Home rule charter

Fiscal Impact Analysis

1. Decrease General Fund Revenue by approximately \$220,000.
2. None.



(If space is inadequate, please use other side)

SIGNATURES:

Office of County Counsel

Department Head

Liaison Commissioner

(Underlined sections are new or replacements; [bracketed] sections are deleted.)

BEFORE THE BOARD OF COMMISSIONERS

FOR THE COUNTY OF MULTNOMAH

ORDINANCE NO. ____

An ordinance relating to the Car Rental Tax; amending M.C.C. 5.40.125.

Multnomah County ordains as follows:

SECTION 1. AMENDMENT

M.C.C. 5.40.010 is amended to add:

(H) "Exemption area" means Multnomah, Washington and Clackamas Counties.

SECTION 2. AMENDMENT

M.C.C. 5.40.125(C) is amended to add:

(C) A motor vehicle rented by a resident of the exemption area [licensee] to temporarily replace a vehicle being repaired or serviced. [Under warranty agreement or insurance policy.]

SECTION 3. ADOPTION

This Ordinance, being necessary for the health, safety, and general welfare of the people of Multnomah County, shall take effect with respect to the calendar quarter beginning July 1, 1989, pursuant to Section 5.50(1)(a) of the Charter of Multnomah County.

Adopted this ____ day of _____, 1989, being the date of its second reading before the Board of County Commissioners of Multnomah County.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY

[SEAL]

By _____
Chair

Reviewed

LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By _____

(Underlined sections are new or replacements; [bracketed] sections are deleted.)

BEFORE THE BOARD OF COMMISSIONERS

FOR THE COUNTY OF MULTNOMAH

ORDINANCE NO. 627

An ordinance relating to the Car Rental Tax; amending M.C.C. 5.40.125.

Multnomah County ordains as follows:

SECTION 1. AMENDMENT

M.C.C. 5.40.010 is amended to add:

(H) "Exemption area" means Multnomah, Washington and Clackamas Counties.

SECTION 2. AMENDMENT

M.C.C. 5.40.125(C) is amended to add:

(C) A motor vehicle rented by a resident of the exemption area [licensee] to temporarily replace a vehicle being repaired or serviced. [Under warranty agreement or insurance policy.]

SECTION 3. ADOPTION

Adopted this 17th day of August, 1989, being the date of its second reading before the Board of County Commissioners of Multnomah County.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY

[SEAL]

By Pauline Anderson
Vice - Chair

Reviewed

LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By John L. DuBay

7211F

AUG 17 1989

ORDINANCES - DEPARTMENT OF GENERAL SERVICES

R-2 Second Reading - An Ordinance relating to the Car Rental Tax; amending
MCC 5.40.125 (to clarify exemption for vehicles rented by residents
living in exemption area)

(FIRST READING AUGUST 10 - R-5)

NOTE: Amended copy of Ordinance to delivered before August 17 meeting

Handout
8-17-89

	89-90 BGT NCIJ (2)	1st YEAR COST- 200	1st YEAR COST- 300	1st YEAR COST- 400	MCCF
SHERIFF'S OFFICE	4,994,457	2,008,263	4,129,936	5,182,636	1,848,934
ONE-TIME-ONLY FOR SHERIFF'S OFFICE (1)		0	545,949	649,130	
SUBTOTAL NCIJ JR W/OTO OUT		2,008,263	3,583,987	4,533,506	
MINUS MCCF		1,848,934	1,848,934	1,848,934	
GRAND TOTAL		159,329	1,735,053	2,684,572	

CORRECTIONS HEALTH	503,614	756,017	1,134,025	1,327,707	184,189
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- (1) No one time only items identified for Corr Health
and 5,000 in supp & 50,000 for equipment included in 2nd and 3rd yr
- (2) Includes certain Fac. Management items

Option # 1 (ESTIMATE)

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

Draft # 3

Date 8/14/89

PERSONNEL	200	(114)	(214)	(186)					TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST
*****	0	0	0	CURRENT	BEGIN	FRINGE	INS	COST	PER # FOR 200	PER # FOR 300	PER # FOR 400	FOR MCCF
				MCCF	BASE(1)							
MCSO-												
Deputy (Trans/Ct)	2	4	6	2	25,724	9,456	3,440	38,621	77,242	154,483	231,725	77,242
Corr Lt.-PMI/Corr	1	1	1	1	36,269	13,332	3,730	53,331	53,331	53,331	53,331	53,331
Corr Off Sgt	5	5	5	5	30,986	11,390	3,585	45,961	229,807	229,807	229,807	229,807
Corr Off (Facility)	24	42	51	24	23,323	8,574	3,374	35,271	846,501	1,481,376	1,798,814	846,501
Corr Off (Classif)	0	1	1	0	23,323	8,574	3,374	35,271	0	35,271	35,271	0
Corr Couns	2	4	5	2	23,699	5,986	3,385	33,070	66,140	132,279	165,349	66,140
OA2 Counselors	0	1	2	0	16,600	4,193	3,189	23,982	0	23,982	47,964	0
OA2 Records(2)	3	5	6	3	16,600	4,193	3,189	23,982	71,946	119,911	143,893	71,946
OA2 Inmate Acct	0	1	1	0	16,600	4,193	3,189	23,982	0	23,982	23,982	0
OA2 Services	0	1	1	0	16,600	4,193	3,189	23,982	0	23,982	23,982	0
OA2 Receipt	0	1	1	0	16,600	4,193	3,189	23,982	0	23,982	23,982	0
OA3 Records(2)	0	0	1	0	19,669	4,968	3,274	27,911	0	0	27,911	0
Warehouse Worker	0	3	4	0	18,270	4,615	3,235	26,120	0	78,361	104,482	0
Laundry Supv.	1	0	2	1	25,620	6,472	3,438	35,529	35,529	0	71,058	35,529
Jail Stewards	0	0	0	3	22,655	5,723	3,356	31,734	0	0	0	95,202
Custodian	0	0.5	0.5	0	19,210	4,852	3,261	27,323	0	13,662	13,662	0
Fac agent person	0	1	1	0	19,210	4,852	3,261	27,323	0	27,323	27,323	0
TOTAL	38	70.5	88.5	41					1,380,496	2,421,733	3,022,536	1,475,698
Total current MCCF	41	41	41						1,475,698	1,475,698	1,475,698	
	*****	*****	*****						*****	*****	*****	*****
Total minus current MCCF	(3)	29.5	47.5						(95,202)	946,036	1,546,839	

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

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

OVERTIME

Deputy	2	4	6	2	7,287	2,679	200	10,165	20,331	40,662	60,992	20,331
Corr Off	29	48	57	29	2,305	847	63	3,216	93,255	154,354	183,295	93,255
OA II/IIIs	3	9	12	3	5,316	1,343	146	6,805	20,415	61,245	81,660	20,415
TOTAL	34	61	75	34					134,001	256,261	325,948	134,001
Current MCCF	34	34	34						134,001	134,001	134,001	
	*****	*****	*****	*****					*****	*****	*****	*****
Total minus MCCF	0	27	41						0	122,259	191,946	

PREMIUM

"	29	48	57	29	558	205	15	778	0	37,366	44,373	0
									0	37,366	44,373	0

SUBTOTAL PERSONNEL
MINUS MCCF1,514,497 2,715,360 3,392,857
1,609,699 1,609,699 1,609,699

TOTAL PERSONNEL

(95,202) 1,105,661 1,783,158

(ESTIMATE)
 MATERIALS/SUPPLIES
 =====

	200	(114)	(214)	CURRENT		TOT COST	TOT COST	TOT COST	TOTAL COST
	0	300	400	MCCF	AMOUNT EA	FOR 200	FOR 300	FOR 400	FOR MCCF
6110 - PROF SERV	0	0	0	0	0	0	0	0	77,646 (budgeted amt)
hiring	0	57	69	0	900	0	51,300	62,100	0
food (# of meals)	237,250	346,750	459,900	0	1,348	319,813	467,419	619,945	0
(food for MCCF in food line)									
GED - hours	2	4	8	2	960	1,920	3,840	7,680	1,920
I.D. services	0	0	0	0	0	0	0	0	0
Pay Services	2	4	8	2	2,250	4,500	9,000	18,000	4,500
Trusty Labor	0	0	0	0	0	20,000	25,000	30,000	20,000
6120 - PRINTING	0	300	400	0	33	6,640	9,960	13,280	6,640
6130 - UTILITIES **	0	300	400	0	569	0	170,700	227,600	0
6140 - COMMUNICATIONS	0	0	0	2,183	0	0	0	0	2,183
Video link-up	0	1	1	0	40,000	0	40,000	40,000	0
6170 - RENTALS	0	0	0	7,873	0	0	0	0	7,873
6180 - REPAIR/MAINT	0	300	400	0	39	0	11,700	15,600	10,000
6230 - SUPPLIES	0	0	0	0	0	109,293	0	0	109,293 (budgeted amt)
uniforms	32	53	64	32	500	0	26,500	32,000	16,000
mattresses	233	375	500	233	55	0	20,625	27,500	12,815
inmate clothing	186	300	400	186	115	0	34,500	46,000	21,390
tables	0	75	100	0	100	0	7,500	10,000	0
chairs	0	210	210	0	45	0	9,450	9,450	0
batteries	0	40	50	0	50	0	2,000	2,500	0
janitorial	0	300	400	0	36	0	10,800	14,400	0
laundry-per inmate	0	300	400	0	92	0	27,648	36,864	0
typewriters-manual	0	2	2	0	250	0	500	500	0
GED supplies	0	0	0	0	0	0	0	0	0
chairs-expl	0	35	45	0	200	0	7,000	9,000	0
law library supp	0	0	0	0	0	0	0	0	0
video	0	0	0	0	0	0	0	0	0
message phone	0	0	0	0	100	0	0	0	0
bookcase	3	5	6	2	100	0	500	600	200
sidechair	0	20	30	0	130	0	2,600	3,900	0
food serv. items	0	300	400	186	6	0	1,800	2,400	1,116
misc. ie chains, riot	0	300	400	186	100	0	30,000	40,000	18,600
items, coax									
6270 - FOOD	0	0	0	0	0	0	0	0	165,375
6310 - EDUCATION/TRAVEL	0	53	64	32	20	0	1,060	1,280	640
7150 - TELEPHONE	0	300	400	186	60	11,160	18,000	24,000	11,160
7200 - DATA PROCESSING	0	300	400	186	40	7,440	12,000	16,000	7,440

(ESTIMATE)

	200	(114)	(214)	CURRENT	AMOUNT EA	TOT COST FOR 200	TOT COST FOR 300	TOT COST FOR 400	TOTAL COST FOR MCCF
	\$	\$	\$	MCCF					
7300 - MOTOR POOL									
vehicle- (see equipment)	0	0	0	0	0	0	0	0	0
maint/replace-yr									
Car	0	1	2	1	3,000	3,000	3,000	6,000	3,000
Bus	0	1	1	0	5,000	0	5,000	5,000	0
Van	0	1	1	0	4,000	0	4,000	4,000	0
SUBTOTAL MATERIALS/SUPPLIES						483,766	1,013,402	1,325,599	229,235
MINUS MCCF						229,235	229,235	229,235	
TOTAL MATERIALS/SUPPLIES						254,531	784,167	1,096,364	
8400 - EQUIPMENT						10,000	0	0	10,000
bunks	0	300	400	186	248	0	74,400	99,200	0
radios	0	20	25	10	1,700	0	34,000	42,500	0
charger	0	7	10	3	600	0	4,200	6,000	0
laundry carts -									
6 coaster	0	8	10	3	728	0	5,824	7,280	0
5 coaster	0	3	4	2	350	0	1,050	1,400	0
terminals-rec-2/3; coun-1	0	4	4	1	1,100	0	4,400	4,400	0
printers -rec-1/2; coun-1	0	3	3	1	3,800	0	11,400	11,400	0
desk	0	6	8	2	300	0	1,800	2,400	0
buffers	0	3	3	1	700	0	2,100	2,100	0
vacuums	0	4	5	1	500	0	2,000	2,500	0
vehicle -	0								
bus	0	1	1	0	100,000	0	100,000	100,000	0
car	0	1	2	1	15,000	0	15,000	30,000	0
van	0	1	1	0	20,000	0	20,000	20,000	0
Misc equip.ie kitchen, televisions, and VCRs	0	0	0	0	0	0	125,000	135,000	0
SUBTOTAL EQUIPMENT						10,000	401,174	464,180	10,000
MINUS MCCF						10,000	10,000	10,000	
TOTAL EQUIPMENT						0	391,174	454,180	

	TOTAL COST FOR 200	TOTAL COST FOR 300	TOTAL COST FOR 400
SUBTOTAL MCSO/FAC MGMT - NCIJ JR. MINUS MCCF	2,008,263 1,848,934	4,129,936 1,848,934	5,182,636 1,848,934
TOTAL MCSO W/O MCCF	159,329	2,281,002	3,333,702

CORRECTIONS HEALTH - NCIJ JR. MINUS CORR HEALTH - MCCF	756,017 184,189	1,134,025 184,189	1,327,707 184,189
TOTAL CORR HEALTH W/O MCCF	571,828	949,836	1,143,518

SUBTOTAL MCSO/FAC MGMT - NCIJ JR. W/O MCCF CORRECTIONS HEALTH - NCIJ JR. W/O MCCF	2,008,263 756,017	4,129,936 1,134,025	5,182,636 1,327,707
TOTAL NCIJ W/O MCCF	2,764,280	5,263,961	6,510,343

MCSO - MCCF CORR HEALTH - MCCF	1,848,934 184,189	1,848,934 184,189	1,848,934 184,189
TOTAL MCCF	2,033,123	2,033,123	2,033,123

TOTAL NCIJ JR. MINUS TOTAL MCCF	2,764,280 2,033,123	5,263,961 2,033,123	6,510,343 2,033,123
GRAND TOTAL W/O MCCF	731,157	3,230,838	4,477,220

aug8-89

JUSTICE SERVICES CRITICAL ISSUES DISCUSSION

What has generated discussion?

- The Jail Levy runs out in June 1990

Assumptions:

A Levy must go on the ballot in November 1989.

Current 4.7m 3 yrs.

6/30/90 - no remaining balance

- MCCF cannot continue as it is currently operating. It must be repaired or replaced.

Assumptions:

If cost to repair equals cost to replace, then replace at Inverness site.

- We release 25% of non-pretrial or court released population because we don't have available jail beds.

Assumptions:

It is bad to do so - releases are at an unacceptable level - so we must add beds (200+) to meet the demand.

Questions raised:

- Why November 1989?

Discussion items:

- If decision is wrong and levy passes, we're stuck with it.
- ~~Planning~~ Planning process will allow some decision to be made with more input by early October.

- Is the formula valid that when the cost to repair is equal to the cost to replace, replacement is dictated?

Discussion items:

- It does not address the issue of kind of beds required.

It does not address the changing population
ie. separating age ranges, incompatible sexes, ethnic and racial groups.

- Is level of release unacceptable?

Discussion items:

What is the nature of the released population?

Is there an acceptable level of releases, and what is it?
Acceptable to whom? (Public, Police Agencies and Courts?)

- Does adding jail beds solve the problem?

Discussion items:

Will demand (police arrests, public expectations) go up with additional beds?

Can demand be held constant?

Does our philosophy make any difference given our mandate?

Until we have addressed at least all of the above questions, we can't begin to discuss the costs of construction and operation.

A STRATEGIC APPROACH

The Board needs to agree on what problems there are and which of those problems we are going to solve. (All, Some, None ???)

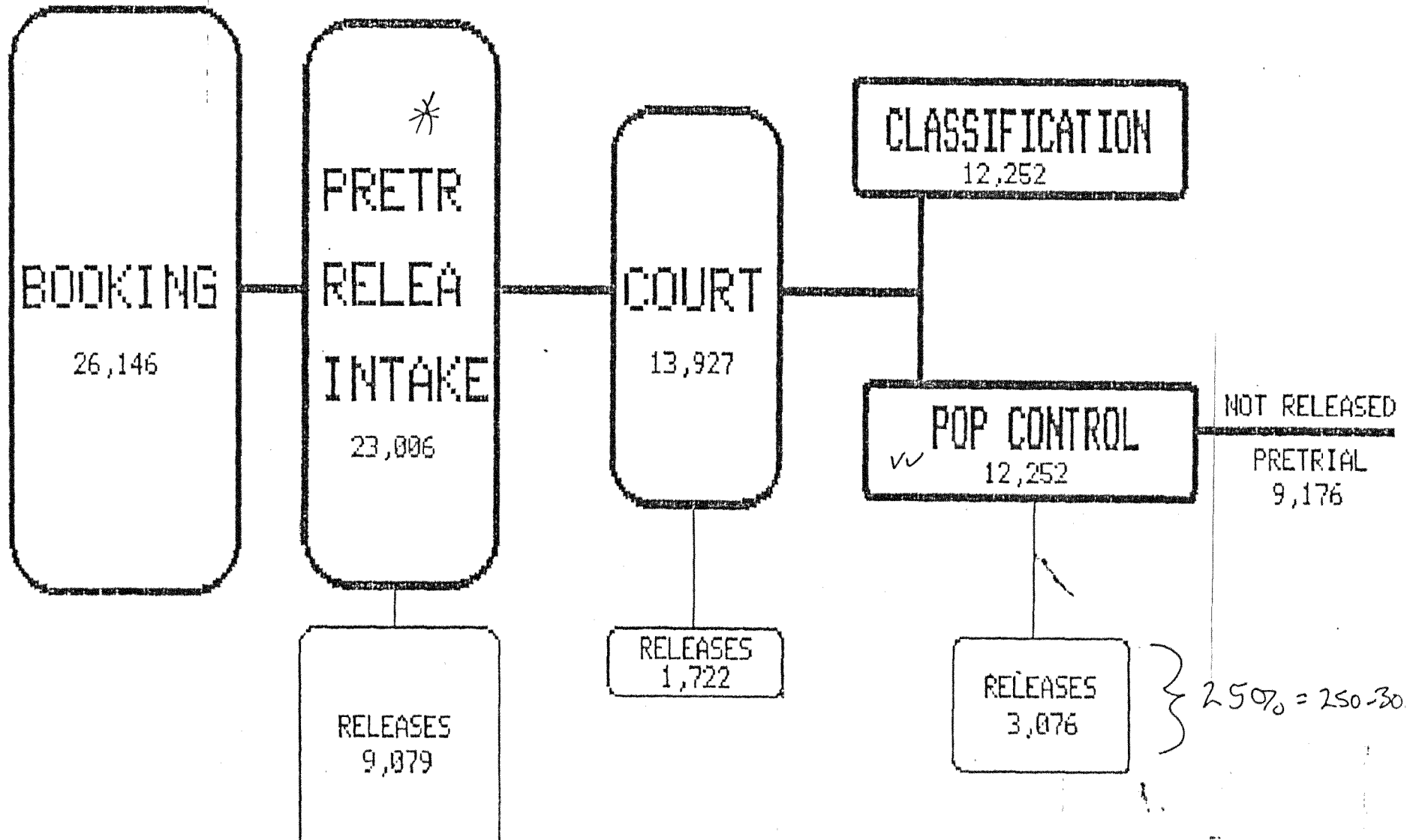
What information do we need to make an informed decision?

When do we actually have to make a decision? How much time is available?

Are there other players; what are their roles; and how do we include them in the solution?

What are all of the possible solutions to the problems we choose to address? On what basis did we rule out the solutions that we didn't choose?

MULTNOMAH COUNTY PRETRIAL RELEASE FLOW



Projected Repayment Schedule Inverness Jail

APRIL 6, 1988

MULTNOMAH COUNTY, OREGON

LEASE PURCHASE SCHEDULE INVERNESS JAIL

INTEREST RATE 6.20%

PRINCIPAL AMOUNT ** \$5,411,405

ANNUAL PAYMENT

1,291,645.46

NUMBER OF YEARS

5

Prepared by
Dave Boyer

		Beg Balance	Payment	Interest	Principial	End Balance
Year	1	5,411,405.00	1,291,645.46	335,507.11	956,138.35	4,455,266.65
Year	2	4,455,266.65	1,291,645.46	276,226.53	1,015,418.93	3,439,847.72
Year	3	3,439,847.72	1,291,645.46	213,270.56	1,078,374.90	2,361,472.81
Year	4	2,361,472.81	1,291,645.46	146,411.31	1,145,234.15	1,216,238.67
Year	5	1,216,238.67	1,291,645.46	75,406.80	1,216,238.67	0.00

6,458,227.31 1,046,822.31 5,411,405.00

7.25%

TRUST ACCOUNT

LOAN BALANCE

BAL SERIAL LEVY FD	JULY 1, 1988	3,900,000		5,411,405
FED MARSHALL	FY 88/89	219,375	INT EXPENSE	335,507
INT EARNINGS		298,655		
		(1,291,645)	LEASE PNT	(1,291,645)
	BALANCE JUNE 30, 1989	3,126,384		4,455,267

FED MARSHALL	FY 89/90	438,750	INT EXPENSE	276,227
INT EARNINGS		258,472		
		(1,291,645)	LEASE PNT	(1,291,645)
	BALANCE JUNE 30, 1990	2,531,961		3,439,848

FED MARSHALL	FY 90/91	292,500	INT EXPENSE	213,271
INT EARNINGS		204,773		
		(1,291,645)	LEASE PNT	(1,291,645)
	BALANCE JUNE 30, 1991	1,737,589		2,361,473

FED MARSHALL	FY 91/92	292,500	INT EXPENSE	146,411
INT EARNINGS		147,181		
		(1,291,645)	LEASE PNT	(1,291,645)
	BALANCE JUNE 30, 1992	885,625		1,216,239

FED MARSHALL	FY 92/93	292,500	INT EXPENSE	75,407
INT EARNINGS		85,414		
		(1,291,645)	LEASE PNT	(1,291,645)
	BALANCE JUNE 30, 1993	(28,106)		0

Jail Construction	4,640,000
Architect Fees	460,000
Project Management Fees	70,000
Permits	136,405
Inspections	24,000
Survey Costs	7,000
Utilities to Site	4,000
Contingency	470,000
Issue costs	100,000

5,911,405

08/12/89
REPORT ID: F100

** MULTNOMAH COUNTY PER13 **
BALANCE SHEET
FOR BUDGET FISCAL YEAR 1989
ACCOUNTING PERIOD 13 ENDING 06/30/89

PAGE 11

From:
DAVE Boyer

FUND: 160 - GENERAL OPERATING SERIAL LEVY

ASSETS	CURRENT PERIOD	FISCAL YEAR-TO-DATE
1010 CASH	(3,564,412.81)	3,369,538.41
1300 TAXES RECEIVABLE CURRENT	(113,374.21)	301,816.58
1320 TAXES RECEIVABLE DELINQUENT	46,008.83	179,856.50

TOTAL ASSETS	(3,631,778.19)	3,851,211.49
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LIABILITIES, RESERVES & FUND BALANCES

2410 DEFERRED REVENUE	(67,365.38)	481,673.08
2700 VOUCHERS PAYABLE	0.00	0.00
3210 FUND CAPITAL	(3,564,412.81)	3,369,538.41

TOTAL LIABILITIES, RESERVES & FUND BALANCES	(3,631,778.19)	3,851,211.49
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①
ACTUAL
(unaudited)

MAJOR FACILITIES PROJECTS

Financing Recommendations from the CIP Committee, August 1989

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

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

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

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

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

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

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

je 080989

MCCF / INVERNESS OPTIONS

7.26.89

256 now

① DORM ADDITION @ INVERNESS

Inv. 256 beds
186 MCCF

200 BEDS
PLUS 10 CELLS

⑩

\$ 3,877,000.

②

"

"

(442)

" now

300 BEDS
PLUS 20 CELLS PLUS INFRASTRUCTURE

6,033,000.
Locker, Kitchen.

③

"

"

"

400 BEDS
PLUS 30 CELLS PLUS INFRASTRUCTURE

8,262,000.

④ INDEPENDENT FACILITY @ INVERNESS

gain beds
30 REPLICATE MCIT
only (220 BEDS)

7,443,000.

⑤

"

"

"

"

BUT FOR 300 BEDS
? IF IT FITS ON SITE.

8,435,000.

⑥

"

"

"

! site too small
WILL NOT FIT ON SITE.

N/A

⑦

SEPARATE DORMS @ INVERNESS
BUT COMMON INFRASTRUCTURE

200 BEDS
PLUS 10 CELLS

3,977,000.

⑧

"

"

"

300 BEDS
AS #2

6,133,000.

⑨

"

"

"

400 BEDS
AS #3

8,362,000.

⑩

MCCF - MINIMAL CODE REQmnts.

①

186 BEDS

3,573,000.

⑪

MCCF - INTERMEDIATE SCHEME

190 BEDS

5,880,000.

⑫

MCCF - OPTIMAL SCHEME

190 BEDS

7,112,000.

- ALL FIGURES ARE ESTIMATES, BASED ON BID DATE OF JULY 1990.
- BASE DATA FROM KMD ARCHITECTS STUDY OF 4.26.89.
- FIGURES SHOW TOTAL EXTERNAL (BILLABLE) PROJECT COSTS.
- LIST & ESTIMATES PUT TOGETHER BY F. WAYNE GEORGE, JIM EMERSON, JOHN SCHWEITZER, VERN ALMON OF KMD & BILL KIONKA OF COST PLANNERS.

INVERNESS JAIL ADDITION OPTIONS

Recommended by CIPCommittee for consideration, August 1989

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

je 080989

MAJOR PROJECTS SUMMARY

(DOES NOT INCLUDE CIP PROJECTS)

PROJECT/STATUS

CURRENT ESTIMATE

FUNDING SOURCE

APPROVED

1. S.E. & MID-CO. CLINICS

• CONSTRUCTION/DESIGN

\$ 4.5 MILLION ✓

3RD-PARTY/GF.
(LEASE OFFSET + DHS)

2. JAIL LAUNDRY

• DESIGN TEAM SELECTED

\$ 570,000 ^{contin.}

G.F. CONTINGENCY

3. SHERIFF'S WAREHOUSE

• DESIGN

\$ 175,000 ✓

3RD-PARTY/GF.
(LEASE OFFSET)

4. LIBRARY ROOF/SKYLIGHTS \$ 600,000. LAP?

• DESIGN

G.F. CONTINGENCY,
REPAID BY L.A.P. CUMULATIVE

CONSIDER FOR CORRECTIONS LEVY

5. MCCF/INVERNESS

• STUDY

\$ 3.6 - 8.5 MILLION

LEVY 6.0.

6. JDH COMPLEX

• STUDY

UP TO \$ 29. MILLION

LEVY 6.0.

COUNTY SPACE-GROWTH OPPORTUNITIES

7. DHS ANNEX

(MEAD BUILDING)

• ASD HAS SIGNED 5-YR.
LEASE FOR 1/4 OF THE NON-RETAIL
SPACE.

\$ 3.5 - 4. MILLION
(OCCUPIED)

3RD-PARTY OR
EDGEFIELD TRADE
(PARTIAL)

8. ADMIN. BUILDING

(DUNIWAY CENTER)

• OWNER HAS
MADE OFFER

\$ 13 MILLION & TRADE
OR 19.4 MILLION
(OCCUPIED)

3RD-PARTY AND/OR
EDGEFIELD TRADE
(ALL)

9. EDGEFIELD CLOSING COSTS
(CITY PARCEL, BROKER FEES, JANIS HOUSE)

• 3 OFFERS PENDING

\$ 1. MILLION ^{Quick in}

PROCEEDS OF SALE,
OR 3RD-PARTY IF TRADE
ALL.

COURTHOUSE MODIFICATIONS - 2 YEARS

10. TWO NEW COURTROOM SUITES

\$ 850,000.

? (CANNOT USE 3RD-PARTY)

11. MOVE DISTRICT ATTORNEY

\$ 600,000.?

? " " "

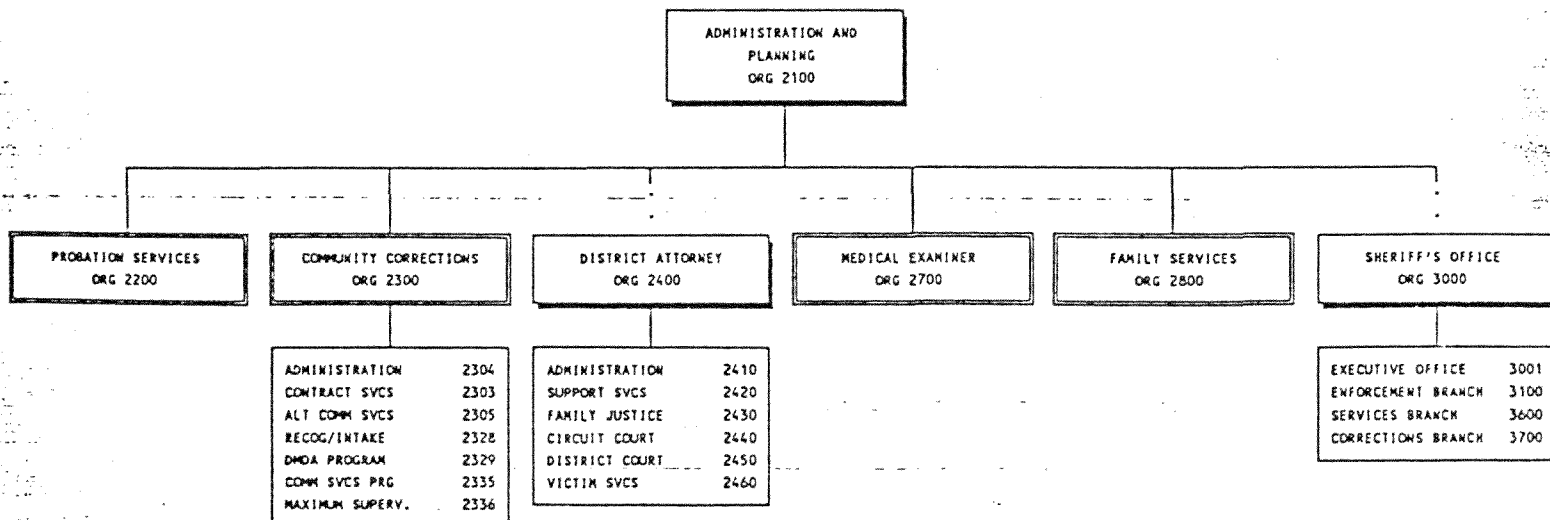
JULY 26, 1989

JIM EMERSON
FACILITIES & PROPERTY MGMT.

DEPARTMENT OF JUSTICE SERVICES SUMMARY OF REQUIREMENTS

	FTE	PERSONAL SERVICES	MATERIALS AND SERVICES	CAPITAL OUTLAY	TOTAL REQUIREMENT	LESS SERVICE REIMBURSEMENT	DIRECT REQUIREMENT
General Fund							
DJS Admin/Planning	9.92	\$ 425,537	\$ 320,300	\$ 11,450	\$ 757,287	\$ 49,206	\$ 708,081
Probation Services	27.00	1,039,703	78,635	6,300	1,124,638	113,128	1,011,510
Community Correct.	10.00	269,924	0	6,000	275,924	26,595	249,329
District Attorney	139.83	5,906,593	805,579	30,000	6,742,172	636,390	6,105,782
Medical Examiner	9.50	405,235	46,366	0	451,601	52,396	399,205
Family Services	9.50	397,089	22,886	5,000	424,975	42,845	382,130
Sheriff-Exec. Office	7.00	449,923	113,256	0	563,179	32,574	530,605
Sheriff-Enfr. Br.	125.00	6,452,981	1,143,678	25,000	7,621,659	504,114	7,117,545
Sheriff-Srvs. Br.	38.75	1,614,476	2,014,528	258,591	3,887,595	1,039,778	2,847,817
Sheriff-Corr. Br.	466.75	20,763,270	3,353,156	134,930	24,251,356	2,132,012	22,119,344
SUBTOTAL	843.25	\$37,724,731	\$ 7,898,384	\$ 477,271	\$46,100,386	\$4,629,038	\$41,471,348
Federal State Fund							
DJS Admin/Planning	0.00	\$ 28,239	\$ 10,459	\$ 1,200	\$ 39,898	\$ 6,915	\$ 32,983
Probation Services	4.00	154,329	37,898	0	192,227	35,455	156,772
Comm. Corrections	39.60	1,360,514	2,143,562	0	3,504,076	412,809	3,091,267
District Attorney	32.27	1,240,721	912,749	78,884	2,232,354	373,097	1,859,257
Sheriff Enfr. Br.	6.50	469,149	84,010	5,000	558,159	69,303	488,856
Sheriff Corr. Br.	5.00	214,567	62,981	0	277,548	41,218	236,330
SUBTOTAL	87.37	\$ 3,467,519	\$ 3,251,659	\$ 85,084	\$ 6,804,262	\$ 938,797	\$ 5,865,465
Emergency Communic Fund	0.00	0	200,000	0	200,000	0	200,000
General Operating Serial Levy	0.00	0	1,000,000	0	1,000,000	1,000,000	0
Inmate Welfare Fund	0.00	0	627,000	25,000	652,000	0	652,000
DEPARTMENT TOTAL	930.62	\$41,192,250	\$12,977,043	\$587,355	\$54,756,648	\$6,567,835	\$48,188,813

DEPARTMENT OF JUSTICE SERVICES Fiscal Year 1989-90 Structure



DEPARTMENT OF HUMAN SERVICES
HEALTH DIVISION

Manager: Billi Odegard

Agency 010

Organization 0600

10

th the purpose of general, whole-
ty of emergency medical services

100 0950 Corrections Health

MISSION

Minimize the County's liability by assuring compliance with national standards for health care services in jails.

OBJECTIVES

- Primary, emergency medical, dental and psychiatric care for persons in custody in County corrections facilities.
- Inpatient and outpatient hospitalization.

COSTS	1986-87	1987-88	1988-89	1989-90
FTE	31.14	36.35	36.80	38.02
PS	\$ 1,233,542	\$ 1,468,482	\$ 1,542,292	\$ 1,765,410
M&S	417,789	439,975	362,138	402,579
CO	9,594	2,662	6,000	36,300
TOTAL	\$ 1,660,925	\$ 1,911,119	\$ 1,910,430	\$ 2,204,289

Bill -

Call or return to Yolanda Reyes 246-3322

Bldg. 421 / 340 FL.

JE

DRAFT

MEMORANDUM

TO: Board of County Commissioners

FROM: Jim Emerson
Facilities and Property Management

DATE: August 18, 1989

SUBJECT: Multnomah County's Proposed Property Purchases in Downtown Portland

The purpose of this memo is to summarize those requirements and opportunities which have brought the County to the point of considering the purchase of two substantial buildings, and to suggest a timeline for action.

I. STRATEGIC DIRECTION

The chief requirement is to provide, per Oregon Statute, for additional courtrooms at the Courthouse, and to provide for more District Attorney space near the Courthouse. Both of these are facets of increasing concerns with Justice issues. Because the Courthouse, Portland Building, and Justice Center are all full, the County is left with the choice to lease some of Portland's most expensive space, or to purchase suitable property and relocate enough County functions out of the Courthouse and Portland Building to provide the needed space.

An additional requirement is to provide growth space for the Department of Human Services, which has outgrown the Gill Building by successfully enhancing or adopting social and health programs.

The proposed solution to both requirements meshes well with opportunities to improve the County's internal efficiency and its accessibility to the public by bringing the major portions of County management to one site from six, and by retaining DHS service functions near the Gill Building. All financial analyses have dealt only with facilities costs, but consolidation is expected to save time and money in mail, fleet, and other communications as well.

County Staff and Department Heads considered many ways to structure these solutions, ranging from massive new buildings to numerous small buildings which could be purchased, always comparing the options financially to the simple leasing of space as-needed. Six site areas were investigated, including three on the east side and three downtown.

After review by the Board of County Commissioners and considerable Department Heads ^{discussion} and ~~Division~~, the County focused on the downtown site areas, and elected to pursue the purchase of a 100 - 150,000 square-foot building for administrative consolidation, plus a smaller building as close as possible to the Gill Building for DHS expansion. This strategy is substantially cheaper than new building construction, so much so (given the right opportunity) that both can be purchased within the existing County budget.

The Multnomah County Five-Year Space Study (January 1989) contains additional information on the options considered and the needs to be met. In essence, the proposed strategy will cost slightly more than the base (lease) model for 10-12 years, then return increasingly large savings to the public in each year's budget. As illustrated on page 12 of the Space Study, there are very large savings after 20 years. We don't have to wait 20 years to enjoy the benefits of improved public and intra-County access; however, those benefits would start as soon as we move people into the facilities.

II. CURRENT PROPOSALS

To fulfill the requirements of the above strategy, Facilities and Property Management brings on behalf of the Capital Improvements Committee, two specific purchase proposals to the Board of County Commissioners.

1. Mead Building, for DHS Expansion.

This 68,000 sq. ft. building is at 421 S.W. Fifth Avenue, across the street from the Gill Building. A thorough search of the surrounding blocks uncovered no other available buildings in the appropriate size, price, and condition for DHS. The Mead Building is fundamentally sound and immediately occupiable, although it will require an estimated and approximate \$1 million over several years

to modify and upgrade it. That fact is reflected in its anticipated price of roughly \$2.5 million - a competitive figure for a sound 1/4-block property ~~on the bus mall in central~~ downtown.

DHS plans for the Mead Building involve relocating Aging Services Division there this year, Department management there next year, and Social Services Division there by 1995 (by which time the Gill Building would be entirely a Health Division building). For the first 3 - 4 years, tenant income pays for operating expenses. When SSD moves in, the remaining office tenants will be displaced, but the retail tenants will continue to defray a substantial portion of regular operating costs.

The ASD lease gives us the option to trade Edgefield Land for the building up to December 31, 1990. We can also buy the building outright. Financially, it is advantageous for the County to buy the building as soon as possible, before substantial lease payments have been made and before its market value rises. Early purchase also gives us control over space vacancies to be needed for DHS groups. We would like the Board to approve purchase of the Mead Building by October 1, 1989.

2. Duniway Center, for Administrative Consolidation

This 180,000 sq. ft. building is at 2525 SW First Avenue. After inquiring about 29 potential buildings in the downtown area, and touring 7 of them, we can honestly say that Duniway Center

represents a unique opportunity at this time. The key element is the apparently stable "long-term" (as leases go) tenant, who pays a substantial rent yet leaves enough of the building free for projected County needs. In essence, this allows us to buy and operate a building larger than our immediate need, yet have the full building size available long-term for our own needs or to continue generating revenue. The County anticipates occupying 105,000 sq. ft. of this building for the first 20 years. For comparison, if we built a new building on a site we own for the same net annual debt service, we could afford to build only 40,000 sq. ft. - far too little to achieve meaningful benefits of consolidation. The situation is substantially the same if we were to buy another building: the pre-war buildings need extensive mechanical and electrical rework, the post-war buildings are full of asbestos, and the newest buildings are unavailable or very expensive.

Duniway Center is only 7 years old so has neither of those problems. The owner is willing to trade it (in part) for Edgefield, and leaving the County with a "mere" (for this size and condition) \$9.4 million to come up with, plus roughly \$3.6 million to modify it for the intended County occupants. An important bonus is the 406 parking spaces which come with the building. Even though 268 of these are leased to the Prime Tenant, that still leaves more on-site parking than any available option in central downtown. In the long-term, we could use all of the spaces.

Duniway Center has a number of attractive features which do not individually make the case, but which together create a sense of utility and appropriateness that goes beyond the square footage fit and the budget benefit. The site is very identifiable and accessible by street and freeway, has multi-line bus access, on-site daycare with outdoor area, good ^{view}news through ample glass area, and a large plaza with fountain, appropriately shared with another governmental agency. That it lacks the transit and dining amenities of central downtown seems a minor flaw. The financial work done in support of this project has shown that the county cannot afford an ideal facility in central downtown.

The County's ability to trade for Duniway Center only lasts until September 14, 1989. To pay full cash price would cost extra millions in interest, reserve, and issue costs. Therefore, we ask the Board to approve purchase (by partial trade) of the Duniway Center before that date.

Please feel free to call if you would like to discuss any of these issues.

7691F/JE/lid

cc: Bill Farver

Hank Miggins

Paul Yarborough