

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 05-031

Approving the East County Justice Facility Work Group's Preliminary Planning Proposal

The Multnomah County Board of Commissioners Finds:

- a. In accordance with resolution 04-028, Commissioner Roberts convened the East County Justice Facility Work Group to continue the efforts of the Courthouse Blue Ribbon Steering Committee in detailing a proposal for an East County Justice Facility.
- b. The East County Justice Facility work group has met since April 2004 and completed a preliminary planning proposal in accordance with County procedures, FAC-1.
- c. The work group concurs with the Courthouse Blue Ribbon Steering Committee and is recommending the County move forward with the creation of an East County Justice Facility in Gresham.
- d. The work group's concept combines three County public service functions currently serving East County and provides potential for additional City of Gresham law enforcement space. It expands needed court services, provides functional space for the sheriff's enforcement unit, and combines three District Attorney spaces.
- e. The preliminary planning proposal clarifies the work group's concept and provides a proper foundation for the project.

The Multnomah County Board of Commissioners Resolves:

1. The hard work of the East County Justice Facility work group is commended.
2. The attached East County Justice Facility Preliminary Planning Proposal is approved.
3. Facilities and Property Management Division is directed to proceed with the creation of a Project Proposal in compliance with FAC-1 procedures and submit the Project Proposal to the Board for review no later than June 2005.

ADOPTED this 17th day of February, 2005.

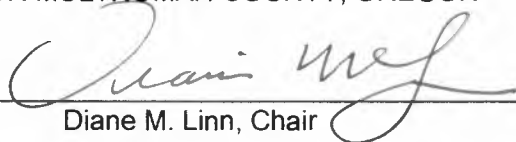


REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Assistant County Attorney

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair



Preliminary Planning Proposal

Prepared by:
East County Justice Facility Work Group
February 2005



Asset Management Section
Facilities & Property Management Division
Department of Business and Community Services
Multnomah County, Oregon

Introduction:

A 4 - 6 courtroom facility in East County is one of five courthouse recommendations presented to the County Board by the Courthouse Blue Ribbon Steering Committee in their January 2004 report. In March 2004, through resolution 04-028, the Board formed an East County Justice Facility Work Group to further explore the viability of that concept. The Work Group has met monthly for eight months to review the potential, analyze the possibilities, and provide the Board a recommendation in the form of a preliminary planning proposal.

A preliminary planning proposal is designed to be the first chapter of a three section planning report. The goal is to present for review the initial idea or concept for a project and define the requirements, scope, preliminary estimates, and potential funding strategies thought necessary to bring the project to fruition.

The important element to remember is that a preliminary planning proposal is the beginning of the planning process, not the end result. So this report will not deliver all the answers but hopefully will offer the Board of County Commissioners enough information to make a determination that the concept merits project consideration and grant approval to proceed to the next step in the planning process.

Recommendation:

The work group agrees with the Courthouse Blue Ribbon Steering Committee's five recommendations and further concludes that the first step toward the County's courthouse solution should be completion of an East County Justice Facility. Out of the five elements this action requires the smallest dollar commitment and would provide the momentum necessary to create support for the remaining courthouse elements.

The work group's deciding factor was that current public safety facilities serving East County are dilapidated, inefficient, and unable to meet current need. Which means the County has no choice but to expend money on facilities. The available options came down to two: Provide a short term bandage or create a beneficial long range solution.

Given government's responsibility it is better to address a new facility that has the potential to address numerous issues. An East County Justice Facility could solve immediate spatial needs and provide potential for future growth. It would combine complimentary functions under a single roof and move services out of expensive to maintain buildings and into more energy efficient space, a philosophy that aligns with the County's disposition plan by. It will take the pressure off the Historic Courthouse and provide an opportunity to create a backup facility that can serve as a hub in the event of a natural disaster. It also provides added benefits to the citizens in and around East County by increasing services and creating better access to public safety functions.



East County Justice Facility Work Group



Concept

Date:
February 2005

Rev Date:

Scale: N/A

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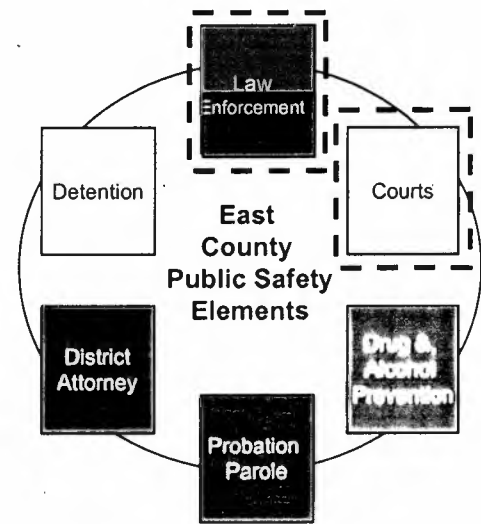


Functions:

The work group unanimously agreed that the primary focus for a Justice Facility must be to replace the current court facility in Gresham. But a new facility does not just create space, it interacts with and impacts all corresponding functions. A review of the public safety system in East County exposed a multi faceted public safety system composed of numerous functions and involving several jurisdictions.

The common goal of all factions is to provide an active independent community that makes residence feel safe and secure. And although financial needs exist in all the areas, four complimentary functions emerged as having dire spatial needs.

- The single courtroom in Gresham does not provide enough space to process the current case load. The courts are running both a day and evening docket in order to process over 39,000 cases a year. The court currently has a 280 case backlog of jury trials. The follow page reflects the effects a new facility would have on court services.
- The Sheriff's Law Enforcement Unit is currently providing patrol, detective, licensing and civil processing services out of the depilated Tier 3 Hansen Building. The Sheriff also provides security to the existing courtroom in Gresham and off site temporary holding 3 days a week within the City of Gresham.
- The City of Gresham Police Department conducted a space study in 2000 that reflects the overcrowded nature of their current facilities. Although their ultimate goal would be a new headquarters facility, there is potential for the patrol function to be combined with a new facility depending upon placement of the facility.
- The District Attorney's office currently has staff in 3 separate facilities within East County and could provide better services by combining functions with the courts and both law enforcement elements.



The work group is recommending that the three County functions be combined within a single public safety facility with the potential for the City element if applicable.

This recommendation fulfills both the goals for the project and the goals of the public safety system. But combining these functions provides more than just cost savings from sharing a building, program efficiencies and better service will result also.



East County Courthouse Services:

	CURRENT FACILITY	NEW FACILITY
Clerk Services		
	Filings None Payments Court Fines Traffic Fines	Filings Civil Court Pleadings Family/Elder Abuse Orders Abuse Prevention/Stalking Orders Payments Court Fines Traffic Fines Filing Fees
Case/Hearing Types (NON CUSTODY)	Small Claims Traffic Violations Non Custody Misdemeanors Community Court	Small Claims Traffic Violations Non Custody Misdemeanors Community Court Landlord/Tenant Limited Family
# of Cases	<i>2003 Actual</i> 146 Small Claims 35,540 Traffic Violations 3,965 Misdemeanors 280 Backlog Jury Trials	<i>Estimate (based on est for CY 2007)</i> 1000 Small Claims 40,994 Traffic Violations 4361 Misdemeanors 2,200 Landlord/Tenant 780 Limited Family (FAPA) 0 Backlog Jury Trials
Judicial Officials	(1) Day Official (1) Half-time Evening Official Traffic Violation Arraignments	(3) Day Officials At Opening (2) Misdemeanor Jury & Court Trials & Comm Ct (1) FAPA, Landlord/Tenant Small Claims, Traffic (1) Evening Official Traffic Violation Arraignments
# of Support Staff	<i>2004 Actual Support Staff</i> 6 Day 4 Evening	<i>Estimated Support Staff</i> 15 Day 6 Evening
# of Jurors	<i>Jurors pulled County Wide</i> <i>2004 Actual</i> 16-20 on Average (Currently Wednesday/Thursdays)	<i>Jurors pulled County Wide</i> <i>Estimate</i> 40 - 50 on Average Per Day (Jury Trials set Mon thru Thurs in two courtrooms)



Siting –

It might be best to start the siting section by answering the question; Why place the facility in Gresham versus else where in East County? And the answer is, the County is under a State mandate (Statute 3.014) to provide court services within the City limits of Gresham. So if the building houses court functions, as recommended, it has to be placed within Gresham.

The work groups process to date, summarized in the matrix on the following page, reflects five potential sites for the facility. The results meet the work group's policy direction of providing a list of possible sites as well as the goals the group set for the facility.

The work group spent the majority of their time on the siting portion of the proposal. A preliminary search of potential property along Tri-Met's frequent MAX and bus route #4 produced over thirty sites that meet the area requirement and preliminary information was gathered on all those sites. A list of twenty eight criteria was narrowed down to seven applicable categories which then produced the five sites listed on the matrix. The group heard extensive public comment on the siting issue and appreciated all the input.

But, again, it is important to note that this is just the initial planning step, not the final selection. For this proposal the work group is only directed to come up with a potential list of sites. They have received no approval to do detailed analysis or even to have discussions with property owners. So the information provided is potential only. If approved to take the concept to the next step, facilities staff will be able to conduct further real estate research to ascertain a truer picture of siting potential. Plus the last step of the planning process includes conducting the County's formal siting process through the Public Affairs Office.

The work group is recommending the County continue to work closely with the elected leaders and citizens of Gresham to ensure that if a facility becomes reality it will be placed in a proper location.



East County Facility Siting Matrix

Analytical Criteria	Meas on 2	PGE Property
Address	Within 1/8 mile	NE Burnside Drive & NE Hogan Road
Site Area (GSF)	4 Acres	10.30 Acres 448,668 Sq Ft
Current Use	Vacant, Reusable, Friendly	Utility Usage
Current Zoning	Existing Comt District Retail, or H-C)	Downtown Transit (DT)
Historic/Significant Designation	Designation	No registered designation
Land Acquisition Cost (2003 Tax Assessor RMV Estimate)	\$2 Million	Unknown
Transportation Mass Transit Availability	Within 800 feet 15 Minute Mini	Transit Stop = 2 Blocks

Subjective Criteria	Meas on 2	PGE Property
Neighborhood Compatibility		
Neighborhood Support		
Established Long Range Plans		
Private Development Potential		
Availability		
Visibility		
Practicality/Other		

East County Justice Facility Work Group



Estimates

Date:
February 2005

Rev Date:

Scale: N/A

Not to Exceed Cost Recommendation:

The next element in this phase of the planning process is to start considering the costs involved to complete the scope of work. Policy requests two of the broader more global methods of project costs. The first is a recommendation for a not to exceed cost per square foot. The other is a rough order of magnitude estimate. Both of these tools are meant to be a benchmark at this point in the planning process. As the planning process moves forward and more specific information is determined additional more detailed estimates will be defined and they could vary in magnitude.

The East County Justice Facility Work Group is recommending the County consider the following guidelines in regards to project costs associated with a new Justice Facility in Gresham:

Land Acquisition Estimate: **\$2 Million**

Design & Construction Cost Estimates:

Project cost per square foot = \$200.00

Rough Order of Magnitude Estimates ((Breakdowns Following))

Base Building:

56,000 sq ft building = \$11,033,400

Including Alternate #1

68,000 sq ft building = \$13,396,000



Preliminary ROM Cost Estimate:

68,000 Sq Ft Building with Alternate #1

Soft Costs:

Graphics/Reprographic Supplies	\$3,500
Printing Services	\$5,000
Delivery Services	\$5,000
Licenses/Permits	\$81,600
Land Use/Site Review	\$10,000
Design/Plan Review	\$20,000
System Development Chg	\$40,000
Appeals	\$2,000
Recording Fees	\$100
Misc. Testing	\$6,000
Miscellaneous	\$3,500
Special Inspections/Testing	\$65,000
Architectural Services	\$1,550,000
Construction Management	\$70,000
Management/Consulting Services	\$50,000
Other Construction Services	\$15,000
Misc. Material/Services	\$7,900
Leed Certification/Sustainability	\$350,000

Subtotal - Soft Costs

\$2,203,000

Hard Costs: (ROM)

Construction*	\$10,328,000
Courts 36,000 Sq Ft	\$5,400,000
Sheriff 20,000 Sq Ft	\$3,080,000
Police 12,000 Sq Ft	\$1,848,000
Additional Security Features/Equipment	\$250,000
1% for Art	\$145,000
F,F & E**	\$400,000

Subtotal - Hard Costs

\$11,123,000

TOTAL Building Estimate

\$13,326,000

5% Project Contingency

\$70,000.00

\$13,396,000

68,000 Sq Ft @ \$13,396,000 = \$197 per Sq Ft

*Assumes

CMGC for time saving potential
Concrete Tilt construction
Appreciate but not ornate finishes

**Assumed F,F & E for general space no Courts/Sheriff/Police Furnishings



Current Operating

Service
(Utilities, Actual

Hansen Building

Owned 36,820 GSF
Built 1956

0

Correctional Facility (MCCF)

Owned 24,450 GSF
Built 1939

60% Trans
40% Tra

Gresham District Court Building

Leased 6,200 GSF
Built 1953

Ops C
0

Op:

DA Support Enforcement

Leased 2,300 GSF
Built - Unknown

0

Gresham Neighborhood Building

Leased 200 GSF
Built

0

0

Transpbt Service

Proposed Operating:

Service
(rate)

New Justice Facility

66,000 Sq Ft.

0

0

Estimate Debt Service

Comparison:

Service
(Actual)

Multnomah County East (MCE)

Owned 87,572 GSF
Built 2001

72,145
+ Interest

East County Justice Facility Work Group



Funding

Date:
February 2005

Rev Date:

Scale: N/A

Funding Strategy:

With the current financial constraints facing Multnomah County the main interest in this report will undoubtedly be how it answers the basic funding question; How is this project getting paid for?

And there is no easy answer to that question. The work group struggled to find a strategy that would accomplish the stated financial goals which meant providing a funding strategy that did not increase taxes. So the normal routes of pursuing a General Obligation Bond or Certificate of Participation were out of the question.

In the end the work group is proposing the following funding strategy:

- Sell surplus County Property to fund base building
- Work with City of Gresham regarding funding participation
(Maximum \$2 Million for possible land acquisition)
- Continue addressing additional funding/partnership options

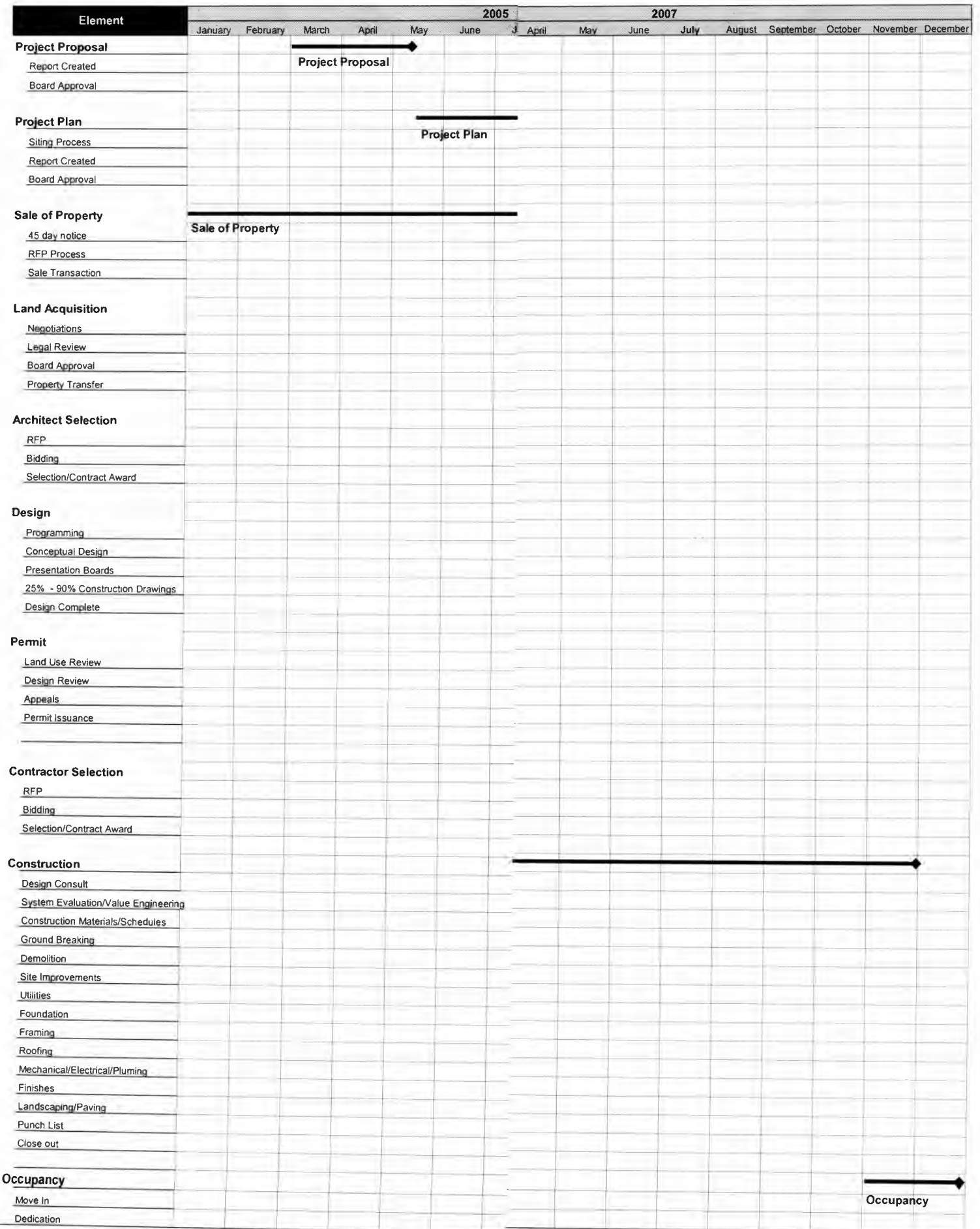
The work group took the basis of this strategy to the Board of County Commissioners in November 2004. Resolution 04-159 proposed an intent for three County properties to be declared surplus and requested the proceeds be earmarked for the Justice Facility. The Board offered their support for the strategy by approving the resolution.

Some concerns have been raised regarding surplus property funds being used for a new facility when there are other County issues needing funding such as Wapato. But there are two options here. Use one time funds from property sales to operate a facility such as Wapato for one year or create a facility that can be used for 25 years. In this case the work group is considering the long term benefit the County's best option.

The Gresham participation element has not been finalized. The City has stated that with their financial constraints, their only funding opportunity comes in the form of tax increment funding. Which means the City could possibly provide a site if the facility were to be placed within an urban renewal area. Both the work group and the Gresham City Council has decided to let the siting process decide where the facility should be placed not the funding strategy. So Gresham's participation in the funding strategy remains unanswered at this point in the process.

A full finalized capital funding plan is due during the project plan phase. At this point in the planning process the County is looking for a listing of potential funding sources substantial enough to cover the estimated costs. The following chart attempts to answer the preliminary capital funding question.





East County Justice Facility Work Group



Timeline

Date:
February 2005

Rev Date:

Scale: N/A

Schedule:

When considering any project it is important to answer the question: How long will it take? County procedure requests a basic schedule reflecting anticipated milestones, necessary occupancy dates, funding deadlines, or other vital elements. But in order to fulfill that request some assumptions have to be made to answer the question.

The timeline that follows is an attempt by the work group to reflect an optimistic view of the entire process needed to complete the project. It includes the theory that all elements will flow smoothly and there will be no time extensions for extenuating circumstances such as issues with land acquisition or surplus property disposition.

It is also important to remember that all the financial and schedule information included in this report will be analyzed, revised, and advanced during the next planning phase. The information included here is strictly preliminary and is meant to provide a basic overall perspective toward project completion.

Project Milestones =

Project Proposal

Project Plan

Funding Obtained

Land Acquisition

Design

Permit Issuance

Construction

Dedication

Optimistic Completion Date: December 31, 2007



East County Justice Facility Work Group



Next Step

Date:
February 2005

Rev Date:

Scale: N/A

Project Proposal:

With the main concept having been defined here in the preliminary planning proposal the focus now turns to the next step in the planning process, the project proposal. The project proposal will examine the projects viability by addressing the concepts feasibility; assessing all the risks; consider if there are additional options or alternatives; and further evolve the cost estimates and schedule.

The project proposal will:

- Be completed by Facilities and Property Management Division
- Take approximately two months to complete (Detailed schedule attached)
- Incorporate the use of consultants to review the estimate and schedule
- Receive board review and approval prior to proceeding to project plan

All expenses for the project proposal will be expended from the existing FY 2005 Facilities Administration Budget, Cost Center #902350.



Project Proposal Element	Responsibility	February		May 2005		Cost Estimate
		Week 4	Week 4	Week 1	Week 2	
Justification						
Refine Cost Estimates	FPM		Estimates			Staff Time
Consultant Scope of Work	FPM		Consultant			Staff Time
Bid & PO issued	FPM		PO Issued			Staff Time
General Cost Breakdown review	Consultant					\$2,500
Review Consultant Data	FPM/Consultant					Staff Time
Budget Impacts	FPM/Budget Office					Staff Time
Budget Breakdown	FPM/Budget Office					Staff Time
Create Report Section	FPM					Staff Time
Schedule						
Refine Project Schedule	FPM		Schedule			Staff Time
Consultant Scope of Work	FPM		Consultant			Staff Time
Bid & PO	FPM		PO Issued			\$3,000
Schedule Review	Consultant					Staff Time
Review Consultant Data	FPM/Consultant					Staff Time
Create Report Section	FPM					Staff Time
Alternatives:						
Options Exploration	FPM					Staff Time
Viability of not pursuing option	FPM					Staff Time
Consider Contracting Methods	FPM					Staff Time
Determine Policy Compliance	FPM					Staff Time
Create Report Section	FPM					
Risk Assessment						
Listing of Risks	FPM		Listing			Staff Time
Discussions on ranking	FPM/Depts					Staff Time
Recommendation	FPM					Staff Time
Create Report Section	FPM					Staff Time
Feasibility						
Weigh needs versus costs	FPM		Weigh Needs			Staff Time
Determine size of project team	FPM					Staff Time
Outline Project Team	FPM					Staff Time
Game Plan	FPM					Staff Time
Create Report Section	FPM					Staff Time
Next Steps						
Project Plan Timeline/Budget	FPM					Staff Time
Report Completed						
Sections Completed	FPM					Staff Time
50 Draft Copies Printed	FPM					\$500
Resolution & APR Created	FPM					Staff Time
Proposal Review						
Chair's Approval	Chair's Office					Staff Time
Executive Staff Presentation	District 4 & FPM					Staff Time
Board Presentation						
Board Staff Presentation	District 4 & FPM			Staff		Staff Time
File with Board Clerk	District 4			File Resolution		Staff Time
Board Presentation	District 4 & FPM				Board	Staff Time
Total Estimate						\$6,000

East County Justice Facility Work Group



Appendix

Date:
February 2005

Rev Date:

Scale: N/A

Capital Planning Process Overview

Projects subject to FAC-1 Administrative Procedure shall be developed with consideration to the following planning outline. With the extent to which projects differ, each planning process will vary slightly given the variations in the scale, scope, funding and timing elements inherent in individual projects.

STEP #1

Preliminary Planning Proposal

Responsible:

Sponsoring Department(s) &
Facilities & Property Management (F&PM)

Elements:

Follow outlined process

Elements:

Follow outlined process

Approval: (Required in Sequential Order)

- Sponsoring Department approves next phase estimate
- County wide Management reviews
- Chair approves plan
- The Sponsoring Department(s) and F&PM shall jointly prepare a resolution and present the Project Plan to the Board for approval.

Program Requirements:

- ☐ Define basic issue(s), concept, or idea
- ☐ Produce a specific statement regarding the overall goal to be accomplished. Statement should act as a guiding principle for the entire work.
- ☐ Create a listing of potential department or program functions/elements/features to be served, housed or impacted by the project.
- ☐ An initial evaluation of how project aligns with applicable County Plans and Strategies.

Project Scope:

- ☐ Explore available options for fulfilling goal.
- ☐ Provide overall conceptual view of building size, potential placement or siting locations, or other elements pertinent to an individual project.
- ☐ Generate a listing of potential project elements required for project completion.
(i.e. Demolition, Site Improvements, Landscaping, etc)

Estimates:

- ☐ Provide a recommendation for a not to exceed cost per square foot cost estimate with consideration for all project costs.
- ☐ Estimate a total project rough order of magnitude cost estimate rounded to nearest \$100,000.

Siting Plan:

- ☐ Produce a siting plan that includes:
 - o Evaluation analysis of potential sites with consideration to county-wide facilities needs, operational/facilities/program efficiencies with co-locations, program delivery, community betterment/impact, mass transit, zoning, and other applicable requirements.
- ☐ The Sponsoring Department(s) in collaboration with the Public Affairs Office will develop and implement a Siting Process that shall comply with Executive Order 264 and include:
 - o The process for completion of site selection for a particular County function.
 - o The public involvement process for site selection.
 - o Siting Plan to be approved by the Chair.
 - o Sponsoring Department shall implement Siting Process.

Operational Funding:

- ☐ The Sponsoring Department(s) will provide an Operational Funding Plan which includes a description of how the program(s) will be funded, complete with personnel costs, one-time and on-going operational expenses, and a description of the services the program provides.

Capital Funding:

- ☐ Finance office will provide a finalized Capital Funding Plan which describes timing and funding for the Capital Project.
- ☐ Initiate project into CIP budget and receive Budget Authority.

Next Phase Estimate:

- ☐ F&PM will develop a budget level cost estimate to complete the next phase, Design & Construction

Design &
Construction

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 04-159

Directing Funds from the Sale of the Hansen Building and Multnomah County Correctional Facility (MCCF) to Help Fund a Possible New East County Justice Facility

The Multnomah County Board of Commissioners Finds:

- a. Oregon Revised Statute 1.185 requires counties in which a circuit court is located to provide "suitable and sufficient courtrooms, office and jury rooms."
- b. Oregon Revised Statute 3.014(2) further requires Multnomah County to "provide facilities in the City of Gresham for a court judge to hold court . . .".
- c. The 2002 Multnomah County Courthouse Renovation Study by HOK Consulting and the 2003 Courthouse Recommendation by the Courthouse Blue Ribbon Steering Committee found the existing courthouse to be past its functional lifespan and insufficient to accommodate the County's court system. The groups recommend additional court facilities in East County as a key part to solving the County's inadequate courtroom facilities and overall public safety building dilemma.
- d. Resolution 04-028 created a work group chaired by Commissioner Lonnie Roberts. The work group is currently working toward completion of a detailed preliminary planning proposal which will contain project scope, site proposals, construction estimates, partnership potentials, and other pertinent details. The proposal will be presented to the Board no later than March 2005.
- e. The work group is also charged with creating a viable financing strategy for land acquisition, facility construction, and related costs.
- f. Resolution 02-032 directed Facilities and Property Management to work with the Chair's Office and the Multnomah County Sheriff's Office (MCSO) to:
 - 1) Develop a replacement strategy for the Hansen Building;
 - 2) Bring the strategy to the Board for approval; and
 - 3) Proceed with a phased sale and/or lease of the Hansen Building once suitable alternative Multnomah County Sheriff's Office facilities are identified and made ready.
- g. Since the passage of Resolution 02-032 suitable alternative MCSO facilities have not been identified nor made ready.
- h. It is in the interest of both the County and Sheriff's Office to explore the cost saving potential and the desirability of moving the Sheriff's enforcement operations now located at the Hansen Building into a new East County justice facility.
- i. The Multnomah County Correctional Facility (MCCF) is a County-owned property located in Troutdale that currently houses MCSO work crews that were formerly located at the Multnomah County Inverness Jail (MCIJ).

- j. There is sufficient bed capacity in the Multnomah County Jail System to house work crews from MCCF. Therefore, MCCF and other undeveloped Edgefield property should be considered for surplus disposition.

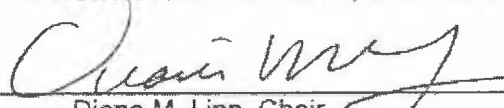
The Multnomah County Board of Commissioners Resolves:

1. It is the intent of the Board that funds from the sale of the Hansen Building be earmarked for use toward a new East County Justice Facility. Should MCCF and other Edgefield properties be declared surplus, it is the intent of the Board that the funds from the sale of those properties also be earmarked for use toward a new East County Justice Facility.
2. Following presentation and adoption of Commissioner Roberts' work group proposal, it is the intent of the Board that construction of an East County Justice Facility will be in full compliance with Administrative Procedure FAC-1.
3. If construction of the East County Justice Facility does not occur, the revenue from the Hansen Building sale shall be earmarked to create permanent facilities for MCSO law enforcement. As required by Administrative Procedure FIN-15, any alternative use of the proceeds must be authorized by the Board of County Commissioners.
4. Commissioner Lonnie Roberts shall present this Resolution to the work group so that these resources are considered as they finalize their preliminary planning proposal which will be brought back to the Board in compliance with Administrative Procedure FAC-1.

ADOPTED this day 4th of November, 2004.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Assistant County Attorney