



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
POLLY CASTERLINE •	District 4 •	248-5213
JANE McGARVIN •	Clerk •	248-3277

AGENDA OF
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
FOR THE WEEK OF
February 20 - 24, 1989

Monday, February 20, 1989 - HOLIDAY - OFFICES CLOSED

Tuesday, February 21, 1989 - 1:30 PM - Informal Meeting . . Page 2

Thursday, February 23, 1989 - 9:30 AM - Formal. Page 3

Tuesday, February 21, 1989 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL

1. Informal Review of Bids and Requests for Proposals:
 - a) Black Minority Alcohol and Drug Outpatient/Residential Services
2. Presentation of Report regarding the proposed Transfer of Ownership of Cable Services from Rogers Cablesystems, Multnomah East to KBL Cable, Inc. and parent KBLCOM Incorporated - Lee Moore and Julie Omelchuck (also includes discussion of item R-4 on formal agenda)
3. Legislative update if necessary - Fred Neal and Howard Klink
4. Informal Review of Formal Agenda of February 23

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

Thursday, February 23, 1989, 9:30 AM

Multnomah County Courthouse, Room 602

Formal Agenda

REGULAR AGENDA

BOARD OF COUNTY COMMISSIONERS

- R-1 In the matter of appointments to service fund planning groups for North and Northeast Portland: NORTHEAST PORTLAND SERVICE PLANNING GROUP: Angelina DeLaTorre (Juvenile Services Commission); Charles Ford (outreach contractor representative); Don Frazier (Children's Services Division); Mardell Taylor (Urban League); Lorenzo Poe (Juvenile Justice Division); Ed Blackburn (City of Portland Crime Prevention); Don Ballinger (United Way); Roy Pittman (Portland Parks Bureau). NORTH PORTLAND SERVICE FUND PLANNING GROUP: James Moore (Adult and Family Services); Judy Bird (Housing Authority of Portland); Dorothy Elmore (North Portland Police); Leslie Unthank (Portland Parks Bureau); Charles Ford (Outreach contractor representative); Diane Feldt (Youth Service Center); Vada Grimsrud (Crime Prevention); Jim Skelding (County Probation Services); Shirley Orr (Community Health Nurse); BJ Fogarty (Columbia Villa Tenant representative); Jim Bowles (Children's Services Division)

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-2 Budget Modification DES #12 making an appropriation transfer in the amount of \$90,550 from Tax Title Fund to General Fund, Facilities & Property Management (Tax Title), and making appropriations transfers within Materials & Services, Tax Title, in order to provide funds to do mandated appraisals and title searches required prior to sale, demolish three dangerous buildings, and provide for costs not previously incurred until transfer to Environmental Services
- R-3 In the matter of approving marketing of Edgefield Properties

DEPARTMENT OF GENERAL SERVICES

- R-4 Resolution in the Matter of Approving Transfer and Consent to Change in Control of Cable Company; and amendments to Cable Communications Service Franchise Agreement with Cablesystems Multnomah East (Agreement on Settlement of Certain Cable Franchise Obligations; Cable Franchise Consent and Guaranty Agreement) 89-25
- R-5 Resolution In the Matter of the Information Systems Development Plan for Multnomah County for 1989-90 89-26

DEPARTMENT OF HUMAN SERVICES

- R-6 Budget Modification DHS #36 reflecting additional revenues in the amount of \$7,334 from the Stewart B. McKinney Homeless Grant award received in State Amendment #18R, to Social Services, MED Operations and Contracts budgets
- R-7 Budget Modification DHS #38 reflecting additional revenues in the amount of \$2,316 from State Mental Health Grant and \$25,982 from Stewart B. McKinney Homeless Grant to Social Services, various line items, reflecting Amendment #28 to the State Mental Health Grant

BOARD OF COUNTY COMMISSIONERS

- R-8 In the matter of referring Vacation Petition #4973, for vacation of a public road a portion of Northeast 123rd Place, between NE Halsey and NE Wasco, to the Department of Environmental Services for investigation and report
- R-9 Budget Modification Nondepartmental #12 making an appropriation transfer in the amount of \$23,509 within Board of County Commissioners, District 3, moving unexpended funds from previous District 3 Commissioner to new District 3, and providing for two staff assistants
- R-10 Budget Modification Nondepartmental #16 making an appropriation transfer in the amount of \$759,234 from Department of General Services, County Counsel's Office, and \$10,882, Directors Office, Department of General Services, to Nondepartmental, Office of the Chair, reflecting transfer of County Counsel's Office

ORDINANCES - BOARD OF COMMISSIONERS

R-11 First Reading - An Ordinance establishing the Children's Task Force and the Great Start Committee

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

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

Friday, 6:00 P.M., Channel 27 for Rogers Multnomah East subscribers

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

0498C.41-45

SUPPLEMENTAL AGENDA

WEEK OF FEBRUARY 20-24, 1989

The following matter will be heard on Tuesday, February 21, 1989 at 1:30 PM in Special Board Meeting, and the action would be ratified on Thursday, February 23. In the event the Tuesday meeting is cancelled, it will be heard on Thursday, February 23, 1989 at 9:30 AM

Order in the matter of Declaring a Vacancy in the office of Multnomah County Commissioner, East District, and Calling an Election to Fill the Vacancy 89-23

SUPPLEMENTAL AGENDA

THURSDAY, FEBRUARY 23, 1988

9:00 a.m.

EXECUTIVE SESSION - for the purpose of reviewing Emergency Medical Services Litigation allowed under ORS 192.660(1)(h)

Regular Session -

Ratification of action taken at special meeting held Tuesday, February 21

BOARD OF COMMISSIONERS

123
5162

February 23, 1989

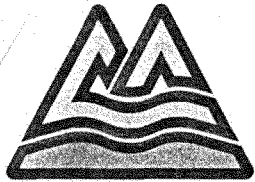
✓
In the matter of ratification of action taken
at Special Board Meeting held Tuesday,
February 21, 1989

)
)
)

Commissioner McCoy said that the two items approved at the Special Meeting were 1) Order in the matter of Declaring a Vacancy in the office of Multnomah County Commissioner, East District, and Calling an Election to Fill the Vacancy; and 2) Order in the matter of retaining the staff of Polly Casterline as temporary Board employees. This action is necessary in order to have the action effective longer than today.

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

ORDERED that the action approved at the Special Meeting held Tuesday, February 21, 1989, be ratified.



MULTNOMAH COUNTY OREGON

128
5/18/82

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
• District 4 • 248-5213
JANE MCGARVIN • Clerk • 248-3277

February 23, 1989

Ms. Gladys McCoy, Chair of the Board
1021 SW Fourth, Room 134
Portland, OR

Dear Ms. McCoy:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

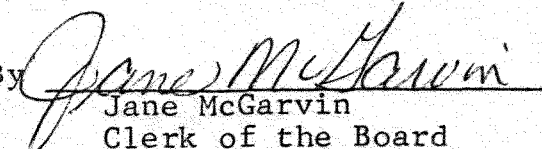
Proposal for supervision of East District staff)

George Casterline, husband of past Commissioner Polly Casterline, thanked the Board and staff for the many kindnesses extended to Polly during her illness, and added that she would have appreciated the fact the flag flew at half mast in her honor. He volunteered his services to supervise East District staff until the new Commissioner takes office without pay or other remuneration. He would not be "a voting commissioner" nor a candidate for the office; and recommended the Board not decide until it has had time to consider all aspects of the proposal.

The Board thanked Mr. Casterline, and said the proposal would be considered.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By 
Jane McGarvin
Clerk of the Board

jm
cc: Board of Commissioners

BOARDS & COMMISSIONS APPOINTMENTS

123-124
J162

February 23, 1989

✓

In the matter of appointments to service fund)
planning groups for North and Northeast Portland:)
NORTHEAST PORTLAND SERVICE PLANNING GROUP:)
Angelina DeLaTorre (Juvenile Services Commission))
Charles Ford (Outreach Contractor Representative))
Don Frazier (Children's Services Division);)
Mardell Taylor (Urban League); Lorenzo Poe (Juv-)
enile Justice Division); Ed Blackburn (City of)
Portland Crime Prevention); Don Ballinger (United)
Way); Roy Pittman (Portland Parks Bureau). NORTH)
PORTLAND SERVICE FUND PLANNING GROUP: James)
Moore (Adult and Family Services); Judy Bird)
(Housing Authority of Portland); Dorothy Elmore)
(North Portland Police); Leslie Unthank (Portland)
Parks Bureau); Charles Ford (Outreach contractor)
representative); Diane Feldt (Youth Service)
Center); Vada Grimsrud (Crime Prevention); Jim)
Skelding (County Probation Services); Shirley Orr)
(Community Health Nurse); BJ Fogarty (Columbia)
Villa Tenant representative); Jim Bowles (Child-)
ren's Services Division) R-1)

Commissioner Kafoury moved approval of the appointments,
duly seconded by Commissioner Bauman.

Commissioner Kafoury warned that there is one person on
this proposed list that might have a conflict of interest because
the organization represented will be seeking funding from the
Board. She requested that selection of appointments be made with
this reservation in mind in order to not create situations where the
appointee might be placed in a compromising position.

At this time, the motion was considered, and it is unani-
mously

ORDERED that said appointments be confirmed.

DATE SUBMITTED 2/16/89

(For Clerk's Use)
Meeting Date 2/23/89
Agenda No. R-1

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Appointments to Service Fund Planning Groups

Informal Only* _____
(Date)

Formal Only Thursday, Feb 23, 1989
(Date)

DEPARTMENT County Chair DIVISION _____

CONTACT Judy Boyer TELEPHONE 248-3308

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD _____

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

Appointments to service fund planning groups for North and Northeast Portland. See attached listing. Also attached is copy of Ordinance 598 which created planning groups.

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA _____

IMPACT:

☐ PERSONNEL

☐ FISCAL/BUDGETARY

☐ General Fund

☐ Other _____

RECEIVED
COUNTY COMMISSIONER
1989 FEB 16 AM 10:52
MULTI-NOMINAL COUNTY
OREGON

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Gladys McCarty

BUDGET / PERSONNEL _____

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

OTHER _____
(Purchasing, Facilities Management, etc.)

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

Appointments to Northeast Portland Service Fund Planning Group:

Angelina DeLaTorre -representative of Juvenile Services Commission
Charles Ford - outreach contractor representative
Don Frazier - representative of Children's Services Division
Mardell Taylor - representative of Urban League
Lorenzo Poe - representative of Juvenile Justice Division
Ed Blackburn - representative of City of Portland Crime Prevention
Don Ballinger - representative of United Way
Roy Pittman - representative of Portland Parks Bureau

Appointments to North Portland Service Fund Planning Group:

James Moore - representing Adult and Family Services
Judy Bird - representing Housing Authority of Portland
Dorothy Elmore - representing North Precinct Police
Leslie Unthank - representing Portland Parks Bureau
Charles Ford - outreach contractor representative
Diane Feldt - representing Youth Service Center
Vada Grimsrud - representing Crime Prevention
Jim Skelding - representing County Probation Services
Shirley Orr - Community Health Nurse
BJ Fogarty - Columbia Villa Tenant representative
Jim Bowles - representing Children's Services Division

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR THE COUNTY OF MULTNOMAH

ORDINANCE NO. 598

An ordinance establishing planning groups to make recommendations to the Board of County Commissioners regarding service needs, distribution and administration of the Youth Gang Service Funds for North and Northeast Portland.

Multnomah County ordains as follows:

Section I. Findings:

- A. The Board of County Commissioners funded two outreach teams to work with youth at risk of gang affiliation in the North and Northeast communities.
- B. Outreach efforts are likely to generate the need for additional services. As a result, the Board of County Commissioners also budgeted two service funds in order to increase needed services identified by the outreach teams and to leverage additional funds from other sources.
- C. The Board of County Commissioners placed the two service funds (\$25,000 each) in the Department of Human Services' Administrative budget and asked that planning teams be appointed to make recommendations on the use of these funds.

Section II: Membership of Planning Groups

- A. The County Chair will appoint and the Board of County Commissioners will approve a planning team for the Northeast community. The planning team shall consist of representatives of the Juvenile Services Commission, Northeast Coalition of Neighbors, Outreach Contractor, Department of Human Resources, Urban League, Juvenile Justice Division, N.E. Crime Prevention, United Way and the City of Portland Parks and Recreation Department.
- B. The County Chair shall appoint and the Board of County Commissioners shall approve a planning team for the North Portland community. The planning team shall consist of the Columbia Villa multiservice team, the outreach contractor and tenants of the Columbia Villa/Tamarack apartments. The multiservice team will include representatives of DHS, DJS, CSD, AFS, NYSC, N.E. Crime Prevention, H.A.P., City of Portland Parks and Recreation Department and Portland Police Bureau.

Section III: Charge to the planning groups

- A. Each planning group shall make recommendations to the Board of County Commissioners regarding service needs and distribution and administration of the Service Fund for each respective community.
- B. The planning groups are advisory to the Board of County Commissioners.
- C. Each set of recommendations shall be forwarded to the Board of County Commissioners two months after the outreach teams begin working.

Section IV: Staffing

- A. The Youth Program Office will provide staff support to the Northeast planning group including preparation of the recommendations for the Board of County Commissioner's consideration.
- B. The Department of Justice Services and the Department of Human Services will provide staff support to the North planning group including preparation of the recommendations for the Board of County Commissioner's consideration.

Section V. Adoption

This ordinance being necessary for the health, safety and general welfare of the people of Multnomah County shall take effect on the thirtieth (30th) day after its adoption, pursuant to Section 5.50 of the Charter of Multnomah County

Adopted this 22nd day of November 1988

(SEAL)

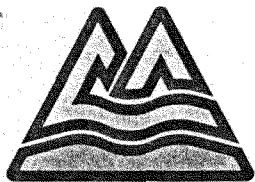
Board of County Commissioners
Multnomah County, Oregon,

By Caroline Miller
Caroline Miller
Multnomah County Vice Chair Pro Tem

Approved As To Form:

Laurence Kressel, County Counsel
For Multnomah County, Oregon

By Laurence Kressel
Laurence Kressel
County Counsel



MULTNOMAH COUNTY OREGON

124
J162

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
	District 4 •	248-5213
JANE McGARVIN •	Clerk •	248-3277

February 23, 1989

Mr. Paul Yarborough, Director
Department of Environmental Services
2115 SE Morrison
Portland, OR

Dear Mr. Yarborough:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

Request of the Director of Environmental Services)
for approval of Budget Modification DES #12 mak-)
ing an appropriation transfer in the amount of)
\$90,550 from Tax Title Fund to General Fund,)
Facilities & Property Management (Tax Title), and)
making appropriations transfers within Materials)
& Services, Tax Title, in order to provide funds)
to do mandated appraisals and title searches re-)
quired prior to sale, demolish three dangerous)
buildings, and provide for costs not previously)
incurred until transfer to Environmental Services) R-2

Commissioner Kafoury explained this action will allow the County to demolish three dangerous buildings, and that there is no impact on the General Fund because the monies will come from the Tax Title Fund. She moved, duly seconded by Commissioner Bauman, and it is unanimously

ORDERED that said request be approved, and budget modification be implemented.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Jane McGarvin
Jane McGarvin
Clerk of the Board

jm
cc: Budget
Finance
Facilities & Property Management
Tax Title

BUDGET MODIFICATION NO. DES #12

FEB 13 1989

FEB 03 Rec'd

FEB 01 Rec'd

(For Clerk's Use) Meeting Date 2-23-89
Agenda No. R-2

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR _____

(Date)

DEPARTMENT Environmental Services

DIVISION Facilities and Property Management

CONTACT Larry Baxter

TELEPHONE 248-3590

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD Larry Baxter

SUGGESTED

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

Increased Costs for Maintenance and Sale of Tax Acquired Property

(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.)

☐ PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

Increase General Fund Budget to provide funds to do mandated appraisals and title searches required prior to sale, to demolish three dangerous buildings, and to provide for costs not previously incurred until transfer to Environmental Services.

The money comes from the Tax Title Fund.

To Budget
3/1/89

MULTNOMAH COUNTY
OREGON

1989 FEB 14 PM 3:30

BOARD OF
COUNTY COMMISSIONERS

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

Revenue being changed is County's share, approximately 13%, of the distribution of the Tax Title Fund, \$11,800.00.

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

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

After this modification

\$ _____

Originated By

Date

Department Director

Date

Finance/Budget

Date

Employee Relations

Date

Board Approval

Date

EXPENDITURE
TRANSACTION EB []

GM [] TRANSACTION DATE

ACCOUNTING PERIOD

BUDGET FY_

Document
Number

Action Func

Agency Organization

Reporting Category

Object

Current
Amount

Revised
Amount

Change
Increase
(Decrease)

Sub-
Total

Description

[illegible]

TOTAL EXPENDITURE CHANGE

TOTAL EXPENDITURE CHANGE

REVENUE
TRANSACTION RB []

GM [] TRANSACTION DATE_

ACCOUNTING PERIOD

BUDGET FY_

Document
Number

Action Fund

Agency Organization A

[illegible]

**Current
Amount**

Revised
Amount

Change
Increase
(Decrease)

Sub-Total

Description

[illegible]

TOTAL REVENUE CHANGE

TOTAL REVENUE CHANGE

2/23/89

RECEIVED FROM JANE MCGARVIN

CLERK, BOARD OF COUNTY COMMISSIONERS • MULTNOMAH COUNTY, OREGON

BUDGET

BUDGET MODIFICATION DES #12 APPROVED.

R-2



BOARD OF
COUNTY COMMISSIONERS

1989 MAR 28 PM 2:14

MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON

124-125
J162

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
	District 4	• 248-5213
JANE MCGARVIN •	Clerk	• 248-3277

February 23, 1989

Mr. Paul Yarborough, Director
Department of Environmental Services
2115 SE Morrison
Portland, OR

Dear Mr. Yarborough:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

In the matter of approving marketing of Edgefield)
Properties R-3)

F. Wayne George, Facilities Management Director, explained that Commissioner Bauman had requested a timeline be requested for approval of a demolition permit for Edgefield Manor when the proposal for establishing a joint Edgefield Marketing Task Force with the City of Troutdale is submitted to the Troutdale City Council; but added the matter may not be heard before May 1989, and there is no guarantee the Council will approve the proposal. Therefore, determining a deadline would be most difficult at this time.

Commissioner Kafoury said she is concerned about the County, waiting a year to complete a marketing effort without having a commitment that a demolition permit will be provided if there is no sale of the property.

Mr. George said that he intends to submit the proposal to the City of Troutdale for action, but that they have the option of not accepting the proposal; and added that if the proposal is accepted, the Council would have to provide a permit on the termination date chosen.

Commissioner Kafoury asked if the Board is required to accept any offer for the Edgefield Property even though it might not be what the Board feels is reasonable.

Mr. George said that the Board has the final authority for sale of the property, and that until the Board approves an offer, the property would not be sold.

John DuBay, Assistant County Counsel, advised that the intent is to market the property with Edgefield Manor on it, but any sale conditions would be determined by the Board. If a buyer is found who wants the property without the Manor, demolition would be necessary. It is hoped that the City of Troutdale will have accepted the proposed marketing proposal by that time, and will issue the permit for demolition as agreed.

Commissioner Kafoury moved, duly seconded by Commissioner Bauman, that the above-entitled matter be approved.

Louise Weidlich, 7720 SW Capitol Hill Rd., read a statement and excerpts taken from a letter she presented to the Portland City Council on February 9, 1988 in which she voiced objections to the demolition of Edgefield Manor, and then suggested other uses for buildings.

Commissioner McCoy said that the County has done all it can for the property, and now the Board wishes to sell the property. However, the matter today, before the Board, is to attempt an agreement with the City of Troutdale to further the sale of the property.

Commissioner Kafoury asked whether the plan is to heat the building during the selling period.

Mr. George replied the Option II plan was to spend \$54,000 the first year, and \$47,000 per year thereafter for maintenance, but that buildings will be maintained at present levels until the property is sold or the Manor demolished.

Robert Burrows, 1607 SW Montgomery, explained that he had addressed the Board in the past as President of East Multnomah County Economic Development Commission, but today was testifying as an informed, professional, citizen who recommends the Manor be demolished. He further explained that he feels the Manor is a detriment to the sale of the property; and recommended County first determine 1) how road issues will impact the property, 2) determine what happens to Edgefield Children's Center and the Janis Home since they hold a fifteen year lease; and 3) determine the expectations for Multnomah County Corrections facilities before attempting to market the property. There is no definable property to sell, in his opinion, until these processes are complete. Policy decisions need to be made before the property can be placed on the market, i.e., what price will be asked; what property is being considered; terms to be offered; what risks will the County take to sell; how are the funds obtained from the sale to be used; how will the County participate in joint marketing; and will the County join hands with the Port of Portland and/or City of Troutdale in the marketing of industrial lands adjoining the property. He suggested that it is futile to try to market the property before these decisions are made.

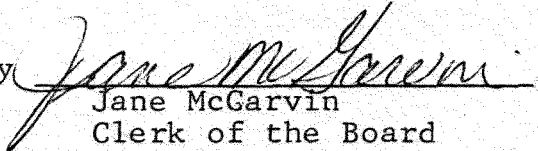
Commissioner McCoy explained there is an attempt now in motion to approach the City of Troutdale for a commitment to work together on a Committee with the hope of concurrence on issues he just discussed; however the City of Troutdale holds the cards at present. She added issues will be discussed in the proposed Task Force Committee.

At this time, the motion was considered, and it is unanimously

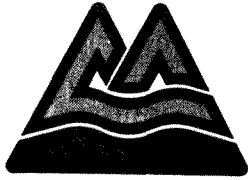
ORDERED that said Recommendation for Marketing of the Edgefield property be approved.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By 
Jane McGarvin
Clerk of the Board

jm
cc: Facilities & Property Management
County Counsel



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF FACILITIES AND
PROPERTY MANAGEMENT
2505 S.E. 11TH AVENUE
PORTLAND, OREGON 97202
(503) 248-3322

GLADYS McCOY
MULTNOMAH COUNTY CHAIR

MEMORANDUM

TO: Gladys McCoy, County Chair
Pauline Anderson, Commissioner
Rick Bauman, Commissioner
Polly Casterline, Commissioner
Gretchen Kafoury, Commissioner

FROM: Paul Yarborough, Director, Department of Environmental Services
F. Wayne George, Director, Facilities & Property Management

DATE: February 15, 1989

RE: FUTURE OF EDGEFIELD MANOR

FWG
py

By now, you've had a chance to peruse the Edgefield Manor Supplemental ESEE Analysis prepared by Cogan Sharp Cogan. The report is thorough and unbiased. Cogan Sharp Cogan used very qualified consultants: Andrews Architects, who have a background of preserving historical structures; Kohler/Morrison, experts in historical structures, to evaluate the historic significance of the Manor; and Hobson Associates, who prepared an economic analysis of the Manor site, including a cost benefit analysis.

Since the closure of Edgefield Manor in 1982, Multnomah County Facilities & Property Management has been providing bandaid maintenance only to the Manor. With the number of facilities Multnomah County has to maintain and provide utilities for, it's no secret that providing maintenance funds for Edgefield Manor has been done on an as-needed emergency maintenance approach. We've attempted to keep vandals out of the building, using a fence at one time, boarding up the first floor and basement windows, and now in its current condition, which has all the windows on all four floors boarded up, plus the inclusion of a motion detection alarm system. Vandals continue to pry off plywood covered windows and the net result is that Troutdale City Police respond to the alarm when activated. Chief Collier from the Troutdale City Police has reported that since the installation of the intrusion alarm system, there have been fewer instances of illegal entry, but nevertheless, the building attracts trespassers and an occasional entrance is still being reported. I've recently sent you some information on cult activity which allegedly is taking place in the building and that may or may not be a factor to be considered when contemplating the future of the building.

Memorandum / Gladys McCoy

Page 2

February 15, 1989

Cogan Sharp Cogan and their consultants have recommended three options regarding the future of Edgefield Manor. After meeting with John DuBay from County Counsel, and Paul Yarborough, Department of Environmental Services Director, we have agreed to recommend Cogan Sharp Cogan's option number three to the Board of County Commissioners for approval. That recommendation is to "form a joint Troutdale/Multnomah County Task Force, retain a broker and aggressively market the property for one year. If no buyer willing to retain the Manor building can be found within that period of time, demolish the building." To further explain, we think a Task Force of five individuals, two representing Troutdale, two representing Multnomah County, and one whose assistance we'll request from PDC will make up the committee. That committee will, in turn, develop a request for proposal to contract with a broker to market the property. There are many details that could be discussed regarding the brokerage of the property; e.g., advertising, international brokering, etc., but we feel that the committee should develop its own issues and agenda with final approval from the Board of County Commissioners.

We feel that option number two, spending \$54,000 for the first year's maintenance and start up cost, is not a prudent use of maintenance funds, nor do we think that spending \$48,000 a year to heat an empty building is prudent. Therefore, we consider this, our recommended option, to be a fair and viable alternative to immediate demolition of the building.

If you have any comments or questions, please do not hesitate to contact me.

FWG:CLS

cc: John DuBay, County Counsel
Cogan Sharp Cogan
Chief Brent Collier, Troutdale City Police
Pam Christian, City Administrator, Troutdale
Chuck Wolsborn, President, Troutdale Planning

BOARD OF
COUNTY COMMISSIONERS
1989 FEB 23 AM 10:00
MULTNOMAH COUNTY
OREGON

Neighborhoods Protective Association
P.O.Box 19224, Portland, Oregon 97219

February 23, 1989
President's Day
was Monday

Chairperson Gladys McCoy
Members, Multnomah County Commission
Multnomah County Court House
1021 S.W. 4th St.
Portland, Oregon

Dear Chair-McCoy, Commissioner Anderson, Commissioner Kafoury,
and Commissioner Bauman,

Our prayers are with you all at the passing of Commissioner Polly Casterline. Your remarks included in the Oregonian article in her arbmuary, Chair McCoy expressed it well, regarding her caring for her constituents, as you do too!

Today, however I am here in regard to Edgefield Manor in Troutdale. We wish to express support for repairing Edgefield Manor. I have here a letter given to the Jail Siting Committee, c/o Mike Lindberg Committee Member. I would like to read from this letter, since it includes remarks regarding Edgefield Manor.

What about using "Alternative Community Service" people to help repair Edgefield Manor? We have heard that drunk drivers, for instance are sometimes skilled tradesmen, and could be utilized. There might be an untaped reservoir, representing thousands of community service hours, plus saving the county money! What about a task force to study the feasibility of such a program? We understand that the District Attorney's office makes the recommendations and then the judges make the final determination. How many of these community service hours are actually fulfilled? In talking to Susan Kaeser she said that about 5,000 people go through the program in a year, representing 130,000 hours.

WE STRONGLY OPPOSE F. Wayne George's recommendation in regard to selling Edgefield Manor.

Here is another sheet that could be addressed as an issue at another time in regard to pornography as a major cause in creating the need for more prison space. This has been highlighted recently in the final words of Ted Bundy before his execution. He blamed pornography as the basic cause of his killings. In my letter in regard to jail siting, I mentioned Cincinnati, Ohio cut crime 83% in five years by banning "adult bookstores," etc.

Thank you for your consideration in this matter. We hope that no decision will be made at this time with two commissioners absent.

Earnestly yours,

Louise Weidlich
(Mrs.) Louise Weidlich, Director

Abraham Lincoln Said It . . .

BOARD OF
COUNTY COMMISSIONERS

1989 FEB 23 AM 10:00

MULTNOMAH COUNTY
OREGON

YOU CANNOT

bring about prosperity by discouraging thrift

YOU CANNOT

strengthen the weak by weakening the strong

YOU CANNOT

help the wage earner by pulling down the wage payer

YOU CANNOT

further brotherhood by encouraging class hatred

YOU CANNOT

help the poor by discouraging the rich

YOU CANNOT

establish sound security by spending more than you earn

YOU CANNOT

build character and courage by taking away mans
initiative and independence

YOU CANNOT

help men permanently by doing for them what
they could and should do for themselves

THE LINCOLN YEAR BOOK

Containing Immortal Words
of Abraham Lincoln

Copyright by J. T. HOBSON
1907

JANUARY 28.

The nation and kingdom that will not serve thee shall perish.

Isaiah 60:12.

When our land is illumined with Liberty's smile,
If a foe from within strike a blow at her glory,
Down, down with the traitor that dares to defile
The flag of her stars and the page of her story!
By the millions unchained who our birthright have gained,
We will keep her bright blazon forever unstained!
—Francis Scott Key.

Shot by John Wilkes Booth, April 14, 1865.
Died April 15, 1865.
Buried at Springfield, Illinois, May 3, 1865.

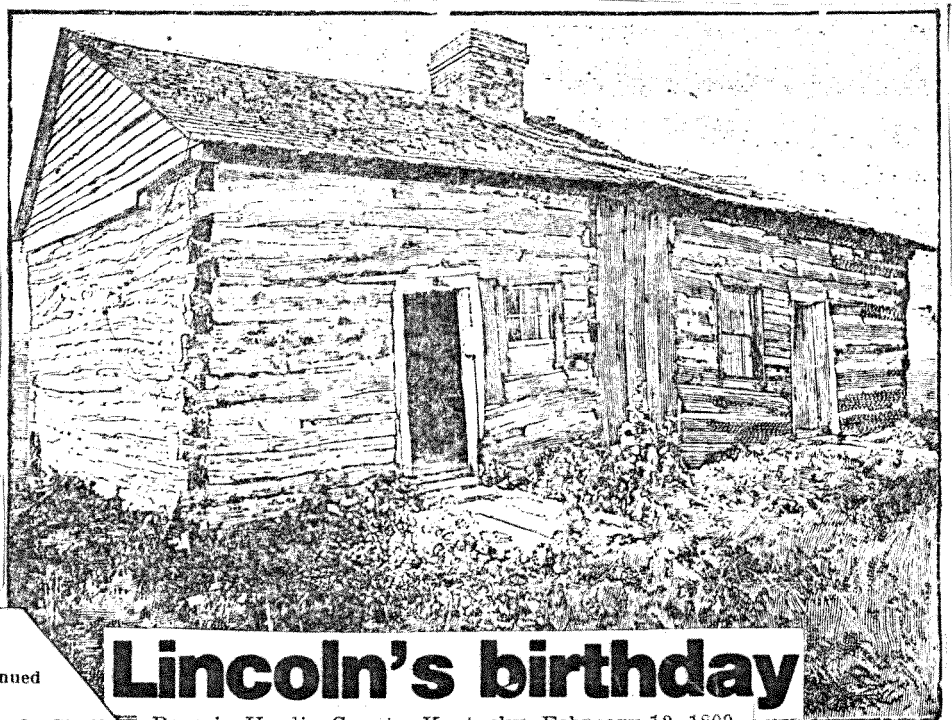
The Approach of Danger.

(Extract from the Springfield address in 1838. Continued
from preceding page.)

At what point shall we expect the approach of danger? Shall we expect some transatlantic military giant to step the ocean and crush us at a blow? Never! All the armies of Europe, Asia, and Africa combined, with all the treasures of the earth (our own excepted) in their military chest, with a Bonaparte for a commander, could not, by force, take a drink from the Ohio, or make a track on the Blue Ridge, in a trial of a thousand years. At what point, then, is this approach of danger to be expected? I answer: If it ever reaches us, it must spring up amongst us. It cannot come from abroad. If destruction be our lot, we must ourselves be its author and finisher. As a nation of freemen, we must live through all time or die by suicide.

36

Neighborhoods Protective Association
P.O.Box 19224, Portland, Oregon 97219



Lincoln's birthday

Born in Hardin County, Kentucky, February 12, 1809.

Log Cabin in which Abraham Lincoln Lived



"My great concern is not
whether God is on our side;
my great concern is to be on
God's side."

— Abraham Lincoln

2/23/89

R-3

February 9, 1988

PUBLIC HEARING: Prison siting. LEAST COST

1. Edgefield Manor
2. U.S. VETERANS HOSPITAL (Old one)
3. Rajneesh-Purem property or similar in country.
4. Oppose Regional Jail concept-5 in Oregon).

Jail Siting Committee
c/o Mike Lindberg, Committee member
Portland City Hall
1220 S.W. 5th Street
Portland, Oregon 97204

Dear Members of the Jail Siting Committee, and Governor Goldschmidt:

Violence, robbery, murder, and other behaviour requires some drastic measures to protect society. Prisons is part of that system, showing the result of a lack of respect for human rights and private property rights. Those who break reasonable laws should be given a trial-by-jury with justice prevailing.

Those who break the law, however, should not be an economic burden on those who work and abide by the law. The fairly recent statistics that show that a prisoner costs the taxpayer approximately \$27,000 a year is WRONG. The system that perpetuates it is WRONG!

PRISONERS SHOULD NOT BE AN ECONOMIC BURDEN ON THE TAXPAYERS, but should be self-sufficient, such as the prison-farm, or work farm concept. Also, they should be working for the state of Oregon, such as in making state license plates, in growing their own produce, canning or freezing their own food, working in the kitchens, digging ditches, scrubbing floors, and generally being useful. NO TELEVISION, except maybe a few hours in the evening.

EDGEFIELD MANOR, the old poor farm in Troutdale is on 300 Acres owned by Multnomah County that could be refurbished by the prisoners themselves, or....The Rajneesh-Purem property in eastern Oregon should be used. After all, do they not owe the state money anyway??

The VETERANS HOSPITAL could be converted into a prison, with a parking lot at the foot of the hill and a shuttle bus system. It is already built, and if not used will be destroyed by demolition!!! WHAT A WASTE!

There should be a study made of this possibility. The Ten Pillars of Economic Wisdom support such a concept; the 2nd pillar: "Government is never a source of goods, Everything produced is produced by the people, and everything that government gives to the people, it must first take from the people." Let me read the 3rd one, attached below.

Building 25 at the Veterans Hospital is not as old as the rest of the buildings. In fact I worked there as an Occupational Therapist for 9 years when tuberculosis was still a serious illness, before penicillin! It is a beautiful building, with larger rooms than in the new building, so I am told!

A group called Decency Through Law, and others got Cincinnati, Ohio to close down the X-rated movies, and closed pornography stores, removing pornography magazines, etc.. Guess what? THE CRIME RATE WENT DOWN 83% in 5 years!! Why not try it?

Please give these consideration. Earnestly, *Louise Weidlich*
(Ms. Louise Weidlich, Director

Published by:

THE AMERICAN ECONOMIC FOUNDATION
51 East 42 Street • New York, N.Y. 10017



Economic ignorance and failure to exercise the responsibilities of citizenship will weaken and ultimately destroy those individual freedoms and opportunities which are the historic pillars of our representative Constitutional Republic.

Economic ignorance is the Achilles' heel of self-government. It's the reason why economic freedom—which in our country has already delivered what Marxism can only promise—is threatened by the increased acceptance of sophisticated fallacies which most people are unable to analyze and expose. This dangerous condition can only be righted by education that does expose these fallacies.

1) Nothing in our material world can come from nowhere or go nowhere, nor can it be free: everything in our economic life has a source, a destination and a cost that must be paid.

2) Government is never a source of goods. Everything produced is produced by the people, and everything that government gives to the people, it must first take from the people.

3) The only valuable money that government has to spend is that money taxed or borrowed out of the people's earnings. When government decides to spend more than it has thus received, that extra unearned money is created out of thin air through the banks, and, when spent, takes on value only by reducing the value of all money, savings and insurance.

inflation

DATE SUBMITTED _____

(For Clerk's Use)

Meeting Date 2/23/89

Agenda No. R-3

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: EDGEFIELD FARM PROPERTY MARKETING

Informal Only* 2/21/89
(Date)

Formal Only 2/23/89
(Date)

DEPARTMENT Environmental Services DIVISION Facilities Management

CONTACT F. Wayne George TELEPHONE 248-3322

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD F. Wayne George/Paul Yarborough

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

Request approval of recommendation regarding marketing of Edgefield Properties.

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 30 MIN

IMPACT:

PERSONNEL

☐ FISCAL/BUDGETARY

☐ General Fund

Other _____

SIGNATURES:

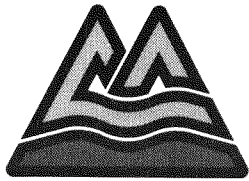
DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Paul Yarborough

BUDGET / PERSONNEL /

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

OTHER F. Wayne George
(Purchasing, Facilities Management, etc.)

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



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF FACILITIES AND
PROPERTY MANAGEMENT
2505 S.E. 11TH AVENUE
PORTLAND, OREGON 97202
(503) 248-3322

GLADYS MCCOY
MULTNOMAH COUNTY CHAIR

MEMORANDUM

TO: Gladys McCoy, County Chair
Pauline Anderson, Commissioner
Rick Bauman, Commissioner
Polly Casterline, Commissioner
Gretchen Kafoury, Commissioner

FROM: Paul Yarborough, Director, Department of Environmental Services
F. Wayne George, Director, Facilities & Property Management

DATE: February 15, 1989

RE: FUTURE OF EDGEFIELD MANOR

1989 FEB 17 PM 1:53
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON

[Handwritten signature]
[Handwritten initials]

By now, you've had a chance to peruse the Edgefield Manor Supplemental ESEE Analysis prepared by Cogan Sharp Cogan. The report is thorough and unbiased. Cogan Sharp Cogan used very qualified consultants: Andrews Architects, who have a background of preserving historical structures; Kohler/Morrison, experts in historical structures, to evaluate the historic significance of the Manor; and Hobson Associates, who prepared an economic analysis of the Manor site, including a cost benefit analysis.

Since the closure of Edgefield Manor in 1982, Multnomah County Facilities & Property Management has been providing bandaaid maintenance only to the Manor. With the number of facilities Multnomah County has to maintain and provide utilities for, it's no secret that providing maintenance funds for Edgefield Manor has been done on an as-needed emergency maintenance approach. We've attempted to keep vandals out of the building, using a fence at one time, boarding up the first floor and basement windows, and now in its current condition, which has all the windows on all four floors boarded up, plus the inclusion of a motion detection alarm system. Vandals continue to pry off plywood covered windows and the net result is that Troutdale City Police respond to the alarm when activated. Chief Collier from the Troutdale City Police has reported that since the installation of the intrusion alarm system, there have been fewer instances of illegal entry, but nevertheless, the building attracts trespassers and an occasional entrance is still being reported. I've recently sent you some information on cult activity which allegedly is taking place in the building and that may or may not be a factor to be considered when contemplating the future of the building.

Cogan Sharp Cogan and their consultants have recommended three options regarding the future of Edgefield Manor. After meeting with John DuBay from County Counsel, and Paul Yarborough, Department of Environmental Services Director, we have agreed to recommend Cogan Sharp Cogan's option number three to the Board of County Commissioners for approval. That recommendation is to "form a joint Troutdale/Multnomah County Task Force, retain a broker and aggressively market the property for one year. If no buyer willing to retain the Manor building can be found within that period of time, demolish the building." To further explain, we think a Task Force of five individuals, two representing Troutdale, two representing Multnomah County, and one whose assistance we'll request from PDC will make up the committee. That committee will, in turn, develop a request for proposal to contract with a broker to market the property. There are many details that could be discussed regarding the brokerage of the property; e.g., advertising, international brokering, etc., but we feel that the committee should develop its own issues and agenda with final approval from the Board of County Commissioners.

We feel that option number two, spending \$54,000 for the first year's maintenance and start up cost, is not a prudent use of maintenance funds, nor do we think that spending \$48,000 a year to heat an empty building is prudent. Therefore, we consider this, our recommended option, to be a fair and viable alternative to immediate demolition of the building.

If you have any comments or questions, please do not hesitate to contact me.

FWG:CLS

cc: John DuBay, County Counsel
Cogan Sharp Cogan
Chief Brent Collier, Troutdale City Police
Pam Christian, City Administrator, Troutdale
Chuck Wolsborn, President, Troutdale Planning

DATE SUBMITTED _____

(For Clerk's Use)

Meeting Date _____

Agenda No. _____

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: EDGEFIELD FARM PROPERTY MARKETING

Informal Only* 2/21/89
(Date)

Formal Only _____
(Date)

DEPARTMENT Environmental Services

DIVISION Facilities Management

CONTACT F. Wayne George

TELEPHONE 248-3322

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD F. Wayne George/Paul Yarborough

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

Request approval of recommendation regarding marketing of Edgefield Properties.

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA

30 min

IMPACT:

PERSONNEL

☐ FISCAL/BUDGETARY

☐ General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER:

Paul Yarborough ^{File}

BUDGET / PERSONNEL

/

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts)

OTHER

F. Wayne George

(Purchasing, Facilities Management, etc.)

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

**EDGEFIELD MANOR
SUPPLEMENTAL ESEE ANALYSIS**

PREPARED FOR MULTNOMAH COUNTY

FEBRUARY, 1989

**COGAN
SHARPE
COGAN**

BOARD OF
COUNTY COMMISSIONERS
1989 FEB 17 PM 2:30
MULTNOMAH COUNTY
OREGON

Edgefield Manor
Supplemental ESEE Analysis

Prepared for Multnomah County

February, 1989

Prepared by:

Topaz Faulkner, Cogan Sharpe Cogan
Jim Owens, Cogan Sharpe Cogan
Martha Andrews, Andrews Architects
Christine Herman, Hobson & Associates
Jane Morrison, Koler/Morrison

TABLE OF CONTENTS

EXECUTIVE SUMMARY

SECTION ONE

- Introduction
- Methodology
- Conclusions
- Recommendations

SECTION TWO

- Historic Significance
- Architectural Evaluation
- Economic Analysis

SECTION THREE

- Findings

SECTION FOUR

- Photographs

SECTION FIVE

- Appendix

EXECUTIVE SUMMARY

In January, 1987, the City of Troutdale commissioned a study of the Edgefield Manor site, including an Economic, Social, Environmental and Energy (ESEE) analysis. The resulting document became the basis for deliberations by the City on the designation of the site as an historic resource.

A preliminary review by Multnomah County found the 1987 ESEE analysis to be incomplete in a number of areas. Cogan Sharpe Cogan was retained by Multnomah County, owner of the Edgefield site, to prepare a supplement to the City's ESEE analysis. Cogan Sharpe Cogan organized a team of specialists to perform the analysis tasks.

Koler/Morrison, Historic Preservation and Planning Consultants, evaluated the historic significance of the Manor and its attendant buildings, with particular emphasis on the relative historic significance in the Troutdale area.

Andrews Architects developed a detailed architectural evaluation and estimate of renovation and demolition costs for the Manor building, incorporating the findings of an Asbestos Survey Report recently prepared for the County. Kramer Gehlen Associates, structural engineers, evaluated the Manor building's structural soundness and made recommendations for upgrading to allow occupancy. An additional analysis has been completed regarding the minimum costs necessary to correct existing damage to the roof and retain the value of the structure for two to five years.

Hobson & Associates prepared an economic analysis of the Manor site and a cost-benefit analysis addressing; the marketability of the site with and without the Manor, impacts on tax revenues and property values, and estimated numbers and types of jobs created for various uses of the property.

Edgefield Manor is located on NE Halsey Street, in the center of the Multnomah County Farm property at the western edge of Troutdale. Zoned Industrial Park (IP), an important consideration affecting the site's marketability is the routing of a proposed expressway connecting Interstate 84 with U.S. 26. The corridor crosses the farm property and alternative designs are being studied, including a grade-level interchange at Halsey which would make the site more attractive for an industrial park. Current uses of the farm include: the Multnomah County Correctional Facility, Multnomah County Animal Control, Edgefield Children's Center and Janis Youth Programs, Inc.

The Manor and related buildings on the 9.8 acre site have been determined to be historically significant. Potential reuse of

the Manor has been extensively discussed by team members and possibilities are reviewed in the body of this report.

Given the building's size, configuration, condition and location, the only viable reuse is as a public or private institution, such as: a drug/alcohol rehabilitation center; an alternative high school or an industrial trade school. Of these uses, only the third would be permitted by the City zone. The cost of restoring the Manor to a condition allowing occupancy is in excess of \$4.2 million.

Our economic analysis concludes that the Manor and related structures diminish the marketability of the industrial site. At the same time, the large supply of vacant industrially zoned land in the area and the uncertainty regarding the proposed expressway across the farm are also constraints. An immediate purchase seems unlikely even if the land were cleared.

Obviously, the historic significance and architectural value of Edgefield Manor as a public resource must be balanced against the public cost involved in retaining or demolishing the structure. We recommend consideration of three options.

1. Demolish the Manor at an estimated cost of \$217,902 and market the cleared land for industrial use.
2. Retain the Manor and related structures on the 9.8 acre site as an historic resource. Take protective measures to temporarily prevent further damage from weathering and vandals -- at an estimated cost of \$54,000 to \$84,000 the first year and \$48,000 to \$78,000 for subsequent years two through five -- and market the property.
3. Form a joint Troutdale/Multnomah County Task Force, retain a broker, and aggressively market the site for one year. If no buyer willing to retain the Manor can be found within that time period, demolish the Manor.

SECTION ONE

INTRODUCTION

Edgefield Manor, built in 1911, served for several decades as the Multnomah County "Poor Farm", established on the principle that the condition of the indigent could be improved through self-sufficiency in a healthful, rural environment. The Poor Farm continued in operation until 1947, when it was renamed the Multnomah County Home and Farm. In the late fifties, the County began to eliminate the farm operation and during this period the facility was renamed Edgefield Manor. For the last two decades of its operation, the Manor functioned as a nursing home and has been vacant since 1982.

Although it continues to be in County ownership, the property was annexed to the City of Troutdale. In July, 1986, the Troutdale Historical Society filed a request with the City to apply the Historic Resource District designation to Edgefield Manor and six associated structures. The City Planning Commission recommended approval of the request, which was considered by the City Council in January, 1987. The Council found the site to be historically significant, but delayed applying the designation until the state land use Goal Five process for the property could be completed.

In January, 1987, the City of Troutdale commissioned an Economic, Social, Environmental and Energy (ESEE) analysis, of the Edgefield Manor site, as required by Goal 5. The resulting document became the basis for consideration of its designation as an historic resource.

A preliminary review by Multnomah County found the ESEE analysis to be incomplete in a number of areas, most notably in architectural and economic considerations, and retained Cogan Sharpe Cogan to:

1. Supplement those sections of the 1987 analysis identified as weak or inadequate, with an emphasis on the evaluation of economic consequences, including a cost-benefit analysis addressing:
 - a) Marketability of the site with and without the Manor;
 - b) Impacts on tax revenues and property values;
 - c) Estimated numbers and types of jobs created by various uses of the property;
 - d) Costs of demolition and conversion to industrial use; and
 - e) Costs of retaining the Manor as is and converted to office or industrial purposes.
2. Assess the significance of the Manor as an historical site and the significance of individual buildings as historical structures, with particular emphasis on their relative significance in the Troutdale area.

3. Augment the ESEE analysis regarding the impacts on surrounding property of the Manor as (1) an historic site and (2) an industrial site; as well as the reciprocal analysis of the impacts of the surrounding industrial land on the Manor as an historic site and as an industrial site.

METHODOLOGY

Cogan Sharpe Cogan organized a team of specialists to perform the tasks indicated above. The team visited the site on several occasions, reviewed the Troutdale Comprehensive Plan, zoning and the many previous studies of the property, as well as conducting interviews for additional information.

Koler/Morrison, Historic Preservation and Planning Consultants, evaluated the historic significance of the Manor and its attendant buildings, with particular emphasis on the relative historical significance in the Troutdale area. An assessment was made of the impacts on the surrounding properties if the Manor were (1) maintained as an historic site or (2) converted to industrial use. The reciprocal impacts of the surrounding land uses on the Manor were also assessed from the position of the property being (1) an historic site or (2) an industrial park. The consultant interviewed people with information regarding the property, including Sharon Nesbit of the Troutdale Historical Society. Research of the State and Federal tax laws affecting historic structures was also completed.

Andrews Architects developed a detailed architectural evaluation and estimate of renovation and demolition costs for the Manor building, incorporating the findings of an Asbestos Survey Report recently prepared for Multnomah County. The firm evaluated the Manor building's structural soundness and delineated the corrections that are necessary if it is to be occupied. Andrews analyzed the building in three major areas: current condition, including structural integrity; compliance with building code; and construction costs to rehabilitate the building or demolish it. To assist in the structural analysis, Andrews retained Kramer Gehlen Associates, structural engineers. An additional analysis was completed regarding the minimum costs to correct existing damage to the roof and retain the value of the structure for a period of two to five years.

Hobson & Associates prepared an economic analysis of the Manor site and a cost-benefit analysis addressing the marketability of the site with and without the Manor; impacts on tax revenues and property values; and estimated numbers and types of jobs created by various uses of the property.

Location

Edgefield Manor is situated in the center of the 330-acre Multnomah County Farm property at the western edge of Troutdale (Exhibit A). The Farm occupies the area between Sandy Boulevard to the north and Cherry Park Road on the

south. The county has no immediate plans for utilizing the 280 vacant acres.

A land use analysis completed for the county in 1985 shows the Farm property divided into several parcels (Exhibit B) on the basis of topography, existing and potential uses. The Manor and related buildings occupy approximately 9.8 acres within the 83.5 acre parcel designated as Parcel E.

Current Uses

Existing uses of the Farm property include: Edgefield Children's Center, Inc. (ECC); Janis Youth Program, Inc.; the Multnomah County Correctional Facility (MCCF); and Multnomah County Animal Control (Exhibit C). ECC utilizes several buildings located west of the Manor, including the administrator's house. The Janis Hobbit House Program uses the duplex that is included as part of the Manor site. MCCF is located immediately east of the Manor and the access to the Correctional Facility utilizes a portion of the original loop drive serving Edgefield. The Animal Control Center occupies 4.5 acres in the northeastern corner of the Farm property. Studies regarding the county's future relationship with ECC and Janis, as well as appraisals of the property, have been completed in the past five years. There are no immediate plans to move either MCCF or the Animal Control Center.

Site Description

The 1987 ESEE notes that in previous Troutdale city documents the Edgefield site is described as approximately ten acres surrounding the Manor building. The ESEE defined and analyzed a specific 9.8 acre site containing Edgefield Manor and Infirmary, Administrator's House, Greenhouse, Power Station/Laundry, Water Tower, Cannery, Duplex and four small outbuildings (Exhibit D).

The following supplemental analysis focuses on the Manor building itself, with consideration given to the surrounding property in terms of historic significance and economic value.

Zoning

Troutdale has zoned (Exhibit E) about 190 acres of the Farm property, including the Manor site, as Industrial Park (IP). The IP Zone is designed to promote a mix of clean, employee-intensive industries, offices, services and retail uses. Uses allowed outright in the IP Zone include: office, research lab, assembly plant, trade or commercial school, limited manufacturing, business park and convenience sales.

East of the Manor, the 28.6 acre Correctional Facility is residentially-zoned as R-4. South of the Manor, and separated from it by a very steep incline designated as Open Space, approximately 110 acres of the Farm property along Cherry Park Road are zoned residential, R-7.

Current development and zoning of the land east, south and west of the Farm property is primarily residential. Columbia High School adjoins the Farm at the southeast edge along Cherry Park Road.

Access

The sole access to the Manor is from N.E. Halsey Street, a two-lane major thoroughfare, with easy connection to Interstate 84 (I-84), approximately one mile north. An important consideration affecting the marketability of the property is the routing of a proposed expressway connecting I-84 to the Mt. Hood Highway (US 26). Three potential corridors have been identified, all of which cross the County Farm property. Alternative interchange designs are being studied, including a grade-level interchange at Halsey Street which could make the property more attractive for an industrial park. If the project is funded, the two year right-of-way acquisition is scheduled to begin in January, 1993, with construction commencing in the spring of 1995.

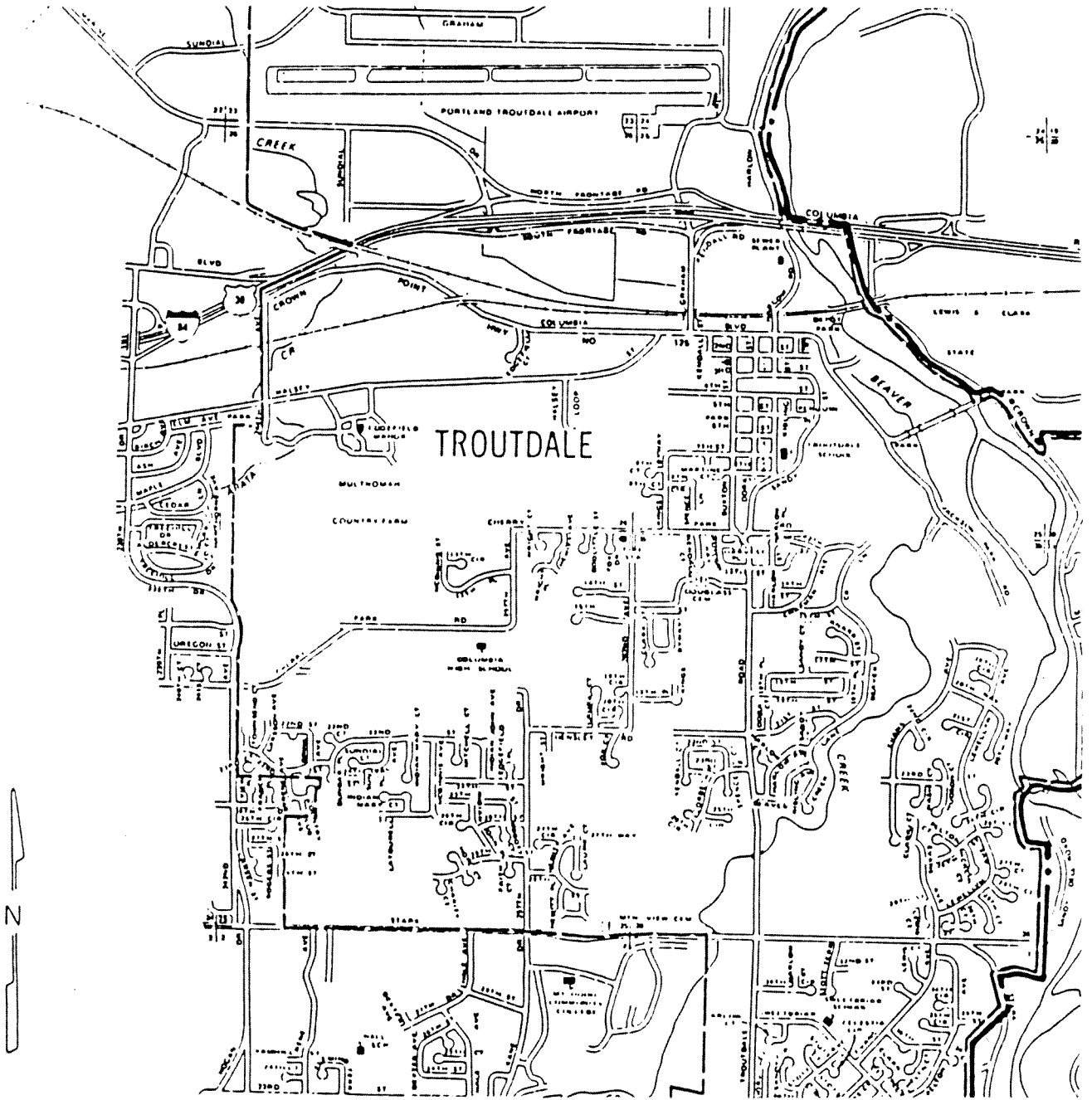
The Union Pacific Railroad tracks cross the northeastern corner of the Farm property, physically separating the Animal Control Center from the Manor site.

Services

The property is served by City of Troutdale water and sewer lines, with sufficient capacity for future development.

Topography

The Farm property slopes gradually upward from north to south. The Manor site has approximately a 5.5% slope. The land south of the Manor rises abruptly at more than a 25% grade before leveling off again near Cherry Park Road. From Edgefield Manor there are impressive views of the Columbia River and Mount St. Helens.



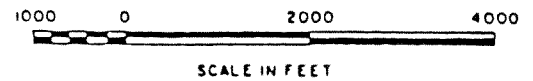
LEGEND

- • — METROPOLITAN SERVICE DISTRICT
URBAN GROWTH BOUNDARY
- — — CITY BOUNDARY

CITY OF TROUTDALE

MULTNOMAH COUNTY, OREGON

JULY 1986



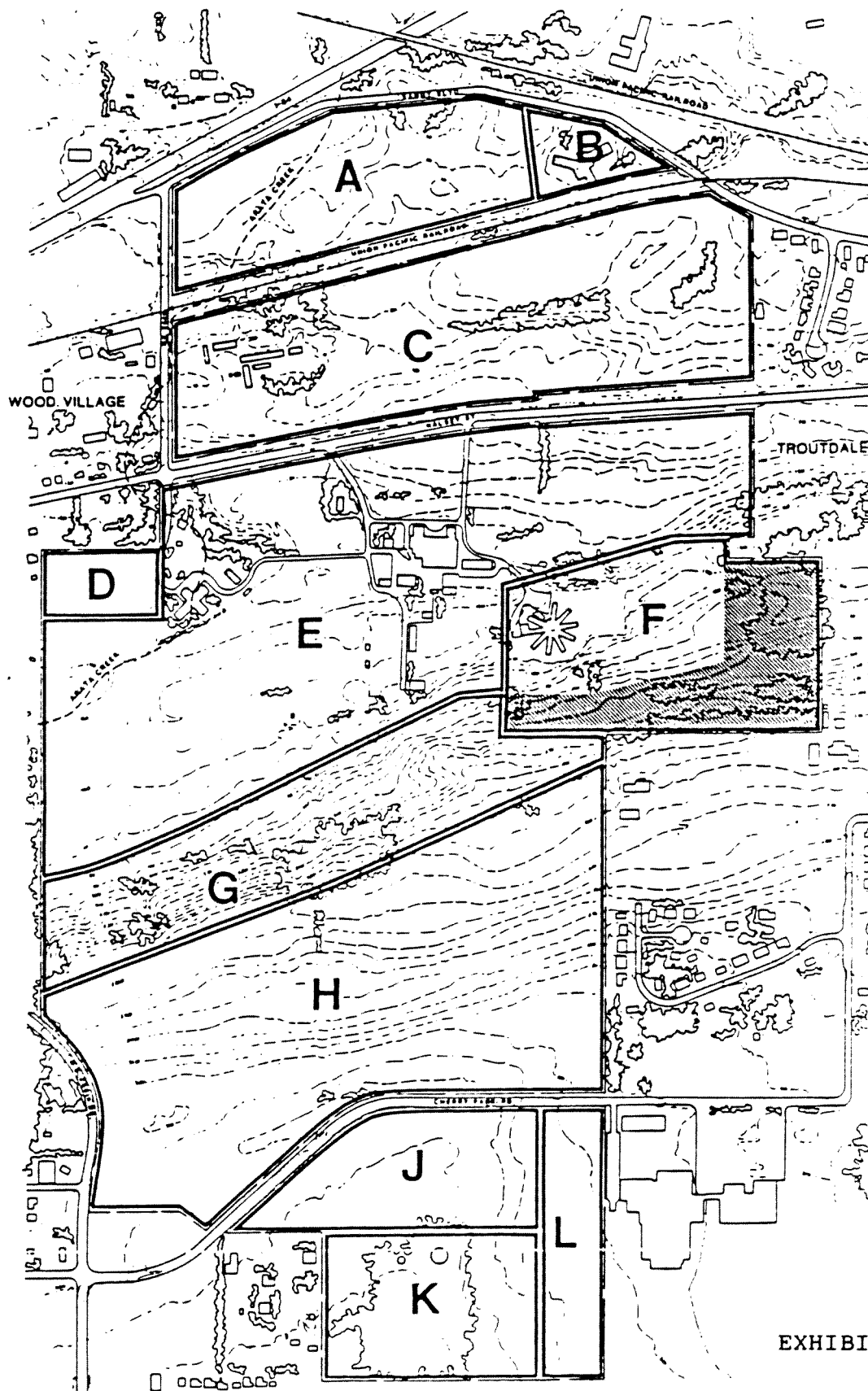


EXHIBIT B

PARCELS			
A	LAND (ACRES)	22.9	000000
B	LAND (ACRES)	4.5	000000
C	LAND (ACRES)	46.8	000000
D	LAND (ACRES)	4.0	000000
E	LAND (ACRES)	83.5	000000
F	LAND (ACRES)	28.6	000000
G	LAND (ACRES)	30.2	000000
H	LAND (ACRES)	71.7	000000
J	LAND (ACRES)	12.25	000000
K	LAND (ACRES)	16.3	000000
L	LAND (ACRES)	9.25	000000

KEY

UNDISTURBED
BUFFER

PROPERTY LINE

Land Use Analysis
COUNTY FARM PROPERTY
Multnomah County, Oregon

Source: 1985 Report by ECO Northwest and
SRG Partnership, P.C.

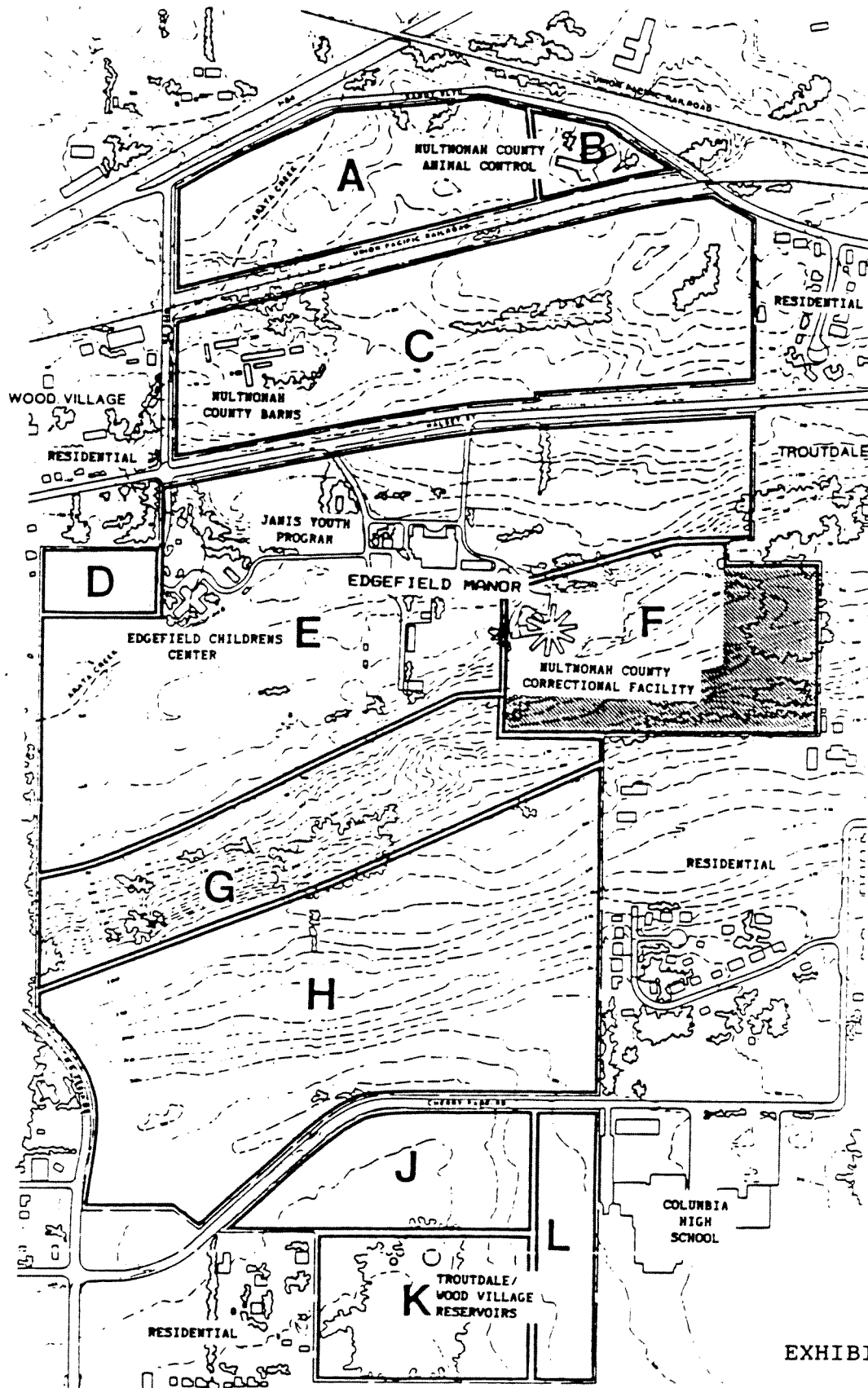


EXHIBIT C

PARCELS	
A	23.9
B	4.3
C	46.8
D	4.0
E	83.5
F	28.8
G	30.2
H	71.7
J	12.25
K	18.3
L	9.25

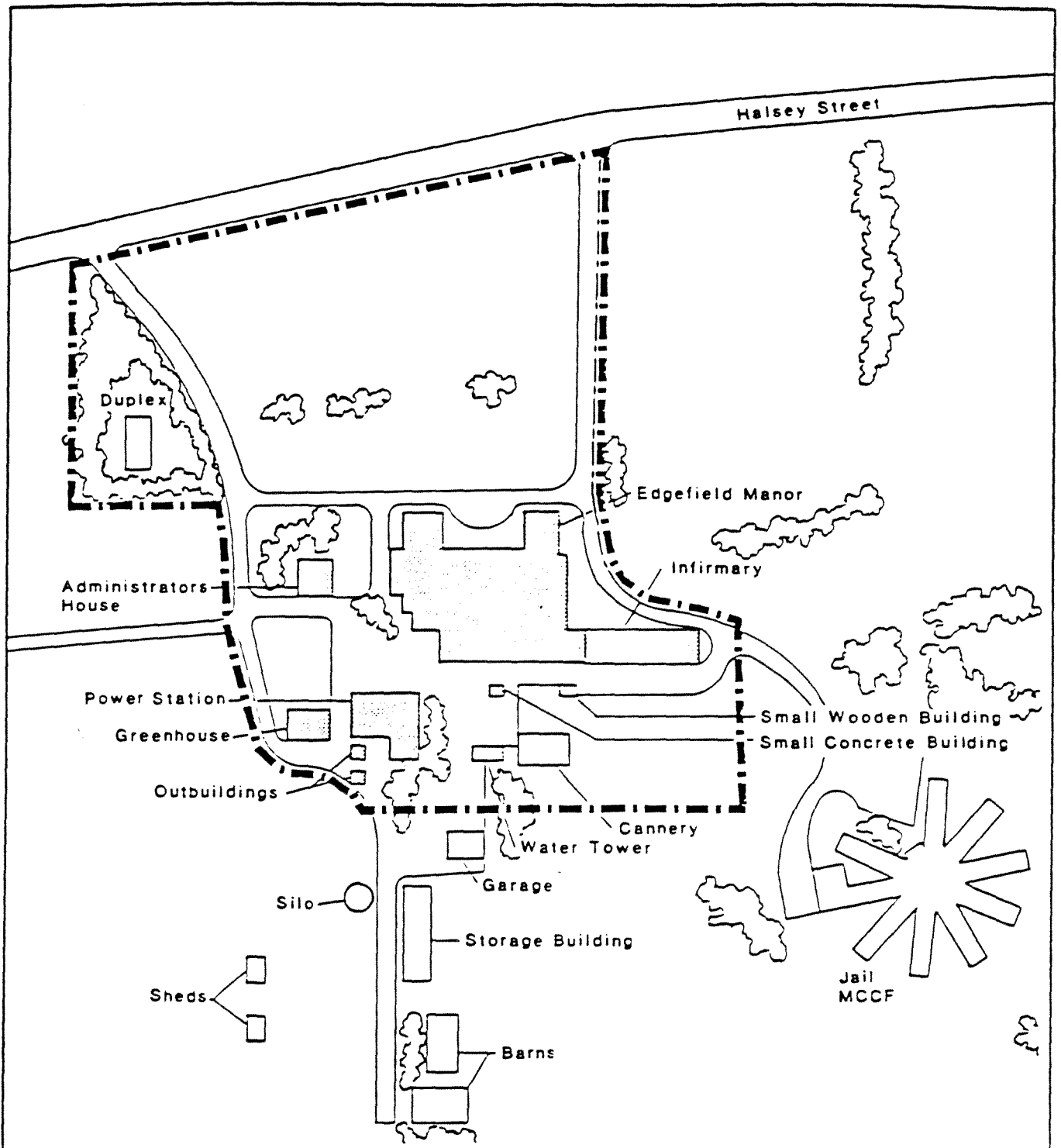
KEY

UNDISTURBED BUFFER

PROPERTY LINE

Land Use Analysis
COUNTY FARM PROPERTY
Multnomah County, Oregon

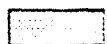
Source: 1985 Report by ECO Northwest and
SRG Partnership, P.C.



Legend



Site Boundary



Contributing Historic Structures

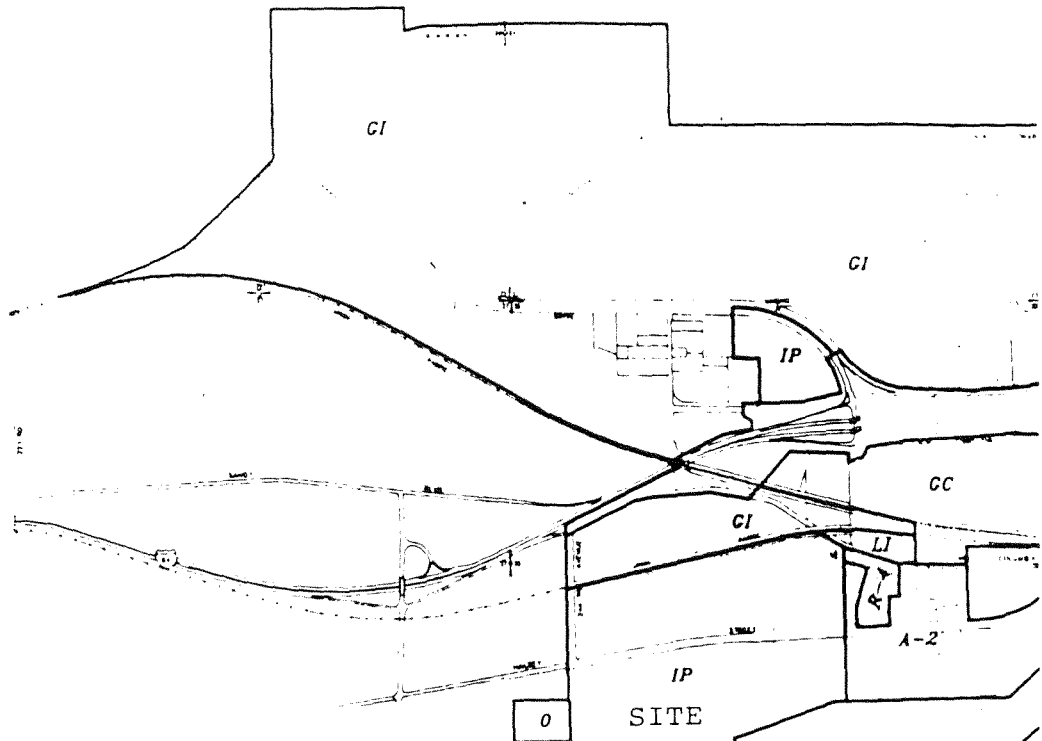


0 100 200

Edgefield Manor Site

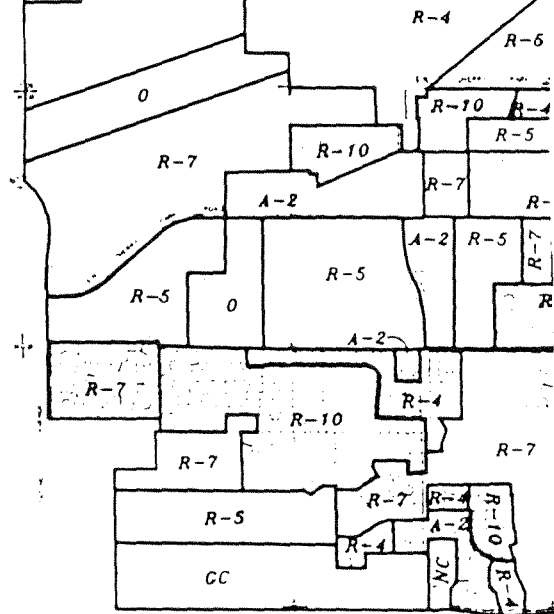
Source:
1987 Goal 5 Analysis by The Benkendorf Associates and
Northwest Heritage Property Assoc.

EXHIBIT D



LEGEND

- LOW DENSITY RESIDENTIAL
- R-20** SINGLE-FAMILY RESIDENTIAL
- R-10** SINGLE-FAMILY RESIDENTIAL
- R-7** SINGLE-FAMILY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- R-5** SINGLE-FAMILY RESIDENTIAL
- R-4** TWO-FAMILY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- A-2** APARTMENT RESIDENTIAL
- COMMERCIAL
- NC** NEIGHBORHOOD COMMERCIAL
- CC** COMMUNITY COMMERCIAL
- GC** GENERAL COMMERCIAL
- CBD** CENTRAL BUSINESS DISTRICT
- INDUSTRIAL
- IP** INDUSTRIAL PARK
- LI** LIGHT INDUSTRIAL
- CI** COMMUNITY INDUSTRIAL
- O** OFFICE



DEPARTMENT OF COMMUNITY SERVICES CITY OF TROUTDALE ZONING DISTRICT MAP

MULTNOMAH COUNTY, OREGON
NOVEMBER, 1988

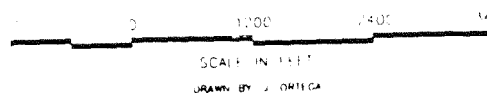


EXHIBIT E

CONCLUSIONS

Edgefield Manor and the related buildings located on the 9.8 acre site have been determined to be highly significant on a statewide basis for their historic association with the social welfare movement in Oregon during the first decades of this century. The Manor and the power station buildings are also important as rare examples of the Colonial Revival style of architecture in the Troutdale-east Multnomah County area.

Stating the historic value of the Manor raises issues related to retaining the structures. Potential reuse of the Manor building has been extensively discussed by team members during this study. A wide variety of possibilities are reviewed in the body of this report. Given the building's size, configuration, condition and location, the only viable reuse is as a public or private institution, such as: a drug/alcohol rehabilitation center, an alternative high school, or an industrial trade school. It has also been suggested by a county staff member that the site could be sold to another country for use as an orientation center for foreign nationals. The only institutional use allowed in the Industrial Park Zone by the Troutdale Ordinance is a trade or commercial school. Conditional Uses listed include: hotel/motel, restaurant, bank, medical and dental services.

Other institutional uses considered as part of this study included an East County government center, which is not considered viable due to the inefficiencies caused by locating city administrative functions outside their respective political boundaries. The prohibitively high renovation costs required by fire and life safety codes make rehabilitation as a jail or prison impossible. Reuse as a dependent-care facility would appear logical, given the historic use of the Manor, however, poor vertical circulation, distance to medical and support services and the close proximity to the Corrections Facility preclude it from functioning well as a homeless shelter, retirement or convalescent center.

The possibilities for conversion of the Manor to a non-institutional use were analyzed in terms of residential, retail commercial, office and industrial uses. Both residential and retail uses would require a zone change. In the absence of a natural, physical barrier separating the building from the adjacent Correctional Facility and providing a sense of security, residential use of the Manor is not considered viable. Retail commercial use would be limited by the structures' current entry and interior spaces, which do not lend themselves to such a use, as well as by the poor location, visibility and access. The Manor's potential for reuse as an office building is limited by the lack of sufficient plumbing facilities and the inability to create identifiable suites without compromising existing capabilities.

Renovation of the Manor for contemporary industrial use is not feasible because of the low floor-to-ceiling height, poor vertical circulation for materials handling, division of the space into numerous small rooms and the six foot elevation of the main floor off the ground.

The potential of utilizing the Manor as a "focal point" to provide identity for a business or industrial park has been raised in previous studies. It is possible that an investor would be interested in purchasing industrial land with the historic buildings intact. Tax benefits were discussed in the 1987 ESEE, however, the Tax Reform Act of 1986 reduced some of these incentives for rehabilitating historic properties. Specifically, the federal credit for rehabilitation was reduced from 25% to 20% and the period for depreciation cut to 27.5 years for residential and 31.5 years for commercial real estate. Full elimination of passive income losses/credits will be in effect by 1991. Capital gains are also treated as ordinary income at a maximum rate of 28% rather than the previous cap of 60%. The reduction of the top income bracket to 28% has effectively limited the value of charitable deductions and also has had an impact on Conservation Easements as a method of "donating" the facade or interior of an historic building to a qualified non-profit organization. The State's Special Assessment program has not been altered, although changes to federal income tax calculations effect state tax liability.

Our economic analysis of the site reiterates the conclusion that Manor building and surrounding structures diminish the marketability of the property, as has been stated in previous studies. If all of the structures were demolished, development of the 83.5 acre parcel for industrial use would have substantial positive impacts on employment, property values and tax revenues. At full development, the site could support 2,800 jobs and generate annual property tax revenues of approximately \$1.1 to \$1.4 million, at the current tax rate.

At the same time, the large supply of vacant industrially-zoned land in the area and the uncertainty regarding the construction of an expressway across the County Farm also act as constraints on the marketability of the site. An immediate purchase appears unlikely even if the land were cleared. This conclusion forms the base for discussions of retaining the structure for a period of time, while actively marketing the site. Any such discussion must, however, take into consideration the current deteriorating condition of the Manor, the costs involved in taking corrective action to prevent further damage from weathering and vandals. Andrews Architects prepared an estimate of the actions and costs required to stabilize the Manor's deterioration for two to five years. The stop-gap measures to halt roof leaks are estimated to cost \$4,380; heating the building at 55 - 60

degrees Fahrenheit has a start-up cost of about \$1,200 and an annual cost of approximately \$47,700; boarding up doors and windows may cost \$360. Efforts to stop vandalism thus far have included frequent calls to the Troutdale Police, (at an estimated public expense of \$7,000 to \$8,000 annually) locks, boarded windows and doors; still the vandalism continues. We suggest retaining the services of a security guard, at an annual cost of about \$30,000, for night and weekend surveillance.

Obviously, the historic significance and architectural value of Edgefield Manor as a public resource must be balanced against the public cost involved in retaining or demolishing the building. It is impossible to place a dollar amount on the Manor's value as an historic resource. Efforts to do so revolve around comparing the annual cost of retention versus the cost of demolition; a comparison that fails to consider demolition of the building at some future date, in which case the total public expense is actually both the cost of retention and demolition. Nevertheless, the Manor has historic value and the difficult decision that remains is whether to preserve this public resource for future occupancy.

RECOMMENDATIONS

Based on our analysis, we recommend that the Multnomah County Board of Commissioners consider the following options in regard to the future of Edgefield Manor:

1. Demolish the structure and market the cleared land for industrial purposes.

The estimated cost of demolition is \$217,902.

2. Retain the 9.8 acre site as an historic resource, take protective action to prevent further damage to the Manor from weathering and vandals, and market the property.

The estimated cost of protective action for a time frame of two to five years is \$54,000 for the first year (includes start-up costs) and \$48,000 annually for years two through five. To prevent further vandalism it may also be necessary to retain a security guard at an estimated cost of \$30,000 annually.

3. Form a Joint Troutdale/Multnomah County Task Force, retain a Broker and aggressively market the property for one year. If no buyer willing to retain the Manor buildings can be found within that period of time, demolish the building.

Note: In regard to Option 2, it may be appropriate to ask the City of Troutdale to share the cost of protective action, with the understanding the City would be reimbursed from the sale price.

SECTION TWO

EDGEFIELD MANOR
HISTORIC SIGNIFICANCE

for Supplemental ESEE Analysis
Prepared in conjunction with Cogan Sharpe Cogan
for Multnomah County

by Koler/Morrison, Historic Preservation and Planning
Consultants

SUPPLEMENTAL REPORT ON HISTORIC SIGNIFICANCE OF EDGEFIELD MANOR.

METHODOLOGY

At the onset of the project the consultant reviewed the existing data from various sources including the Benkendorf/Northwest Heritage Properties Report (1987) and the files of the Historic Preservation League of Oregon.

The site was subsequently visited twice to determine the condition of the buildings and the level of integrity of original materials and finishes. The first visit was with all of the consultants and Wayne George, Multnomah County property manager, and the later was with two members of the consultant team.

Following these inspections, available literature was searched. This process included review of pertinent county records which dealt with the recent history of the Manor complex and historical documents, such as photographs and newspaper articles from the Oregon Historical Center Reference Library.

This phase was followed by interviews with various persons knowledgeable about the history of the Manor. Interviews included Sharon Nesbit of the Troutdale Historical Society who drafted a nomination application to the National Register of Historic Places for the site. The nomination for the Manor was never considered by the State as the application was withdrawn due to the proponents belief that property owner consent was necessary for public property. In lieu the proponent--the Troutdale Historic Society--submitted their materials for review as a Determination of Eligibility. The complex was determined to be eligible and therefore subject to the same constraints as a property listed on the National Register. These constraints pertain to federally sponsored or financed projects which may impact the resource.

Using the above information, the historical significance of the Manor and its attendant buildings was evaluated. A report summarizing the historical significance was drafted.

Previous reports which identified the potential for conflicting uses was reviewed for compliance. The Benkendorf Report (1987) and the staff report from the City of Troutdale (21 Sept 1988) were compared to the requirements for achieving the goal, as per Administrative Rule 660-16-000. The Department of Land Conservation and Development provided additional clarification and guidance in dealing with the complexities of the Goal 5 process. A

SUPPLEMENTAL REPORT

Page 2

matrix was prepared to identify the impact of preserving the resource versus demolition of the resource. Finally, the Benkendorf Report was reviewed for adequacy and accuracy.

The final report was completed after review and comment by the lead consultant.

PART 1. Evaluation of historic significance.

Background information.

Property name:	Historic name: Multnomah County Poor Farm Common name: Edgefield Manor
Location:	T1N R3E Section 26, Tax Lot 9.
Ownership:	Multnomah County
Type of property:	Contributing: 6 buildings, 1 structure, and 1 site (landscape feature) Non-contributing: 1 building
Area:	9.8 acres.

SIGNIFICANCE

The County Poor Farm ensemble is highly significant for its historic association with the social welfare movement in Oregon during the first decades of this century. The Poor Farm is unique within the state of Oregon. It is a non-renewable resource; once demolished it can never be replaced. It is the only known resource in the city with statewide importance. Virtually all of the extant buildings on the 9.8 acre parcel contribute to the historic significance of the ensemble. It is the ensemble that is significant, however, the individual components of the ensemble can be rated in terms of relative importance.

In addition to the primary historic significance of the ensemble, two of the buildings--the main dormitory and the power station--are significant as rare examples of the Colonial Revival style of architecture in the Troutdale-east Multnomah County area. The Poor Farm buildings are one of four Colonial Revival buildings constructed during the historic period in east Multnomah county. The Carnegie Library in Gresham is similar in style and building material. It does not compare to the

SUPPLEMENTAL REPORT
Page 3

Poor Farm in terms of scale and architectural detail.

Furthermore it is one of several examples of Carnegie libraries in the state of Oregon. The nursery building in unincorporated Multnomah county is also designed in the Colonial Revival style, however, it too lacks the distinctive historic association that marks the Poor Farm as an important resource.

Historic Significance

Review of primary and secondary documents enfold a long history as a shelter for the homeless, poor, destitute, elderly, and infirm citizens of Multnomah County. Like chapters in a book, each decade illustrates the attitudes and methods for serving this sector of the population.

In 1911, the Multnomah County Poor Farm was opened at Troutdale. The Farm was established upon the principle that the condition of the poor could be improved through self-sufficiency in a healthful, rural environment. The inmates, as they were known, worked the farm for their keep. The underlying concept was that able-bodied poor--the homeless--could be sheltered and provide for themselves, as well as other county institutions such as the county hospital, jail and juvenile home. Reports of the Farm's financial status indicate that in most years it operated in the black.

The Poor Farm continued in operation until 1947, when it was renamed Multnomah County Home and Farm. Changes to the public welfare system and the emergence of Social Security resulted in fewer people able to work on the farm, and in the late fifties, the county began to eliminate the farm operation. The last of the prized dairy herds was sold in 1969. During this period, the facility was again renamed, this time as Edgefield Manor. For the last decades of its 70 year history, the complex served as a nursing home, gaining recognition for advancements in occupational and physical therapy. Edgefield Manor was the first institution in the state to provide these services.

The main dormitory has been vacant since 1982. Some of the other buildings, including the power station, administrator's residence, the duplex, and the cannery, have found other public/social uses.

The County Poor Farm ensemble is highly significant to Troutdale, Multnomah County and the State of Oregon, as

SUPPLEMENTAL REPORT

Page 4

the largest locally sponsored social welfare institution in the state during its long period of operation. As noted above it is singular in the area.

Prior to the reforms in the late nineteenth century, the provisions of services for the poor, infirm and destitute fell predominantly to churches or other private institutions. Near the turn-of-the-century governments began to respond to a shift in our social conscience. When established, and for many decades, the County Poor Farm represented a noble, social experiment.

The provision of social services is still a major responsibility for local governments. The Poor Farm represents the development of publically sponsored welfare and by its physical presence illustrates a system which is no longer in service, but important for our understanding of our own social history.

The relative historic significance of the ancillary buildings have been questioned. The ability of the complex to convey historic associations has already been diminished by the demolition of many of the auxiliary agricultural buildings. The pre-1947 buildings that remain illustrate the operation and organization of the County Poor Farm. It is the main dormitory, however, that holds the key to the interpretive qualities of the Farm. Without the main building, the significance of the other buildings is considerably diminished.

Architectural Significance

Despite the incomplete status of Troutdale and Multnomah county inventories, there is sufficient information to determine that the main dormitory building and the power station are rare and excellent examples of the Colonial Revival style in east Multnomah County.

The Colonial Revival style was popular during the early decades of the 20th century. The style embodies the patriotic and "socially correct" attitudes which fostered the creation of the Multnomah County Poor Farm. Important architectural elements on the main building include the formal facade arrangement, brick exterior walls, and details, such as the grill balustrade, multi-light, double-hung sash windows, quoined corners and frieze ornamentation. Stylistic features of the main building are repeated in the power station, including the symmetrical facade arrangement, multi-light double-hung sash windows and brick construction. The interior of the

SUPPLEMENTAL REPORT

Page 5

power station appears to be more intact--in terms of finishing materials--than the main building.

The wood frame Administrator's Residence was also part of the original complex. Unlike the other two buildings, it is designed in the Craftsman style. Elements typical of the style include the exposed rafters and brackets as well as the multi-light sash windows and horizontal wood siding. The full-width second story balcony is a somewhat unusual feature for a Craftsman style building in this area. A small addition at the northeast corner of the building detracts somewhat from the overall integrity of the building, and future additions would probably be better located on a minor elevation.

Landscape features between the main dormitory and Halsey Street contribute to the definition of the historic property. In particular, the trees and ornamental plantings that embellish the buildings and circular drive lend a gracious air to the entire site.

In conclusion the pre-1947 buildings, structure and landscape features within the 9.8 acre parcel contribute to the historic significance of the Poor Farm property. Individually the main dormitory and power station are significant for their architecture merit. The complex is significant on a statewide basis for its historic value. The two masonry buildings are significant within the east-county region.

Part 2. Conflicting Uses and ESEE Analysis.

Conflicting Uses

According to the Administrative Rule, the "conflicting uses" of Goal 5 resources must be identified. There has been much confusion about the term "conflicting use". "A conflicting use is one which, if allowed, could negatively impact a goal 5 resource."* "For historic resources, the term could include uses allowed in the zoning district or activities such as demolition or exterior alterations. Alterations and demolitions are not automatically or always conflicting uses for historic resources. The decision must be made based upon the type of historic resource involved and the likelihood that such action could occur."**

In the case of Edgefield Manor, the site is zoned for light industrial use. Uses allowed outright include

SUPPLEMENTAL REPORT
Page 6

offices, research labs, assembly plants, trade schools, limited manufacturing, services, convenience sales and business parks. Conditional uses include hotels and motels, restaurants, banks, and medical facilities. While it is possible that most, in not all, of the ensemble could be converted to any of the above named uses without compromising the integrity of the resource, the converse is also possible. Not only is it possible that the integrity of the resource may be compromised if any of the above named uses are imposed, without strong protective measures it seems likely.

Aside from the potential conflicts associated with the resource itself, other potential or existing conflicting uses must be examined. On either side of the resource there is vacant land. In its current state, the vacant parcels do not negatively impact the resource, in fact, quite the opposite. The open space compliments the historic character of the resource, which, in its heyday, was a farm. The Halsey Street right-of-way which separates the northern parcel from the resource provides a buffer against future incompatible development. Future development of the remaining 73 acres of the County Farm or the southern parcel would require greater care in order to avoid negatively impacting the resource.

The most grave of the existing or potential conflicts is the Multnomah County Correction Facility. The presence of the jail negatively impacts the historic quality of the ensemble and its presence could deter new compatible uses from locating at the resource in the future.

The proposed road improvements to connect I-84 with Highway 26 are not in final form and, therefore, not defined sufficiently to determine if they pose a threat to Edgefield Manor. It is possible that the construction of the new road could possibly benefit the complex. The road could buffer the historic resource from some types of otherwise conflicting uses. Secondarily, if constructed west of the ensemble the road could effectively move the complex out of the center of the available land.

It is equally possible at this point that the construction of the proposed road could result in the demolition of some if not all of the ensemble.

Lastly it may be viewed that the historic resource could negatively impact the industrial land surrounding the ensemble as well as the industrial parcel on which the Farm complex sits. Contemporary economists subscribe to the belief that existing non-industrial buildings

SUPPLEMENTAL REPORT

Page 7

discourage industrial investment. It is common practice to raze all existing buildings before marketing industrial land. However there are several examples from across the country that suggest that adaptive reuse of existing buildings is possible and can produce very desirable results.

The subject property is not needed to fulfill current demand for industrial development with or without the existing buildings. In the long term the existence of a complex of buildings with strong historic association and architectural merit may be attractive to a real estate investor who wishes to develop the property.

In conclusion, the resource exerts a minimal, if any, impact on the existing or potential conflicting uses. However existing and potential negative impacts to this highly significant resource are likely. Further the potential impacts could seriously compromise this resource.

ESEE Analysis

Previous discussions have addressed the potential benefit to the community in terms of jobs-gained and other economic factors attainable assuming various types of uses proposed for the subject property. In addition the summation of the benefits and losses to the public must include computations for maintenance and upkeep or demolition because the property is in public ownership. Normally these costs, unless they present undue hardship, are not topic for discussion. However, in the case of Edgfield Manor these costs are undoubtedly an issue.

Preservation of this resource may result in an economic cost to the public. However, as per the Goal 5 procedure the social costs and benefits are also a factor in the total equation.

Due to the great historical and architectural significance of the complex the social costs of losing the resource would be very high. The social value of retaining the resource on the other hand is the most compelling reason for protecting the resource. The historic resource is not a renewable one.

Environmental factors, such as the value of the open space particularly that area between the main building and Halsey Street, provides a landscape feature that is linked historically and aesthetically with the whole complex.

SUPPLEMENTAL REPORT

Page 8

Further the materials used in construction of the buildings represent a commitment of resources. Destruction of the buildings and reconstruction with new materials would result in a waste of certain resources, albeit undoubtedly a small quantity.

The issue of energy impacts brings up costs in terms of energy for demolition and again reconstruction.

Certainly the social impacts of preserving the resource outweigh many times the other factors. Only the issue of economic benefits to the community come close the competing with the importance of preserving the highly significant historic resource.

ENDNOTES

* Oregon Administrative Rule 660-16-005.

** Correspondence with Craig Greenleaf, DLCD, 10 Feb 1987.

EDGEFIELD MANOR
ARCHITECTURAL ANALYSIS AND RECOMMENDATIONS
For Supplemental ESEE Analysis
Prepared in conjunction with Cogan Sharpe Cogan
for Multnomah County



ANDREWS ARCHITECTS

December 1988



ANDREWS ARCHITECTS

Suite 207 at The Osborn
205 S.E. Grand Avenue, Portland, Oregon 97214
Tel. (503) 239-4387

December 14, 1988

Ms. Topaz Faulkner
Mr. Jim Owens
Cogan Sharpe Cogan
10 Northwest Tenth Avenue
Portland, Oregon 97209

EDGEFIELD MANOR, ESEE ANALYSIS

Dear Topaz and Jim,

Attached is our architectural analysis, prepared in conjunction with the other members of the Cogan Sharpe Cogan consultant team for Multnomah County.

In studying the Edgefield Manor facility, our findings are that (1) the facility is in structurally sound shape, but is in a deteriorating condition that will accelerate if not corrected soon; (2) while not in strict compliance with current code, the major areas of non-compliance are related to exiting requirements, and we believe that they can be satisfactorily corrected; and (3) the costs of bringing Edgefield Manor back into occupiable condition are in excess of \$4 million. If the decision is made to demolish the structure, then we estimate that demolition will be on the order of \$220,000.

Our report is organized as follows:

Part I, Executive Summary	Page 1
Part II, Condition of Building,	
A. General Description	Page 2
B. Exterior Building Envelope.	Page 3
C. Structural Condition	Page 6
D. Interior Condition.	Page 7
E. Building Entrances.	Page 11
Part III, Building Code Considerations.	Page 12
Part IV, Estimated Construction Costs.	Page 18
Section 1, All Occupancies.	Page 18-1
Section 2, Costs for Specific Uses.	Page 18-7
Section 3, Costs for Demolition	Page 18-9

Attachments:

Letter from Kramer Gehlen Engineers,
Structural Report
Memo, W. George, Multnomah County, Heating Costs.

Sincerely,

Martha Peck Andrews
Martha Peck Andrews AIA

I. EXECUTIVE SUMMARY, ARCHITECTURAL ANALYSIS.

As the architectural component of this study of the future of Edgefield Manor, Andrews Architects analyzed the building in three major areas: (1) current condition of the building, including structural integrity;; (2) compliance with current building code; and (3) construction costs associated in rehabilitating the building, or in demolishing it.

Our findings and recommendations are based upon our on-site observations at the facility. To assist us in the structural recommendations, we retained Donald Kramer, licensed professional engineer and principal in the firm of Kramer Gehlen Engineers.

Built in 1911, Edgefield Manor is exhibiting weathering of its exterior that can be expected on any 75-year-old building. The deterioration of the outside envelope is taking its toll on the inside, as dripping water and high humidity are destroying the interior finishes. In addition, the loss of mortar in the brick joints of the walls will eventually cause wall failure. Therefore, if there are any expectations of retaining any value in this facility, then corrective actions should be taken soon to restore the integrity of the exterior envelope.

Structurally, Edgefield Manor appears to be quite sound; there are no significant settlement or seismic cracks, and the floors and roof framing appear adequately structured except where weathering/water damage have occurred. As with any building of its age, it was not designed to withstand earthquake forces, and will need to have some corrective action taken to improve its resistance to earthquake. The many interior walls are a structural advantage, since they provide resistance to lateral forces, and would absorb a considerable amount of earthquake energy.

In our building code analysis, we found that the major elements that do not meet code involve routes for exiting the building in the event of an emergency. The long corridors at the wings of the main building do not lead to exits, unless stairs are rebuilt there. The stairs in the main building should be enclosed, so that smoke or fire in the corridor or adjacent rooms will not spread into the stairways. Other areas where the building may not meet current code are feasible to correct, or can be appealed on the basis of impracticality when an equal degree of safety can be provided by an alternate method.

Based on our general observations of the condition of the building, the structural corrections needed, and codes analysis, we prepared construction cost estimates for basic renovation of Edgefield Manor. We estimate that bringing it back into occupiable condition will be about \$4.2 million. If much modification of the interior is required to adapt the facility to a new use, then construction costs can be expected to exceed this amount. On the other hand, if the decision is made to demolish the building, then we project costs to be approximately \$220,000.

II. CONDITION OF BUILDING.

A. General Description

The original Edgefield Manor building was planned and constructed for two floors above a full basement, plus an additional finished story at the attic level. In simplified form the floor plan layout can be approximated as an "H." The wings of the H consist of central corridors with rooms on each side. This plan allows nearly all rooms above the basement level to have windows for natural light and ventilation. This plan also results in a fairly complex exterior form, with a great deal of exterior wall area.

Based upon on-site observations, it appears that the basic internal layout of the original building is little changed from when it was constructed in 1911. Some relatively minor remodeling is evident at a few locations, including partitioning the large Day Room / Activity Room that is located on the second floor above the Dining Room. However, for the most part the building configuration remains as originally constructed for a residential institution.

Sometime during the active occupancy of Edgefield Manor (probably in the 1930's) a two-story infirmary wing was constructed, connecting to the main building at its southeast corner. The floors of this addition align with the original building at the basement and main floor levels. It was structurally designed for an additional floor which was never built.

One of the most interesting and visually pleasing architectural features of the entire building is the small stone one-story addition at the south side. Its thick walls are constructed of ashlar stone (sandstone). It may have been constructed at the same time as the main building, possibly for use as a cool room for food storage.

In general, the interior of the building is substantially intact except for on-going vandalism by unauthorized entry. However, the exterior envelope (the roof walls, windows, etc.) are in a deteriorating condition, that is already affecting the quality and usability of the inside. The large wooden porches at the east and west facades of the main structure are so severely rotted as to be a danger to step upon (more likely step through).

II. GENERAL CONDITION OF BUILDING.

B. Exterior Building Envelope

Edgefield Manor was constructed in a method very common in its era, with load bearing masonry exterior walls and an interior structure of wood columns and beams. The exterior brick walls are a type of common red brick with fairly simple but handsome detailing at the building's corners, above windows, and at the top of the second story.

When the infirmary was built, the brick color was closely matched to the earlier structure, although the style and detailing of the masonry is not as fine as the original building. The structural system of the infirmary wing is reinforced cast-in-place concrete.

Masonry Walls

The exterior brick walls of the entire building show significant evidence of weathering, especially at the east and south facades and where exposed to overflowing or leaking downspouts. The loss of mortar from the brick joints is severe in many locations. Some bricks are loose enough to be wiggled out by hand. At the infirmary wing, some repointing of the masonry was done at some unknown date; that is, replacement of deteriorated mortar joints. It does not appear to have been done properly, since this mortar too is deteriorating. Also these mortar joints were not "tooled" to match the original work, resulting in a sloppy appearance.

If the decision is made to rehabilitate Edgefield Manor, then the entire exterior walls (with the exception perhaps of weather-protected areas such as under porches) should be repointed. A proper repointing job is a real art and a labor intensive project. It consists of removing all loose mortar down to solid material, then replacing the mortar and striking off (tooling) the joints to match the original design.

Such work should only be undertaken by knowledgeable masons, experienced in restoration work, who take care to not damage the brick in the process, and who can also match the characteristics of the new mortar to the remaining brick and mortar. A fairly costly process, it would extend the life of the building for another fifty years.

Roofs

The roof structure of the primary wings is wood rafters, steeply pitched, sheathed with shiplap lumber, and roofed with shingles. It was not possible for us to gain access to the roof; however, Wayne George of Multnomah County's Division of Facilities and Property Management has told us that the shingles are an asbestos material, and he believes they are still in generally good condition. The only recent maintenance he has authorized as a power-washing to "de-moss" the shingles.

The only evidence of leaks at the pitched roof sections are occurring at the valleys, which are probably flashed with rusted through sheet metal. Since the main uninterrupted roof areas do not leak, probably Wayne George's assessment of the condition of the shingles is correct.

Reflashing the valleys will be a difficult project to accomplish successfully. Valley flashing typically consists of a wide flat strip of sheet metal, laid down the length of the valley, then the shingles are applied lapping over it. The only way to replace the flashing involves removing some shingles on each side of the valley, and in that process there is a risk that some shingles may be damaged or broken. This product is not longer manufactured and would be difficult to replace.

Since the shingles are an asbestos material, a further complication is introduced. Our experience is that this material is not typically friable (that is, "crumbly" with small asbestos fibers that can easily escape into the atmosphere). But handling any asbestos materials requires extra care and safety precautions for the workers and the public. As with any asbestos material, an expert specializing in asbestos handling should be consulted prior to undertaking any work on the roof shingles. It is our understanding that Multnomah County currently has authorized an asbestos assessment to identify types of asbestos present and appropriate containment.

The sloped roof above the main wings is interrupted by a number of dormers and a central cupola (bell tower). The larger dormers are shingled, same as the main roof. But the smaller dormers have barrel vault (half circle) roofs clad in sheet metal. The bell tower also has a sheet metal roof. These were probably originally galvanized iron; they are now rusting through and the bell tower leaks. At least one dormer's roof has become loose and is flapping in the wind. All need replacement.

In related sheet metal work, the galvanized gutters at the eaves should be replaced, since some are rusting through and a few, particularly at the porches, are dangling in space.

The infirmery wing and the kitchen have flat roofs, which we were not able to access. (Because windows are boarded up, we also could not look out from the second floor down to these roofs.) We assume they both have built-up (hot-mopped) roofs. In the course of normal building maintenance, a built-up roof should be resurfaced about every 15-20 years, with perhaps more frequent attention if there are problem areas such as ponding.

In the kitchen we found rain dripping through the ceiling, but most of this water may be coming in around the skylight. The infirmery wing was dry.

The building has three main skylights, presumably of original construction consisting of sloped steel frames and wire-glass

panels. Besides the kitchen skylight, there are skylights above the two main stairwells. All three skylights add significantly to the quality of these spaces. The stair skylights do not currently leak. In a building rehabilitation project, all three should be closely examined and repaired as necessary.

Windows and Doors

In addition to brick walls and the roofs, the third major element of the building envelope is the windows and doors. Most of the windows (there are about 443 of them) are boarded up, either from the inside or outside, so it was not possible to examine their condition. But based upon similar buildings from this same era, we can make the following assumptions: windows are wood sash, single-glazed; most windows are operable double-hung type; wood sills will be weathered, some rotted; wood sash will be shrunken and have high air infiltration rates ("leaky").

If Edgefield Manor is rehabilitated, window frames and sash will have to be repaired or consideration should be given to complete window replacement. In the latter choice, the materials and operation should be specified in a style in keeping with the historical character of the building.

Like the windows, most of the doors are boarded up against vandalism. In keeping with its era, the original building entrances probably had wood doors with glass lites. If the doors are deteriorated, warped, or otherwise damaged, they should be replaced with similar doors, certainly not with modern flush steel doors or aluminum store-front types.

II. CONDITION OF BUILDING

C. Structural Condition.

The structural condition of the building is described in the letter from Kramer Gehlen Engineers, attached to this summary report.

II. CONDITION OF BUILDING

D. Interior Condition.

As previously noted, the interior building layout appears to be little changed from when it was originally built. By our calculations, the total gross floor area of Edgefield Manor is 107,400 square feet, as follows:

	<u>Main Bldg.</u>	<u>Infirmary Wing</u>	<u>Floor Total</u>
Basement	28,025 s.f.	7,115 s.f.	35,140 s.f.
Main Floor	27,180 s.f.	7,360 s.f.	34,540 s.f.
Second Fl.	21,450 s.f.	---	21,450 s.f.
Third Fl.	16,210 s.f.	---	16,210 s.f.
(Attic)			
	<u>92,865 s.f.</u>	<u>14,475 s.f.</u>	<u>107,340 s.f.</u>
			(round to 107,400)

Interior Finishes

The interior walls are wood-framed and load-bearing. Finishes are simple common materials, probably selected for durability, ease of maintenance, and the in keeping with "no frills" philosophy of a Poor Farm. The walls and ceiling are finished in plaster, generally in good condition, except where vandalism or leaking water is taking its toll. The paint on the plaster is not in good condition, due to high humidity in the building.

Most floors are linoleum tile. The basement floors are concrete. The Dining Room has an oak floor. The kitchen floor is quarry tile, sloped away from the floor drain.

The kitchen has been stripped of its equipment.

Wood mouldings around doors and windows are simple, flat rectangular pieces. Some of the wards (resident rooms) have a chair rail.

The large Day Room / Activity Room at the second floor is the most elegant of the interior spaces, largely due to its many arched windows and high ceiling. This room is also unique in having a wood panel wainscote. The floor is now covered in resilient tile, but we suspect there may be a hardwood floor underneath.

The other major space, the Dining Room, currently has an inelegant run-down character, its main distinction being the fantasy mural wallpaper (Mediterranean ruins?), clearly not original.

Oddly enough, the infirmary wing is reached from the rest of the building through the Dining Room, rather than through a corridor. This is a rather peculiar circulation system both from the aspect of interruption of Dining Room activities as well as not being in code compliance for exiting.

Stairs

The two main stairs have open balustrades terminating in simple square newel posts. These stair balustrades are probably the most interesting interior architectural feature.

Doors

Doors to rooms opening off the corridors we think originally were wood panel doors with transoms. Probably for fire safety reasons, the doors were replaced with flush solid core fire doors, equipped with hospital type hardware.

Basement

The basement has several service spaces, such as electrical room, storage, and a single large central space that appears to have been used for tenant activities and recreation. The basement is dry, except for a few isolated and identifiable sources of water. The dry condition is evidence of good drainage and soil conditions around the building.

The basement has low clearance at several places, due to pipes hanging from the ceiling. Any proposed reuse of the building needs to take this impaired clearance into consideration.

The basement levels of the infirmary wing and the north ends of the two main building wings are built about halfway out of the ground, so that there are reasonable window sizes and resultant good natural light and ventilation at these portions of the basement.

Third Floor

The third floor is actually a finished attic. The central room of the attic is interrupted by numerous wood columns that support the roof structure. Much of the ceiling is actually the sloped underside of the roof. There are several resident rooms located above the main east and west wings that get their windows and headroom from the dormers. Even though we calculate about 16,000 square feet of floor area at the third floor, its practical utilization is questionable due to several factors, including access to exits, impaired headroom at some locations, and the nature of the proposed occupancy.

Insulation

We found no evidence of any thermal insulation in the building, either in the roof (attic) or walls.

Restrooms

Common restrooms are located in each wing, at each floor. By today's standards, the number of fixtures appears low, considering the possible number of people occupying the building. The

restrooms and fixtures in general are old and run-down. Finish surfaces, including wooden toilet stall partitions, do not meet current building code standards for sanitation. The typical bathing facilities are claw-foot tubs, although there is at least one tile "wheelchair roll-in" shower room, that appears to be a relatively recent retrofit.

We would anticipate that any reuse of the building would include major overhaul of the restroom facilities.

Mechanical Systems

The building's heating system is radiant hot water, typically circulated through cast-iron radiators in each room. In the final months of occupancy of Edgefield Manor, which coincided with the first era of high world-wide oil prices) the county's Facilities Management division installed a temporary gas boiler outside the southwest end of the building, and tied into the pipes originating in the adjacent Power Station Building. Wayne George (memo to County Commissioners, April 24, 1986) has documented the costs of heating Edgefield Manor.

After Edgefield Manor was vacated (about 1982) Multnomah County made the decision to discontinue spending thousands of dollars each month to heat it. Consequently the building is damp inside and paint is peeling off the walls in large artistic pieces.

If Edgefield Manor is once again to be occupied, then a major element will be upgrading the heating system. The simplest measure would be to replace the temporary gas boiler with a permanent and fuel efficient boiler, either located in the Power Station Building, or in the basement of the Manor. Depending on the type of occupancy in the building, air conditioning and ventilation may be required as well as heat. If this is the case, then a detailed analysis by a mechanical engineer should be done to determine the feasibility of retaining the existing radiator heating system versus completely abandoning/removing it and replacing it with a modern heating/air conditioning system. As is so well pointed out in Wayne George's April 1986 memo, the Manor is uninsulated and operationally energy inefficient.

Fire Sprinklers

Edgefield Manor is fully fire sprinklered. This system represents a significant investment, and is a critical element in maintaining safe occupancy of a building so large. If the decision is made to rehabilitate the building, then a qualified professional should be retained to verify that the proper main pipe sizes are maintained and proper sprinkler coverage is provided at all spaces.

Elevator

The building has one passenger elevator at the east end of the main east-west corridor. Presumably this elevator was operational when the building was vacated in 1982; however, we have not examined its condition nor can we predict its capacity to serve the needs of a new occupancy. Obviously any serious proposal for reuse of the building needs to take into consideration vertical circulation requirements and whether this elevator alone is sufficient.

Electrical Systems

The primary electrical panels for Edgefield Manor are located in the basement. We assume that the service and distribution was adequate when the building was still being occupied as a nursing home in 1982. We also assume that some upgrading will be required before it can again be occupied. The light fixtures are basic institutional fixtures (fluorescent and incandescent), both surface mounted and stem mounted. Probably a new occupancy would want to replace fixtures to improve function, appearance, and energy-efficiency. We assume that a new occupancy would also require additional circuits and convenience outlets, and possibly dedicated power circuits and/or higher voltage to specialized equipment. Existing telephone, communications, and signal systems we assume are inadequate to serve any future use of the building, and would have to be replaced.

II. CONDITION OF BUILDING

E. Building Entrances.

The primary formal entrance to the building is on the north side, in the center of the H plan. There is a wide front porch that faces out into the courtyard formed by the arms of the H, focusing on what once was a fountain (now in disrepair and with sculpture missing.)

The main floor at this main entry porch is about six or seven feet above grade, and this difference in level is transitioned with a wide set of concrete steps.

At the west and east facades of the original Manor building are wide, two-story porches, each with its own entry stairs. These stairs are concrete, and particularly at the east porch are badly weathered. The porches are constructed from wood. They are in such deteriorated condition, that they are not safe to be on. The County facilities management staff has had some of the wood stairs between the main floor porch and the second floor removed, out of fear that a trespasser would fall through.

Handicapped access has been provided into the facility at three locations: a ramp to the basement at the east side of the building (this brings a person in very near the elevator); a ramp to the main level at the connection between the original building and the infirmary wing; and a ramp at the south side near the kitchen. None of these ramps appears to have been part of the original building, but certainly are necessary for almost any foreseeable occupancy of the building. It appears that at one time there was also a ramp from the second floor of the east porch down to the main floor, which we speculate was removed by the County because of its unsafe condition.

The porches are a very distinctive architectural element of the building. When the building was in good condition, they no doubt were among its "landmark" features. They are big enough to have provided pleasant outdoor sitting space to the residents. Now the east and west porches are in such a poor condition that they will have to be completely torn off and reconstructed. (Prior to demolition, however, they should carefully be photographed and measured so that they can be rebuilt authentically.)

The main entry (north) porch is in better condition; repair work is required, but we do not believe that the whole porch needs to be torn off and rebuilt.

The building has some fire escapes from the third and second floors; not all the platforms and stairs are still intact, since some were removed to prevent entry by vandals. Whether or not they are restored is an issue that needs to be considered in light of the entire corridor and exiting routes for the building (discussed further in Part III, Building Codes).

III. BUILDING CODE CONSIDERATIONS

Any proposal for reuse of Edgefield Manor should include a comprehensive fire and life safety code analysis. Because the building has been vacant for several years, the building agencies having jurisdiction may well require that critical items be brought into compliance with current code. Where strict compliance is just not possible due to basic layout or construction of the building, it may be necessary to formally appeal specific requirements. This is not an unusual circumstance in a 75-year-old building. But in appealing a regulation it must be shown that basic safety of the occupants is not compromised.

The following analysis is based upon the current building code as adopted in the state of Oregon (Uniform Building Code, 1985 edition with Oregon amendments). We have organized the applicable regulations into two broad categories:

- 1) Code requirement applicable in any reuse of the building, such as safe exiting, handicapped access, general construction, etc.;
- 2) Code requirements applicable to specific types of occupancies.

By definition, the Uniform Building Code (UBC) groups certain types of similar uses together and they may have different requirements than other uses. Each group of similar uses is called an "occupancy group" and for sake of clarity is assigned an alphabet letter. Examples of different occupancy groups are: auditorium, school, factory, retail store, apartments, etc.

The UBC also defines types of construction and assigns them Roman numerals. The types range from Type I, the most fire resistive (such as is necessary in a high-rise building or a large theater), to Type V, the least fire restrictive (such as a house or small retail building).

We have summarized our general code findings as follows, with more detailed data specific to different occupancies, beginning on page 16.

Overview of Applicable Code Requirements for All Occupancies

1. Former occupancy as "Nursing home" was classified as occupancy group I-2.
2. Construction type is III-N (masonry exterior, wood column and beam internal structure).
3. Gross building area of 72,200 sq. ft. (not including basement) technically exceeds building size allowed for some oc-

cupancies. But since the building already exists at that size, the proper approach is to demonstrate that other safety requirements are met. Also, since the infirmary wing is a distinct building element, of fire-resistive construction and connected to the main building through fire doors, it can be treated as a separate "building".

4. Building height is 3 stories above the basement; for Type III (one-hour) construction, maximum height is two stories for I occupancies and occupancies such as schools; and four stories for occupancies like retail, offices, apartments, or residential institutions (where the residents are able-bodied).
5. The building is fully fire sprinklered.

The building allows sprinklers to be used for one of the following

- a) as a substitute for one-hour construction; or
- b) to increase allowed building area; or
- c) to increase allowed building height by one story.

Our recommendation is to utilize the fire sprinkler system as a substitute for one-hour construction. As a Type III, one-hour building, then, 72,200 sq. ft. will be allowed for most occupancies and the number of stories listed in item 4 can be legally used without appeal.

Allowable building area for Type III-1 Hour Construction
Excerpted from Table 5-C, UBC.
Floor areas do not include Basement.

Occup. Group:	I2	R1	B2	E1
	Nurs home	Apt.	Office, Retail	Educ.
Basic Area (s.f.)	6,800	13,500	18,000	20,200
Multi-story	13,600	27,000	36,000	40,400
Separated from other bldgs on four sides	27,000	54,000	72,000	80,800

6. Handicapped access: at least one accessible route into the building is required. At least one passenger elevator must be operational. The code has specific detailed requirements for ramp slope, surface, railings, etc. and it appears that the existing building can be brought into conformance.

Restroom facilities, drinking fountains, and similar facilities must be provided, accessible to the handicapped.

7. Safe exit routes: Achieving safe exiting is the single biggest code problem in this building.

a) Generally the building has adequate number of exits (doors) to the exterior.

b) Corridors --

The primary corridors on the main and second floors are well-defined and of adequate width. At the basement and attic (third floor level), corridors are less clear and in some instances open up into large rooms, which is not allowed by code. When the proposed reuse of the building is determined, then it is likely that some new construction of corridor walls will be necessary. The specific proposed corridor and exiting solution should be discussed with the building official.

The destination of some of the corridors is problematic. Particularly in the three floors above the basement, the corridors in the wings dead end at the farthest ends of the H. This is in direct violation of code and represents a hazard, when in the event of a fire, people might go in the wrong direction and become trapped.

Apparently Multnomah County tried to correct this problem by building exterior fire stairs at the ends of the north wings, but they have been removed since the building was vacated.

The issues of dead-end corridors must be corrected either by reconfiguring rooms and wall layouts so that there are no long corridors, or else reinstall the fire stairs.

c) The connection between the main building and the infirmary wing, traversing across the Dining Room, is not really in code compliance, and should be resolved in planning for reuse of the building.

d) Stairs --

Within the main building are two primary stair systems, beginning at the basement and continuing through to the third floor. Two additional stairways are in the infirmary wing, and all appear to be in essential compliance for tread rise-run, handrails, clearances, etc. (or else can be brought into compliance).

The infirmary stairways are either enclosed per code requirement or else can reasonably be enclosed and at the bottom lead directly to the outside or to a corridor leading directly outside.

The two main stairways in the original building are not enclosed, such that fire/smoke occurring on one floor could quickly spread to other floors. This condition can be corrected at the basement level. At the third floor, there are steel-clad fire doors at the top of the stair, but they should be relocated farther away from the stair so that they

don't swing out over the top steps. Enclosing the stairs at the main floor and second floor so that they are separated from the corridors will be more difficult. The only logical method is to partition across the main east-west corridor to create a stair enclosure. Unfortunately this creates an interruption in traffic through the corridor, and also detracts from the architectural character of the stair balustrade. Furthermore, the building code does not exactly allow interruptions such as this in a corridor. We propose it as the only reasonable solution, and as offering more safety than leaving the stairs unenclosed. This is a solution that will need to be discussed with the building official and possibly appealed.

Exterior stairs and service stairs need general repair, and probably upgrading of details like railings, but in our opinion these are correctable problems.

e) Doors: Doors between rooms and corridors are solid core, essentially meeting code requirements, although smoke gas-keting and some hardware upgrading, including possibly closers, may be required.

8. Restrooms finishes: must be smooth, sanitary, and resistant to water at floors and around toilets and urinals. (Most of the existing bathrooms do not comply.)
9. Hazardous equipment: potential hazards such as boilers, chimneys, water heaters, etc., must be separated from the rest of the building.
10. Energy conservation: heating and cooling equipment, lighting, etc., must meet state energy code requirements, depending on proposed use of building. Given the age and configuration of the building, it is possible that some specific requirements will have to be appealed.
11. Multiple occupancies in building: if more than one occupancy group is to be located in the building, then they must be separated by a fire wall, or floor-ceiling assembly, as defined in the code (fire resistance of separation is to be determined based upon the occupancy groups).
12. Penetration of fire walls: doors and frames must be fire-rated assemblies, usually with automatic closers. Ducts must have fire-dampers.

Summary of Code Requirements Based upon Occupancy

1. Nursing home (I2 occupancy) --
Second story may need to be divided into at least two compartments, thus creating an area of refuge from fire; the stair enclosures described previously may satisfy this division.

Plumbing fixtures to be in adequate ratio to number of residents and employees, as prescribed by Table 5-E (number of current fixtures appears to meet minimums).

Fire alarm and detection system required, with back-up power source in case of electric failure.
3. Apartments or dormitories (R1 occupancy)--
Storage or laundry rooms must be separated from rest of building with one-hour walls.

If low-income elderly housing, then must have "community room."

Rooms occupied as living rooms, bedrooms, etc., must have windows adequately sized for light, ventilation, and emergency egress (most windows will comply.)

Smoke detectors required in each living unit.
4. Institutional residence, non-handicapped persons (SR-2 occupancy) --
Same requirements as for R1 occupancy; in addition a fire detection and alarm system with emergency power source is required.
5. Retail or office use (B2 occupancy) --
Ventilation air required at human occupied rooms either by openable windows or mechanical system (ducted air).

Restroom facilities required in ratios as defined in code depending on specific use.
6. Educational use, up through 12th grade (E1 occupancy) --
Note that post high-school educational facilities are B2.

Building must be subdivided into areas of approx. 5000 sq. ft. with smoke and draft barriers.

Plumbing fixtures to be in ratio as determined by number of students.

Portions of that building normally occupied by humans is to

be provided with ventilation air, either by openable windows or mechanical system.

Fire alarm and detection system required; system to be activated by fire sprinklers.

7. Industrial use: If a non-hazardous manufacturing or materials handling process, then an industrial use would be classified as a B2 occupancy, with the same code regulations as described above for office or retail. If the proposed use involved hazardous materials or processes, then it would be classified as an H occupancy.

In this analysis we have not seriously considered any industrial uses as being feasible:

- building is already divided into numerous rooms, mostly small, which is inappropriate for industrial;
- floor to floor height is low;
- vertical circulation in the building is not good for materials handling;
- main floor is about six feet off the ground.

IV. ESTIMATED CONSTRUCTION COSTS

Beginning on the following page are cost estimates, in the following order:

- Costs for construction items, necessary for any reuse of the building -- \$4.20 million (about \$38.95 per sq.ft.)
- Costs for adaptation to specific occupancies, costs range from about \$4.25 million to \$6.89 million, depending on the interior tenant improvements required (cost per square foot from \$39.62 to \$64.20).
- Estimated costs for building demolition of about \$220,000. A big factor in the demolition will be the safe handling and disposal of hazardous materials, such as asbestos. Detailed identification of such materials and methods for handling have not been a part of this study.

Section I -- Necessary construction, for any occupancy.

Div.	Item Description	Est. Cost
1	GENERAL CONDITIONS	
	Temporary utilities, hauling & disposal, supervision, insurance, safety items, equipt rental, general project overhead, final cleaning, etc.	\$331,566
	Permits, estimate:	\$27,630
2	SITework	
	General sitework & clean-up	\$8,800
	Construct new parking lot (90 cars) paving, curbs, drainage, striping, 6 pole lights	\$57,035
	Exterior signage Building name, h.c. parking, etc.	\$3,300
	Sidewalks	\$8,316
	Landscaping (does not include sprinklers)	\$30,000
3	CONCRETE	
	Footings at porches	\$963
	Repair/replace concrete steps and sidecurbs	\$10,120
	Minor repair at basement	\$1,000
4	MASONRY	
	Exterior walls, tuckpoint, clean, and seal	\$62,597

Div. Item Description Est. Cost

5 METAL FABRICATIONS

Emergency exit stairs at north wings of building; repair exist. fire escapes; install handrails at ramps and stairs as needed \$37,347

6 CARPENTRY

Porches and entries: remove entire east and west porches; rebuild to original style; repair north porch; misc. work at service entries. \$86,000

Structural package: see Kramer Gehlen letter

Additional ties \$41,000

Reinf Dining Room exter. walls \$4,500

Reinforce roof system \$36,000

Plywood roof sheathing, see Div 7 ---

Porches (see above, Div. 6) ---

Finish Carpentry:

Misc. finishes, mouldings, throughout interior \$29,535

(No casework included)

7 ROOFING AND INSULATION

1) Existing roof to remain: \$68,372

Replace flashings & gutters at shingled roofs; new metal roofs on dormers & bell tower; clean & treat shingles; repair and flood coat at b.u. roof; & reinforce roof in lieu of new sheathing

OR

2) Existing shingle roof to be removed;

Install new sheathing and shingles, flashings and gutters;

repair and flood coat at b.u. roof.

ADD: \$120,512

Insulation: add 6" blown-in mineral wool at accessible attics, including access doors and ventilation. \$27,997

Misc. sealant, caulks, allow: \$800

Skylight repair, allow: \$1,350

Div.	Item Description	Est. Cost
------	------------------	-----------

8 DOORS, WINDOWS, GLAZING

New doors at new enclosures around two main stairs;		\$10,362
---	--	----------

Repair & replacement entry doors, allow:		\$4,169
--	--	---------

Interior doors: smoke gasketing, replace hardware as needed; install closers; allow for 20 doors to be replaced.		\$33,110
--	--	----------

Windows:

1) Existing windows to remain; repair as necessary, replace broken glass;		\$20,060
---	--	----------

OR

2) Windows, except for Third Floor and service spaces at Basement, to be replaced with commercial grade wood windows, insulated glass;		
--	--	--

ADD:		\$124,318
------	--	-----------

OR

3) Windows, except for Third Floor and service spaces at Basement, to be replaced with commercial grade aluminum windows, insulated glass.		
--	--	--

ADD:		\$123,463
------	--	-----------

4) For replacement windows at Third Floor:		
--	--	--

ADD:		\$25,660
------	--	----------

CONSTRUCTION COST ESTIMATE

Edgefield Manor

Page 18-4

Div.	Item Description	Est. Cost
9	FINISHES	
	Wall and ceiling, plaster patch and repair (assumes no changes to existing room layout)	\$31,560
	Furr out around new ventilation ducts (see Div. 15)	\$77,000
	New stair enclosures at two main stairs; enclose corridor at Dining.	\$4,763
	Restrooms: demolition of existing finishes; all new finishes, fixtures, accessories, etc. (same locations).	\$121,000
	Floors:	
	Refinish oak at Dining.	\$5,484
	Carpet or resilient flooring at all habitable rooms.	\$243,078
	If Third Floor not refinished for occupancy: DEDUCT: \$39,880	
	Paint, exterior: all previously painted surfaces, also new porches:	\$14,254
	Paint, interior: including extensive preparation on peeling surfaces:	\$283,536
10	SPECIALTIES	
	Building directories (3)	\$1,518
	Room signage, allow:	\$900
	Mailboxes, allow:	\$3,060
	Wall phone enclosures, allow:	\$2,400

CONSTRUCTION COST ESTIMATE

Edgefield Manor

Page 18-5

Div.	Item Description	Est. Cost
------	------------------	-----------

11 EQUIPMENT

If commercial kitchen equipment is installed,

ADD: \$45,000

Fire extinguishers, wall mount cabinets:	\$800
--	-------

12 FURNISHINGS

Window coverings	\$19,096
------------------	----------

If Third Floor windows to be treated,

ADD: \$5,840

14 ELEVATOR

Existing elevator, check out all systems,

perform needed service, upgrade cab;

allow: \$20,000

Existing dumbwaiter: perform needed service,

allow: \$4,000

15 MECHANICAL SYSTEMS

HVAC & plumbing:

\$767,800

replace boiler; add ducted air
conditioning; new plumbing fixtures
approx. locations & numbers of
fixtures same as existing; assume
that existing c.i. wastes will be
retained; assume new water lines.

Fire sprinkler system, existing;	\$29,535
add heads, controls, floor valves,	
& monitoring equipment as required.	

Div.	Item Description	Est. Cost
16	ELECTRICAL	
	Upgrade service; new circuits; install energy effic. light fixtures; communications systems and alarms.	\$550,532

Subtotal by areas of work:	\$3,122,244
----------------------------	-------------

ADD: Contingency at 20%	\$624,449
-------------------------	-----------

ADD: General Contractor Fees at 7%	\$218,557
------------------------------------	-----------

SUBTOTAL ESTIMATED COSTS	\$3,965,250
--------------------------	-------------

ADD: For roof alternate, Div. 7:	\$120,512
----------------------------------	-----------

ADD: For window alternate, Div. 8:	\$124,000
------------------------------------	-----------

ASBESTOS ABATEMENT / CONTAINMENT:

As identified in Asbestos Survey Report,
by PBS Environmental Building Consultants,
(December 1988):

\$162,475

Area 58-1 (\$18,300 + \$200)

Area 58-3 (\$34,275 + \$600)

Area 58-2 (\$39,625 + \$1,200)

Area 58-4 (\$ 6850 + \$28,350)

Area 58-5 (\$ 775 + \$29,300)

Area 58-7 (\$ 3000)

Area 58-6 (Roof shingles, see Div. 7 abv)

TOTAL ESTIMATED COSTS:

\$4,209,762

=====

This equates to \$39.20 per square foot.

Section II -- Estimated added costs for specific occupancies.

The following estimates include wall reinforcing and shear walls as described in Kramer Gehlen letter, Dec. 14, 1988, when "major modifications are made on interior walls."

Occup Group	Item Description	Est. Cost
----------------	------------------	-----------

I1	NURSING HOME, (most previous past use)	
	Basic costs from Sect. I:	\$4,209,762
	Div. 11, Kitchen (see Sect. I):	\$45,000
	TOTAL	\$4,254,762

This equates to \$39.62 per square foot.
Note that no furnishings are included.

R1	APARTMENTS / DORMS	
	Basic costs from Sect. I:	\$4,209,762
	Div. 11, Kitchen (see Sect. 1):	\$45,000
	Tenant Improvements,	\$537,000
	Dorms, budget at \$5 / s.f. (assume plan layout similar to existing)	
	OR	
	Apartments, budget at \$16 / s.f., (assume wall changes, also plumbing)	
	ADD: \$1,181,400	
	TOTAL	\$4,791,762 - \$5,973,162

This equates to \$44.62 - \$55.62 per square foot.

SR-1 INSTITUTIONAL RESIDENCE
Costs will be similar to R1 occupancy.

B2	RETAIL OR OFFICE USE	
	Basic costs from Sect. I:	\$4,209,762
	Tenant improvements highly dependent upon end use; assume that internal wall configuration will be modified:	
	Budget at \$10 - \$25 / s.f.	
	ADD: \$1,074,000 -	\$2,685,000
	TOTAL	\$5,283,762 - \$6,894,762

This equates to \$49.20 - \$64.20 per square foot.

Occup Group	Item Description	Est. Cost
----------------	------------------	-----------

E1 EDUCATIONAL FACILITY

Costs will be similar to B2 occupancy.

=====

Architect's note: The above described work is based upon our accompanying written building code analysis and the stated assumptions. We believe that this is a fair representation of the work that would need to be done to achieve a safe and habitable building, for any reasonable use.

We do not warrant that actual costs of construction will not vary from this estimate, as the proposed use and plan layout for renovation become more defined.

Architectural /engineering fees are not included in the above estimates. Depending on the nature of the proposed re-use, and the amount and nature of work required including tenant improvements, A/E fees should range from 4% to 10% of construction costs.

Section III -- Estimated costs for building demolition.

Div.	Item Description	Est. Cost
2	General building demolition:	\$102,402
	Remove any materials to be salvaged; * general demolition with crane & wrecking ball; materials to be hauled away by truck to approved dump site (assume 25 mi. round trip).	
	Safety precautions & air sampling	\$7,500
	Additional costs for asbestos handling (in addition to basic demol. fees)	\$100,000
	Final clean-up of site, fill holes, grade, seed with range grass	\$8,000
	TOTAL DEMOLITION	\$217,902

This equates to \$2.03 per square foot of building.

* Possible salvage items:

- Brick
- Doors and hardware
- Intact sections of steel fire escapes
- Scrap metals, incl. copper
- Bell tower (becomes a park gazebo?)

We do not expect that salvage of any of these items will reduce the demolition fees by any significant amount. The savings realized because they do not have to be hauled away to a disposal site, may be offset by the extra care and handling that must be used in order to remove these items in undamaged condition.



Webber Works Office Bldg.
400 Columbia St., Suite 240
Vancouver, Washington 98660

REGISTRATION: STRUCTURAL-CIVIL • WASHINGTON • OREGON • CALIFORNIA
IDAHO • NEVADA • MONTANA • ALASKA

Martha Andrews
Edgefield Manor
December 14, 1988
Page -2-

The interior walls are of standard wood stud framing with either wood lath or metal lath and plaster on each side. The ceilings are in general either wood lath or metal lath and plaster. The exterior balconies are of untreated wood framing.

The configuration of the main 1920's structure is a main east/west area connecting north/south wings on either end, forming a modified H shape.

The infirmary wing appears to have been built in the late 1940's or early 1950's. The floors and roof are of concrete joist, slab, and beam construction on concrete columns. The basement floor is concrete slab-on-grade. The basement exterior walls are 50% plus daylighted with window openings. The exterior walls above basement level appear to be brick veneer over a wood stud wall.

STRUCTURAL CONDITION OF FACILITY:

It is our opinion that the structural condition of the above described facility with minor modifications may be placed in a condition of acceptable risk area regarding the safety of the public. this opinion is based on the following conditions:

1. The interior partitions remain in place or with only minor modifications (these walls provide the major resistance to lateral forces, i.e. wind or seismic).
2. Additional ties be installed from the exterior unreinforced masonry wall to the floor and roof diaphragms.
3. Reinforcing for vertical and lateral forces be installed between the roof system and ceiling system.
4. Plywood sheathing shall be installed over the existing roof sheathing.
5. Exterior masonry walls be reinforced on the interior surface at high walls in the dining room to provide stability under seismic action.
6. Exterior wood frame porches and balconies be removed and rebuilt with pressure treated lumber to current standards.

If the existing interior partitions are removed or modified extensively, the exterior wall must be reinforced on the interior surface with vertical spaced studs or framing and appropriately located shear walls be located in the interior of the building to resist lateral forces.

Martha Andrews
Edgefield Manor
December 14, 1988
Page -3-

Our estimate of structural modification not including restoration of the exterior surface of exterior masonry walls based on only minor modification to interior partitions is as follows:

1.	Additional Ties:		
	820 Ties @ \$50.00/Each =		\$41,000.00
2.	Reinforcing of Dining Room Exterior Walls:		
	1,500 Sq. Ft. @ \$3.00/SF =		4,500.00
3.	Reinforcing of Roof System:		
	18,000 Sq. Ft. @ \$2.00/SF =		36,000.00
4.	Plywood Sheathing Over Existing Roof Sheathing:		
	18,000 Sq. Ft. @ \$1.25/SF =		23,000.00
5.	Replace Exterior Porches and Balconies:		
	4,300 Sq. Ft. @ \$20.00/SF =		<u>86,000.00</u>
	Total		\$190,500.00

If major modifications are made on interior walls, add the following cost to the above figures:

Reinforcing of Exterior Wall:		
38,000 Sq. Ft. @ \$2.50/SF =		\$ 95,000.00
New Shear Walls:		
1,000 Sq. Ft. @ \$3.00/SF =		<u>30,000.00</u>
Total		\$125,000.00

Martha Andrews
Edgefield Manor
December 14, 1988
Page -4-

The above referenced structural modifications, reinforcing and structural cost estimate are based on our cursory visual observation of the facility and our previous experience with many renovations of older structures and are not based on structural analysis.

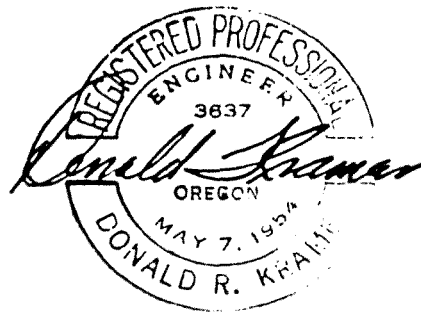
We trust this information, even only cursory in nature, will allow all parties to better assess the structural conditions and cost associated with this project.

Sincerely



Donald R. Kramer, P.E.
Kramer Gehlen & Associates, Inc.

DRK:ajg






MULTNOMAH COUNTY OREGON

DEPARTMENT OF GENERAL SERVICES
DIVISION OF FACILITIES AND
PROPERTY MANAGEMENT
2505 S.E. 11TH AVENUE
PORTLAND, OREGON 97202
(503) 248-3322

DENNIS BUCHANAN
COUNTY EXECUTIVE

MEMORANDUM

TO: Board of County Commissioners

FROM: F. Wayne George, Director 
Facilities & Property Management

DATE: April 24, 1986

RE: EDGEFIELD MANOR

I think before the issue of razing or saving Edgefield Manor comes before the Board again, it would be prudent of me to share other information.

Let's put aside the issue for the immediate need of \$80,000.00 to extend the waterline for fire protection. Any building, regardless of its age, will quickly deteriorate if not properly protected from the elements and given proper maintenance, especially in our climate and that of far East County. Edgefield Manor is no exception and an excellent example. There is no heat in the building, and because there's no heat, the ambient air temperature and humidity is almost equal to the outside conditions. That means that paint is peeling, plaster is falling, floors are lifting, glued on tiles are falling from the ceiling, metal lath used in that period is rusting, and ionization detectors not made to operate in those environmental conditions are sending false fire alarms and failing prematurely.

Because the structure was built with no insulation, it makes no economic sense to heat the building due to utility costs. During the winter months, in 1981, it cost \$28,000.00 per month to heat the facility with oil. I immediately installed a used natural gas boiler, but still was strapped with a utility bill of \$10,500.00 to \$13,900.00 per month to heat the building. In fiscal year 81-82, I spent in excess of \$93,000.00 to heat the structure with natural gas!

So, in my opinion, maintaining any heat in the building is out of the question, and as I stated, without heat to combat the high humidity, the interior of the building will continue to deteriorate.

I also feel if the County makes a commitment to keep Edgefield Manor, we purchase and install 1,200 lineal feet of 6 foot chain link fence. Whether this limits our liability or not is a County Counsel question, but I do feel it would help prevent unauthorized entry by vandals, a problem which now exists. The cost of the fence would add an additional \$14,000.00, bringing the total budget modification request to \$94,000.00.

Memorandum / Board of County Commissioners
April 24, 1986
Page 2

Last, but certainly not least, if the building stays, I recommend that we look seriously at renovating the fire sprinkler system to alleviate the need for constant maintenance and threat of frozen pipes and flooded basements. I have no cost associated with that, but would estimate \$15,000 to \$25,000 for renovation.

I want the Board to understand that my desire to raze the Manor is not because I dislike old buildings. To the contrary, I think the Portland Metropolitan area has done a remarkable job in preserving historic structures. In comparing Portland to other cities I have visited, we're head and shoulders above the rest when it comes to historic building preservation and saving our past. But because of the initial investment and realizing that this investment will not help stop the deterioration of the building, I recommend the facility be razed.

I have currently assigned a contract to take down an 80 foot brick chimney at the Powerhouse, which according to Pioneer Masonry Company, is "in danger of falling", and approximately three months ago, a five car garage in back of the Manor collapsed under its own weight. I don't want that to happen to Edgefield Manor.

FWG/cl's

cc: Dennis Buchanan
Jim Wilcox
John Leahy



ANDREWS ARCHITECTS

Suite 207 at The Osborn

205 S.E. Grand Avenue, Portland, Oregon 97214

Tel. (503) 239-4387

January 20, 1989

MEMO

TO: Topaz Faulkner

FROM: Martha Peck Andrews AIA

RE: EDGEFIELD MANOR

You have asked us to respond to Options 2 and 3 in the ESEE analysis with additional cost estimate data. Essentially, what are estimated costs for "taking corrective action to prevent further damage to the Manor from weathering and vandals?"

To stabilize the building's deterioration for a time frame of approximately two to five years, we recommend the following four-pronged effort:

- 1) Stop-gap measures to halt roof leaks:
 - a) Valley flashings -- patch, caulk;
 - b) Replace and/or reconnect loose and damaged gutters and downspouts;
 - c) Re-anchor and/or patch sheet metal roofing at dormers;
 - d) Caulk leaking skylight at kitchen.
- 2) Heat building from Oct 15 to June 1 annually:
 - a) Utilize existing radiator system and "temporary" gas boiler at southwest of building;
 - b) Perform minimal servicing required to start-up system;
 - c) Heat building to maintain temperature range of approximately 55-60 degrees Fahrenheit;
 - d) Budget for weekly monitoring and maintenance.
- 3) Maintain boarded-up condition of doors and windows to discourage unauthorized entry and vandalism.
- 4) Arrange for a 24-hr. security guard on the premises.

Cost estimates for items #1 - 3 are as follows:

- | | |
|-------------------------------|-----------------|
| 1) Roof leaks, | |
| one-time cost: | \$ 4,380 |
| 2) Heat building, | |
| start-up cost: | \$ 1,200 |
| fuel *and labor, 7-1/2 months | \$47,700/annual |

*(based upon fuel costs from 1981-82, per Wayne George, adjusted for maintenance temperature that can be significantly lower than comfort temperature required for nursing home.)

- | | |
|------------------------------|--------|
| 3) Boarded up doors/windows, | |
| One-time cost | \$ 360 |

Therefore, we estimate one-time and start-up costs to be about \$5,940 (round to \$6,000), and annual heating costs to run approximately \$47,700 (round to \$48,000). We do not have an estimate for round-the-clock security services to prevent further intrusion and vandalism.

As we have previously discussed, Multnomah County has a difficult decision regarding the future of Edgefield Manor. Clearly, if the building is to be preserved for future occupancy, then the expenditure of dollars now will prevent continued deterioration of the facility, and in the long run save money.

But the County Board of Commissioners will also be subject to much criticism from citizens who question spending scarce dollars to heat an empty building when at the same time health care, homelessness, and other human issues are demanding attention.

We hope this information helps answer your questions about the costs associated with short-term corrective actions to prevent further deterioration at the Manor.

Please call if we can provide further data.

EDGEFIELD MANOR
ECONOMIC ANALYSIS

for Supplemental ESEE Analysis
Prepared in conjunction with Cogan Sharpe Cogan
for Multnomah County

by Hobson & Associates, Urban Land Economics/Market &
Development Analysis

In January, 1987, the City of Troutdale commissioned a study of the Edgefield Manor site in compliance with LCDC Goal 5 requirements, including an economic, social, environmental, and energy (ESEE) analysis. The purpose of this study is to review and supplement the City's ESEE analysis regarding the economic consequences of preservation or demolition of Edgefield Manor and six surrounding buildings. This report is divided into the following subsections: summary and conclusions; site and neighborhood characteristics; marketability of the site; impacts on tax revenues, property values, and employment; and a review of the City of Troutdale's ESEE analysis.

SUMMARY AND CONCLUSIONS

Hobson & Associates has reviewed the economic section of the ESEE analysis of the Edgefield Manor site prepared for the City of Troutdale. The following summarizes the major findings and conclusions of this review.

Marketability of the Site

1. Although the Manor site does not enjoy a central location in metropolitan Portland, the site has some desirable attributes including good freeway access, the presence of utilities, and industrial zoning.

2. The Multnomah County Corrections Facility located in close proximity to the Manor poses a significant constraint to the uses and marketability of the Manor site.
3. Based on location, zoning, topography, and surrounding land uses, the most feasible use of the Manor site is light industrial development. The site may also be suitable for public institutional uses such as a trade school, elderly care center, or alternative high school. These uses diminish the marketability of the surrounding industrial acreage.
4. The 83.5-acre industrial parcel which includes the Manor site is not considered to be a prime industrial site primarily due to its lack of freeway exposure and immediate access, and its irregular shape.
5. The site's access to Interstate 84 (I-84) and its marketability may be enhanced at some time in the future if the proposed expressway connecting I-84 and the Mount Hood Highway (U.S. 26) is constructed with a grade-level interchange at Halsey Street.
6. The large supply of vacant, buildable industrially-zoned land in East Multnomah County constrains the marketability of the site in the near future.
7. The Manor buildings and surrounding structures are obsolete and unsuitable for contemporary industrial use. The presence of these structures diminishes the marketability of the site.
8. Assuming that all structures are demolished on the site, development of the 83.5-acre parcel which includes the Manor site for industrial use will have substantial positive impacts on employment, property values, and tax revenues. If the site was fully developed for industrial use, the site could support 2,800 jobs and generate property tax revenues of \$1.1 to \$1.4 million at the current tax rate.

SITE AND NEIGHBORHOOD CHARACTERISTICS AFFECTING MARKETABILITY

Before discussing the marketability of the Manor site, it is important to briefly describe the characteristics of the site itself and its environs because they will affect the marketability of the site.

Location

The Edgefield Manor site occupies 9.8 acres south of Halsey Street and east of 244th Avenue in Troutdale, Oregon. The site is located within the 330-acre Multnomah County Farm site, at the western Troutdale limits.

Troutdale is located approximately 14 miles east of downtown Portland, and 3.5 miles northeast of downtown Gresham. Troutdale is bounded on the east by the Sandy River, on the north by the Troutdale Airport, on the west by Wood Village, and on the south by Gresham. Development to date in Troutdale is primarily residential ^{1/} with limited commercial and industrial development. Thus, Troutdale is primarily a bedroom community with limited employment opportunity within the city limits.

Site Description

The 9.8-acre Edgefield Manor site is situated in the center of the 330-acre Multnomah County Farm property. The Farm, which occupies the area between Sandy Boulevard on the north and Cherry Park Road near the southern limits, has been divided into several parcels with a variety of existing uses and zoning. Existing uses of the Farm site will impact the development potential of the Edgefield Manor site. These uses include a correctional facility, social service programs, and an animal control shelter.

^{1/} The July, 1987, population of Troutdale is 7,115.

The Manor site is part of an 83.5-acre parcel zoned Industrial Park (IP). Under the IP zone, only limited manufacturing such as assembly of electronic equipment, is allowed outright. The IP zone is designed to promote a mix of clean, employee-intensive industries, offices, services, and retail uses. Existing uses on this parcel include the Edgefield Children's Center (ECC) and Janis Youth Program. The ECC currently has a long-term lease on the school facility. A study of the compatibility of ECC and Janis with industries prepared by ECO Northwest concluded that there are potential conflicts between activities at the ECC site and activities at industries. The study also concluded that the marketability of the site would be diminished by the continued use of the ECC site.

To the south of the Manor site are additional outbuildings that were once part of the County Farm operations. These structures include an old garage, two barns, a silo, and a storage building.

Existing Uses

At the present time, numerous structures occupy the Manor site. The largest building, Edgefield Manor, which served as a County poor farm and nursing home until 1982, is currently vacant. Attached to the Manor is a building which formerly served as an infirmary and is currently used by the State of Oregon for storage of emergency equipment. A third major structure, which originally served as the power station for the Manor and surrounding buildings currently serves as a laundry for the County Corrections facility. A fourth major structure on the site is the Administrator's House, which is currently used as a group home for boys participating in a treatment program sponsored by the Edgefield Children's Center (ECC).

Surrounding Uses

An important neighboring use in determining the marketability of the Manor site is the Multnomah County Correctional Facility (MCCF), located on a 28.6-acre parcel to the east and southeast of the Manor. Access to MCCF is provided through the Edgefield Manor site via a paved roadway. Based

on recent information provided by Multnomah, County, there are no plans to relocate the correctional facility in the near future.

The Animal Control Center occupies 4.5 acres in the northeastern corner of the Farm property. At the present time, there are no plans to relocate the center. Because the Animal Control Center is physically separated from the Manor site by Halsey Street and the Union Pacific Railroad, the center does not significantly affect the marketability of the Manor site.

Access and Transportation

Access to the site is from Northeast Halsey Street, a two-lane major thoroughfare. The site enjoys easy access to the Interstate 84 (I-84) Freeway, which is approximately one mile from the site. An important consideration affecting the marketability of the subject property is the routing of the proposed expressway connecting from I-84 to the Mount Hood Highway (U.S. 26). The Oregon Transportation Commission has allocated funds to begin a preliminary engineering study of the proposed new roadway. Three potential corridors for the roadway have been identified at this time and for each alternative, the proposed I-84/Highway 26 connection crosses the Multnomah County Farm property from north to south. Two alternative I-84 interchanges are being studied in the vicinity of the Multnomah County Farm property. One alternative includes a grade-level I-84 interchange at Halsey Street; the other alternative includes an I-84 interchange which is elevated at Halsey Street and, therefore, does not provide direct access to Halsey Street. If the project is funded, right-of-way acquisition is scheduled for January, 1993, through January, 1995, with construction commencing in the spring of 1995.

Zoning

In addition to existing uses, the zoning of the Farm property and surrounding property will affect the marketability of the Manor site. Approximately 70.0 acres of the Farm property located north of Halsey Street are zoned IP. South of the Manor site and separated from the Manor site by a very steep 30-acre undevelopable tract, there are approxi-

mately 110.0 acres of residentially-zoned land. Development and zoning of the land east, south, and west of the Farm property is primarily residential. Columbia High School adjoins the Farm at the southeast edge of Cherry park Road.

Topography

The site has a gradual slope from north to south with an average slope of approximately 5.5 percent. A variety of native vegetation and trees are located on the site. The Edgefield Manor building has impressive views of the Columbia River and Mt. St. Helens.

Utilities

The site is served by City of Troutdale water and sewer lines. Troutdale has excess water and sewage capacity which can accommodate future development of the site.

MARKETABILITY OF THE SITE

Site Conditions Affecting Marketability

The Correctional Facility located in close proximity to the Manor poses a significant constraint to the uses and marketability of the Manor site. 2/

2/ Two recent studies related to the 83.5-acre Multnomah County Farm parcel concluded that industrial or a combination industrial/commercial uses are the most appropriate uses of this parcel. See Appraisal of Multnomah County Farm, ECO Northwest Parcel E; Real Property Consultants, October 16, 1986; and Multnomah County Farm Analysis, ECO Northwest and SRG Partnership, August 29, 1985.

Residential Potential

Correctional facilities are generally perceived as dangerous to adjacent neighborhoods and the siting of such facilities is typically a controversial issue. No natural barrier such as steeply sloped land separates the Manor site from the correctional facility. In the absence of a natural physical barrier which would give nearby residents a feeling of security, residential use is not considered to be compatible with a correctional facility, and residential use is, therefore, not considered to be an appropriate use of the Manor site.

Retail Commercial Potential

Industrial and commercial uses, however, are compatible uses to a correctional facility. General locational factors related to retail commercial development include location and access, the household and income characteristics of the site, the low density of residential development in the site's trade area, and the existing retail commercial development in Troutdale, Wood Village, and Gresham; retail commercial use is not considered to be a feasible use of the Manor site. Office uses are also not considered to be feasible at the site given the site's locational characteristics and the nature of development in the site environs.

Office Potential

An ideal office site is characterized by good access to transportation, high visibility, prestige, convenience to support services, proximity to a variety of types of residential housing, availability of a quality labor force, and overall support from a strong economic base. The Manor site does not have the locational attributes of an ideal office location and, thus, office uses are not considered feasible at the site.

Industrial Potential

After residential and commercial use potential at the site and considering the current industrial zoning of the site, industrial development is considered to be the most feasible use for the Manor site. 3/ The Manor site and surrounding industrial acreage, which totals 83.5 acres, however, are not considered to be a prime industrial site for a variety of reasons.

The most important consideration for an industrial park or a large single industrial site is the array of transport services available at the site. Sites which are immediately accessible to major highway routes or have highway frontage are considered prime industrial sites. Rail service and proximity to airports are also sought by many industries. Although the site is conveniently located within one mile of I-84, the site has no freeway exposure or immediate access at the present time.

Other characteristics which are desirable for industrial sites but are not found at the subject site include a regular shape and flat topography. The subject site has an irregular shape which makes it less efficient for industrial development. In addition, the gently sloping topography poses a minor constraint to industrial development.

External Factors Affecting Marketability

Three other factors--the proposed I-84/U.S. 26 connection; the large supply of vacant, buildable, industrially-zoned land in East Multnomah County; and the presence of structures--affect the marketability of the Manor site and its surrounding industrial parcel.

3/ Public re-uses of the Manor building may be feasible. These types of uses, however, may be incompatible with the surrounding industrial development at the site.

Impact of Transportation Improvements

As discussed previously, a study of three alternative corridors for the I-84/U.S. 26 connection, all of which cross the Farm property, will commence in January, 1989. After the selection of the best alternative, land speculation in the vicinity of the preferred alternative is likely to occur. Land values at the site are expected to rise if the preferred alternative includes a grade-level I-84/Halsey Street interchange which would significantly improve the site's access to I-84.

Available Vacant Land Inventory

A second factor, the large supply of vacant buildable industrially-zoned land in East Multnomah County further constrains the marketability of the site. A 1987 inventory of vacant buildable industrial land conducted by the Metropolitan Service District showed that there were 20,471 vacant buildable acres of industrial land in metropolitan Portland, of which 3,125 vacant buildable acres were located in the East Multnomah County area. 4/ There are numerous vacant, industrially-zoned and serviced parcels which have a more central location and better access than the subject property. In response to increased activity and demand, the Port of Portland is currently master-planning a 440-acre business park next to Portland International Airport. The large supply of competitive, prime industrial land in the site vicinity of the site diminishes the marketability of the site in the near future.

Impact of Existing Structures

The third factor affecting the marketability of the site is the presence of structures on the site. The marketability of the 83.5-acre site will be enhanced if the Manor and

4/ This area, which includes Gresham, Troutdale, Wood Village, and a portion of Portland east of Portland International Airport, is called County Subarea 5 by Metropolitan Service District.

surrounding vacant structures on the 9.8-acre Manor site are demolished. Assuming the site is marketed with the structures on the site and there is no requirement that the buildings be preserved, it is highly speculative to assume that the buildings will be rehabilitated by a private developer because of their size and configuration, obsolescence, and deteriorated condition. Consequently, allowing the structures to remain on the property creates additional risks and costs for a potential purchaser, thereby lowering the value of the site. 5/ These costs include the costs of demolition, asbestos removal and fill, and the holding costs of the property prior to and during demolition.

If the Manor and surrounding buildings on the 9.8-acre Manor site must be preserved in accordance with the historic resource designation, the marketability of the site will be diminished for two reasons. First, there does not appear to be any feasible and economically viable re-use of the Manor buildings which is compatible with industrial development on the site. Second, preserving the 9.8-acre Manor site makes the surrounding irregular industrial parcel less efficient for industrial development.

IMPACTS ON EMPLOYMENT, PROPERTY VALUES, AND TAX REVENUES

Assuming that all structures are demolished, development of the 83.5-acre parcel which includes the 9.8-acre Manor site for industrial use will have substantial impacts on employment, property values, and tax revenues. As discussed previously, the City of Troutdale is primarily a bedroom community with limited employment opportunities and the City benefit from the increased tax revenues and stable employment base if the Edgefield Manor site is developed for industrial uses.

5/ An appraisal report of the 83.5-acre parcel conducted by Real Property Associates in October, 1986, established a market value of \$1,920,000 or approximately \$23,000 per acre. The appraisal assumed, among other conditions, that all structures were demolished and removed from the site and that the property was zoned for medium industrial use. The property was subsequently zoned by the City of Troutdale for light industrial use. In order to establish current market value, it is suggested that an appraisal of the site be conducted by an M.A.I. certified appraiser.

If all the structures are cleared from the property and the 83.5 acres is fully developed for industrial uses, it is estimated that the 83.51-acre site could support approximately 1,020,000 square feet of industrial space. This estimate assumes that the I-84/Highway 26 connection does not cross the property and 20 percent of the total land area or 16.7 acres will be used for roads and rights of way and the remaining 66.8 acres will be available for industrial development. Acreage is converted to industrial square footage by assuming a 0.35 floor area ratio.

Employment Impacts

In order to estimate employment generated by industrial development at the site, it is first necessary to convert total industrial square footage to industrial gross leasable area (G.L.A.). Then employment is estimated based on the local average square footage per industrial employee. Assuming a 0.90 building efficiency factor and a 0.95 occupancy factor, for the 1,020,000 total industrial square footage, there will be 872,100 square feet G.L.A. at the site. In the Portland Metropolitan Area, the average manufacturing employee engaged in light manufacturing activities occupies approximately 310 square feet of industrial space. 6/ Using this 310 square foot average, the 872,100 square feet industrial G.L.A. would support approximately 2,800 jobs.

Property Value and Tax Revenue Impacts

With regard to property values, values of the site and surrounding properties are expected to increase as the property develops. Higher assessed values at the site and surrounding property will help the tax base of the City of Troutdale. When the property is fully built-out, the 83.5 acres of developed industrial land is estimated to have an assessed value of approximately \$40 to \$50 million in 1988 dollars. This value is estimated based on selling prices of improved industrial land in East Multnomah County over the 1985 to 1988 period. The current rate at which the property would be taxed if it were not in public ownership is approx-

6/ Metropolitan Service District estimate.

imately \$27.50 per \$1,000 of assessed value. 7/ Assuming the property had an assessed value of \$40 million to \$50 million, the property would generate property tax revenues ranging from \$1.1 million to \$1.4 million at the current tax rate.

SECTION THREE

FINDINGS

Historic

1. The 9.8 acre Edgefield Manor site is historically significant as the largest example in Oregon of a locally-sponsored social welfare institution that operated during the first decades of the twentieth century.
2. The Manor building and power station are architecturally significant as rare East Multnomah County examples of the Colonial Revival style.
3. Without the Manor building, the historical significance of the Edgefield site is significantly diminished.

Architectural

4. Although the Manor is structurally sound, it is in a deteriorating condition that will accelerate if not corrected soon.
5. The cost of basic renovation to bring Edgefield Manor back to a condition allowing occupancy is in excess of \$4.2 million. Renovation costs can be expected to exceed this amount if modification of the interior is required to adapt the facility to a new use.
6. While not in strict compliance with current building codes, the major areas of non-compliance relate to fire and life safety exiting requirements and can be satisfactorily corrected.
7. Section 104(f) of the Uniform Building Code specifies the circumstances under which repairs, alterations and additions necessary for the preservation or rehabilitation of a building designated as having special historical or architectural significance may be allowed without conformance to all the requirements of the Code
8. Demolition costs for the Manor are estimated to be approximately \$220,000, including asbestos removal.

Reuse of the Manor Building

9. The Manor building does not lend itself to adaptation for reuse without major interior renovation.

10. While reuse as a convalescent center appears to be most logical, given the historic use of the structure and its current interior configuration. However, poor vertical circulation, the distance to medical and support services, and the close proximity to the jail, do not favor such use.
11. Other institutional uses of the Manor building which are not considered feasible include: a jail or prison, due to the extremely high renovation costs required to meet the fire and life safety codes associated with such a use; and an east county government center, because of the inefficiencies caused by locating city administrative functions outside their respective political boundaries.
12. The Manor's current entry and interior spaces do not lend themselves to retail use.
13. The potential for reuse as an office building is limited by the lack of sufficient plumbing facilities and the inability to create identifiable suites without compromising exiting capabilities.
14. Renovation of the Manor building to contemporary industrial use is not feasible because the building is divided into numerous small rooms, floor to ceiling height is low, the vertical circulation is poor for materials handling, and the main floor is about six feet off the ground.
15. The unsuitability of the Manor building and surrounding structures for contemporary industrial use diminishes the marketability of the manor site.

The 9.8 acre Manor Site

16. Residential use of the Manor property is not considered appropriate in the absence of a natural, physical barrier separating the site from the adjacent correctional facility and giving the residents a sense of security.
17. Retail commercial development of the Manor property is not considered possible on the basis of location and access, poor visibility from the freeway or a major highway, the low density of residential development in the site's trade area, and the existing retail commercial development in Troutdale, Wood Village and Gresham.

18. Office development is not considered to be a viable use of the Manor property because the site lacks the locational attributes of an ideal office location including good access to transportation, high visibility, prestige, convenience to support services, labor force availability, the overall support of a strong economic base and proximity to a variety of types of residential housing.
19. The marketability of the site will be enhanced if the Manor and other structures on the 9.8 acre parcel are demolished.
20. The most feasible use of the Manor site is light industrial development.
21. The Multnomah County Corrections Facility poses a significant constraint to marketability and reuse of the Manor site, even for industrial development.
22. The large supply of vacant, buildable industrially-zoned land in East Multnomah County constrains the marketability of the site in the near future.
23. The site's access to Interstate 84 (I-84) and its marketability may be enhanced at some time in the future if the proposed expressway connecting I-84 and the Mt. Hood Highway (US 26) is constructed with a grade-level interchange at Halsey Street.

The 83.5 acre Industrial Site

24. The 83.5 acre parcel which includes the Manor, is not considered to be a prime industrial site due to its lack of freeway exposure and immediate access to a major highway, as well as the sloping topography and the irregular shape of the property.
25. Assuming all structures are demolished, development of the 83.5 acre parcel for industrial use will have substantial positive impacts on employment, property values and tax revenues. At full development, the site could support 2,800 jobs and generate annual property tax revenues of approximately \$1.1 to \$1.4 million, at the current tax rate.

SECTION FOUR



Main Entry, North Side



Power Station Building, Edgefield Complex



Masonry Detail, northeast wing of Manor



East Porch, Main Building



Detail, East Porch



Detail showing
condition of
masonry

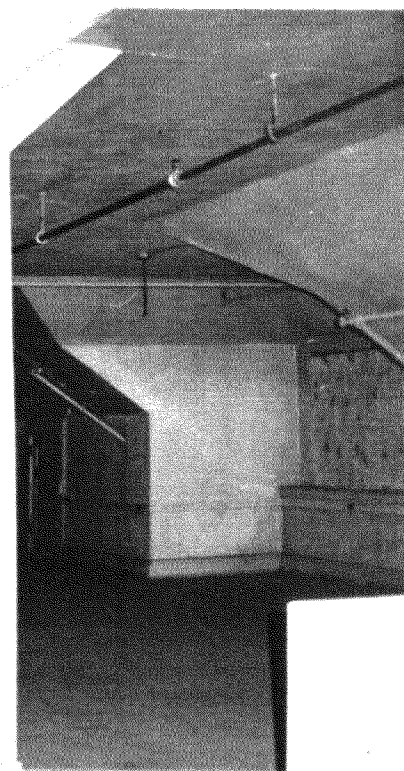
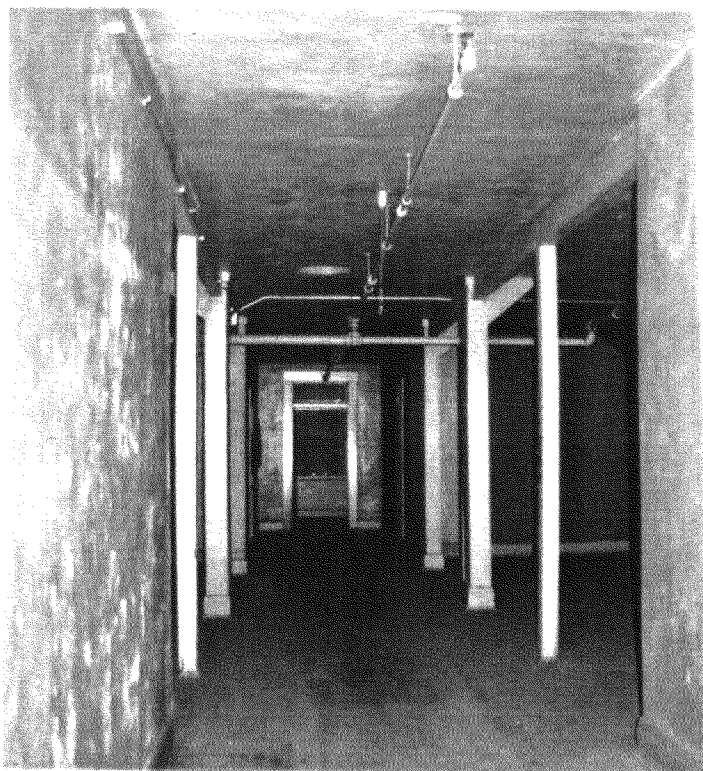
South side of
Manor



Southeast corner of
Manor with gas boiler
(installed in 1981)
in foreground

West Porch

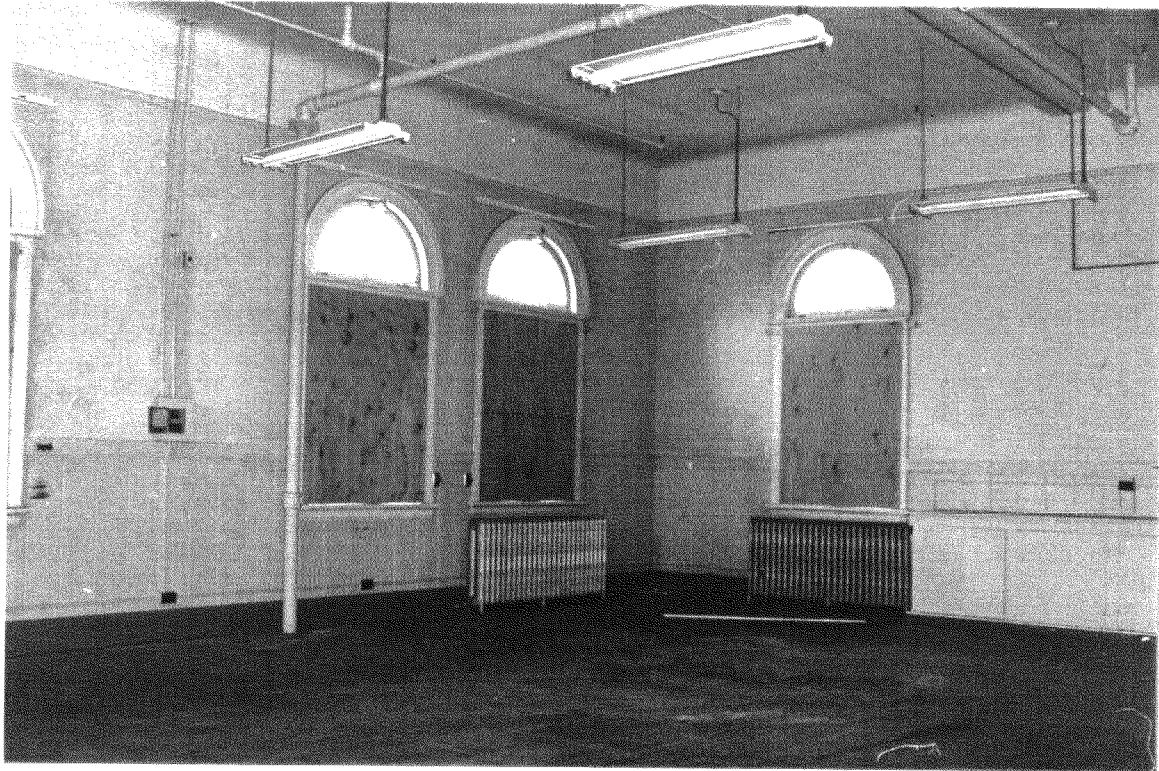




Third Floor, central room

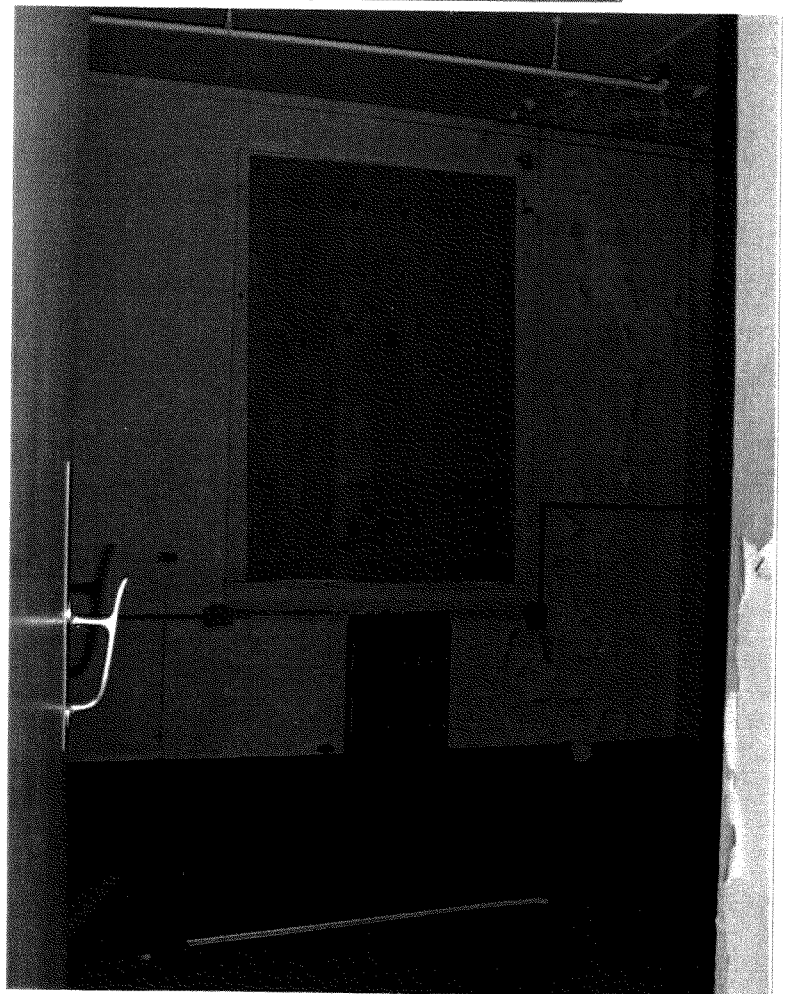


Basement (lower level) of Infirmary Wing



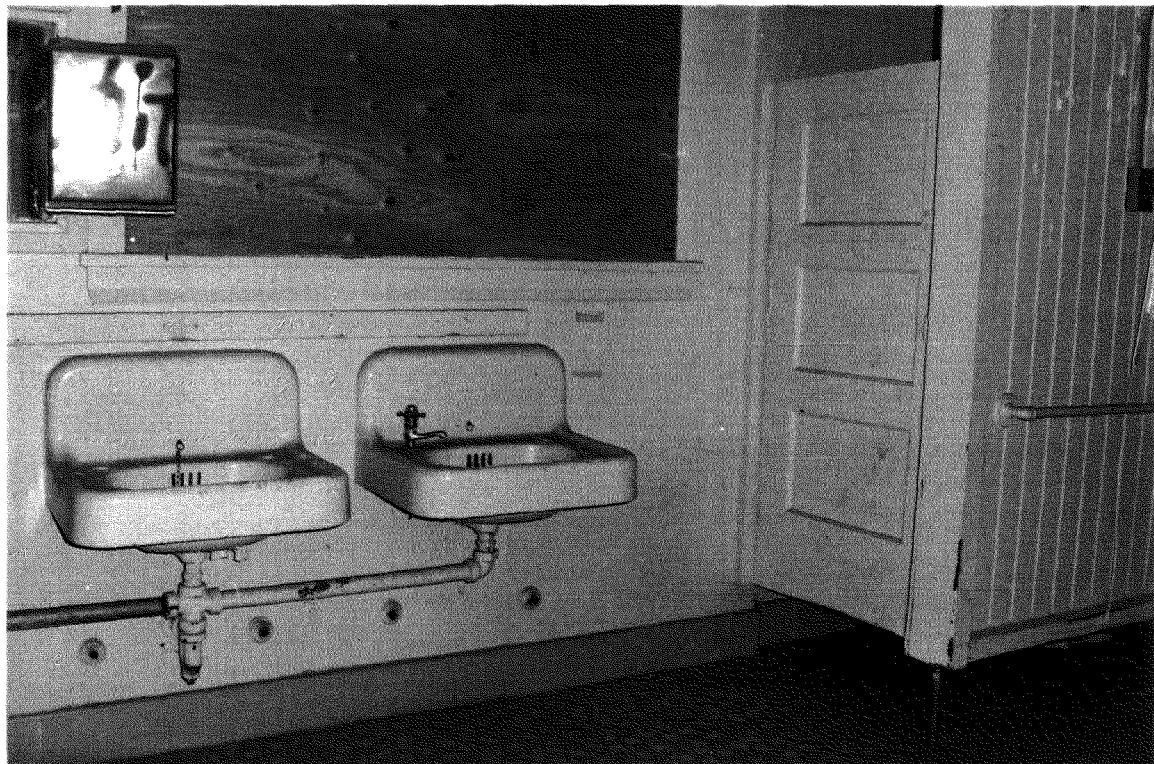
Second floor, Activity Room

Typical
resident
room

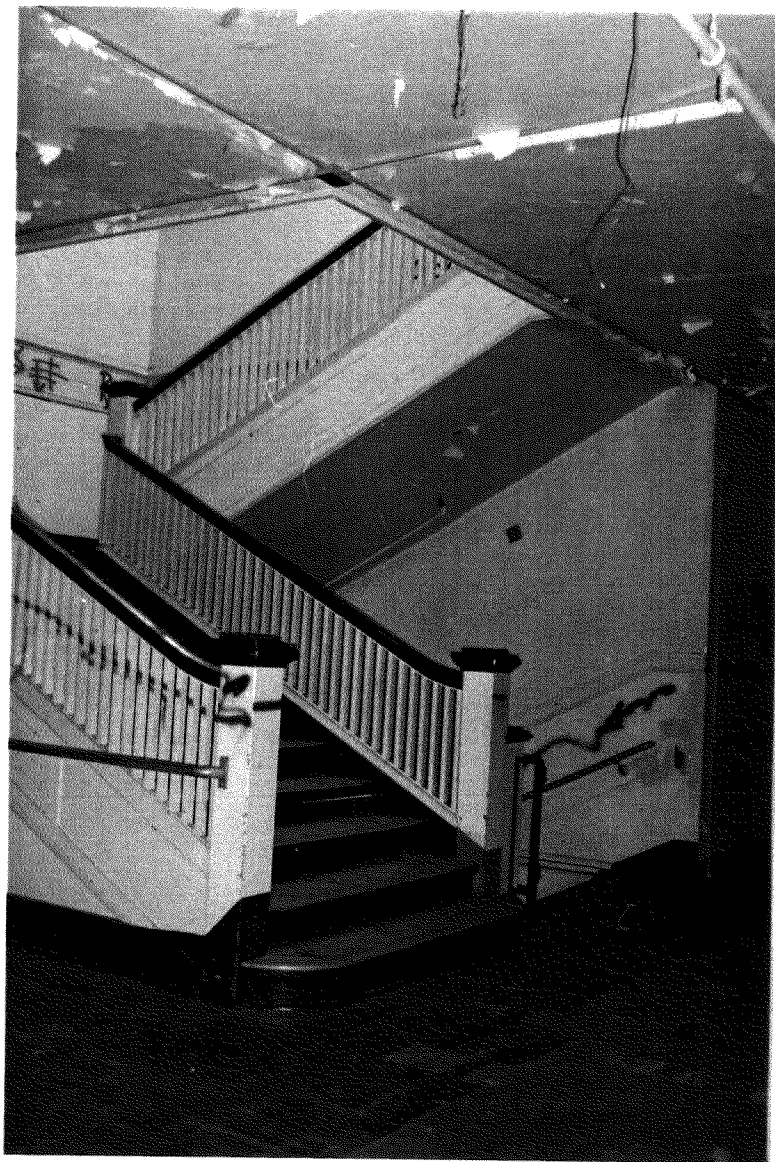




Lavatory for residents



Lavatory for residents



Main Stair, west wing of Manor

SECTION FIVE

**EDGEFIELD MANOR
SUPPLEMENTAL ESEE ANALYSIS APPENDIX**

Interviews were held with:

Sharon Nesbit
Troutdale Historic Society

Eric Eisemann, Director
Historic Preservation League of Oregon

Richard Matthews, Assistant Director
Historic Preservation League of Oregon

Document research included:

Relevant files at the Oregon Historic Society and
Preservation League of Oregon

Oregon Department of Transportation's November 1988
description of the Mt. Hood Parkway corridor analysis (copy
attached)

Goal 5 Analysis of Edgefield Manor Site, The Benkendorf
Associates, 1987

Appraisal of Multnomah County Farm, Real Property
Consultants, October 16, 1986

Multnomah County Farm Land Use Analysis, ECO Northwest and
SRG Partnership, August 29, 1985

Tax Reform Act of 1986, as it relates to historic
structures.

Files maintained by Multnomah County regarding Edgefield
property.

EDGEFIELD MANOR
SUPPLEMENTAL ESEE ANALYSIS APPENDIX

Public Costs to Maintain Edgefield Manor

Troutdale Police serve the area and have expenses directly related to Edgefield Manor that total \$7,000 to \$8,000 annually.

Multnomah County Maintenance Costs

1988-89 \$21,567

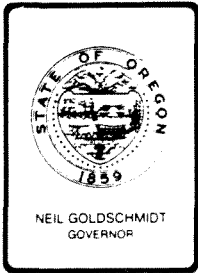
3,800	boarding windows (vandalism)
3,123	fire sprinkler maintenance
4,000	clean up (vandalism damage)
7,300	asbestos removal (partial)
1,085	carpenter (vandalism related)
723	engineer (minor maintenance)
<u>1,536</u>	electrical alarm (vandalism)
21,567	

1987-88 \$ 3,600

1986-87 \$15,167

1985-86 \$23,807

1984-85 \$23,402



Department of Transportation
HIGHWAY DIVISION

Region 1

9002 SE McLoughlin Blvd., Milwaukie, Oregon 97222 PHONE 653-3090
Rev. November 1988

In Reply Refer to
File No.

**MT. HOOD PARKWAY
CORRIDOR ANALYSIS/PRELIMINARY DESIGN**

I-84 to U.S. 26 Connector

Project Purpose and Funding

The concept of a new limited access roadway connecting the I-84 freeway and the Mt. Hood Highway (U.S. 26) is firmly supported by the Oregon Department of Transportation (ODOT). Over the past few years, driving between these highways on the existing street system has become increasingly difficult and frustrating for the motorist. Increasing travel demands promise to worsen the situation unless changes are made to the existing road system.

Since late 1986, Multnomah County has been leading a study of potential routes for this new connection. The east county cities, the East Multnomah County Transportation Committee, and the general public have been involved in the study which identified three distinct potential corridors for the roadway (shown on the attached map). At the study's conclusion, it was recommended that ODOT should take the lead role in the project's development and begin preliminary engineering.

Recognizing the need to solve this traffic problem, the Oregon Transportation Commission has allocated funds to begin a preliminary engineering study of the proposed new roadway. The project will be funded through preparation of its Final Environmental Impact Statement (FEIS) with no monies identified at this time for acquisition of right-of-way or construction.

Process

The procedures and steps to be followed by ODOT in the development of this project are as follows:



Corridor Analysis Phase

The purpose of this phase will be to identify one corridor out of the three previously selected for study by the East Multnomah Transportation Committee which best meets the community's needs. A Citizens Advisory Committee and a Technical Advisory Committee (CAC and TAC) will be formed to work with ODOT during this phase and the preliminary design phase. Throughout the project, meetings with the public and affected city councils will also be held to distribute information and seek public input.

The project will begin with reconnaissance-level engineering studies to identify potential costs and impacts associated with each corridor. A corridor environmental document will then be written comparing the impacts, traffic-carrying capabilities, costs, etc., of the three routes. The final step in this phase will be to hold a public hearing to select a preferred corridor following publication of the environmental document.

Preliminary Design Phase

Identify one or more feasible alternative alignments within the selected corridor which meet engineering requirements and project objectives. New project objectives specific to the one corridor may or may not need to be developed. ODOT will continue working with the CAC and TAC in developing alternatives. Alternatives chosen for advancement will be analyzed in the draft environmental document. Informational meetings with the public will continue. Following publication of the draft environmental document, a formal public hearing will be held to select one alignment for construction. The final environmental document will then be written discussing the selected alignment and mitigation for its impacts, which concludes the preliminary design phase. If funded, right-of-way acquisition and construction will follow.

Preliminary Schedule

Corridor Analysis Phase	Jan. '89 - Jan. '90
Reconnaissance-Level Engineering	Jan. '89 - May '89
Corridor Environmental Document	May '89 - Oct. '89
Corridor Public Hearing and Selection of Preferred Alternative	Oct. '89 - Jan. '90

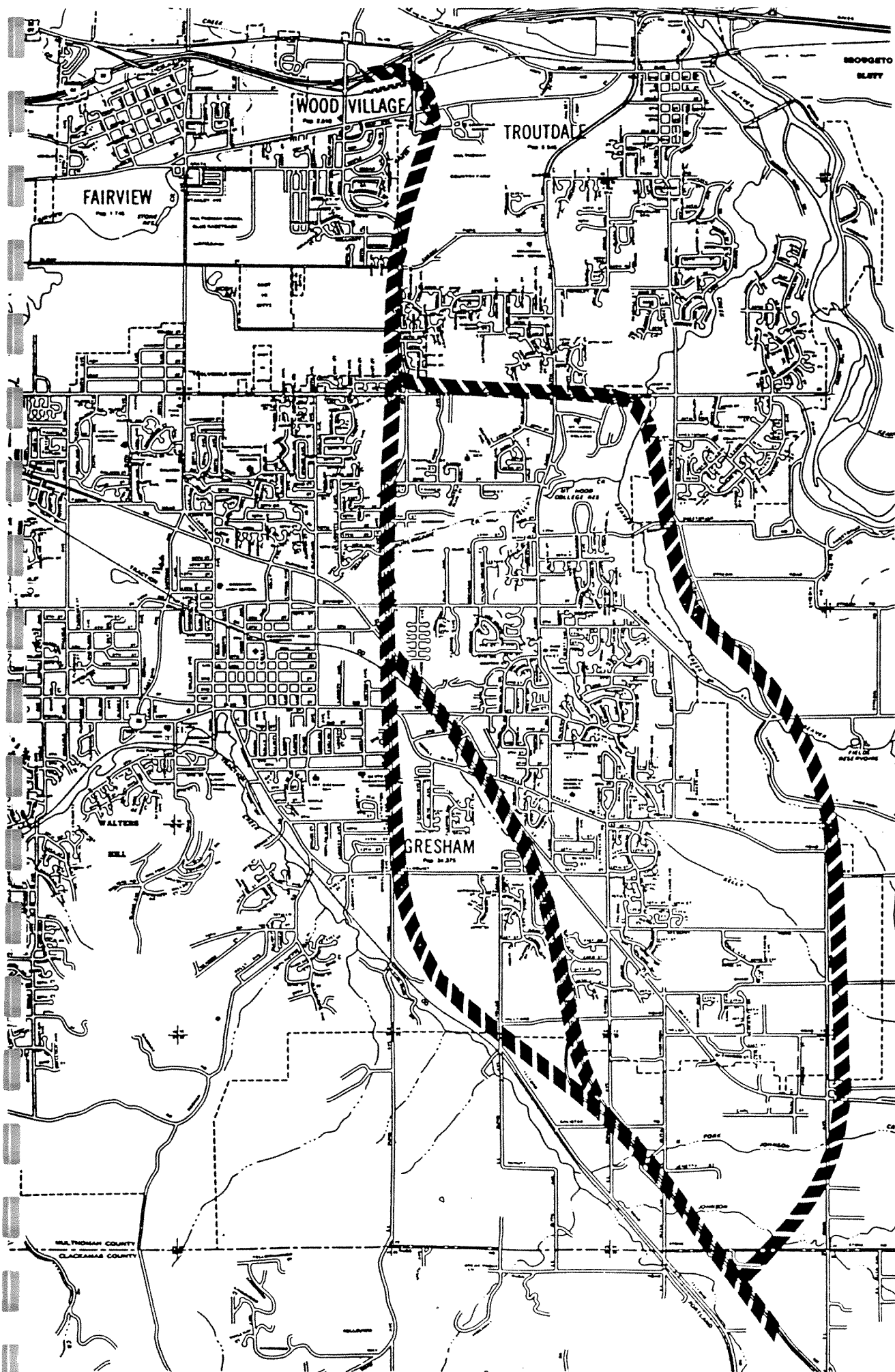
Preliminary Design Phase	Jan. '90 - Jan. '92
Identification of Alternative Alignments	Jan. '90 - July '90
Draft Environmental Impact Statement	July '90 - Jan. '91
Design Public Hearing & Selection of Preferred Alignment	Jan. '91 - May '91
Final Environmental Impact Statement	May '91 - Jan. '92

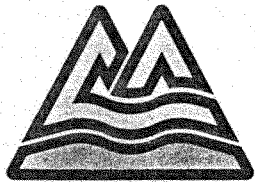
If Funded:

Right-of-Way Acquisition	Jan. '93 - Jan. '95
Construction	Spring '95 - ?

Funding and Cost

This project will be primarily funded by the State's Access Oregon Highways program which utilizes monies generated by the new State Gas Tax (HB 2112). Rough estimates for construction range from \$40 million to \$50 million, depending upon the length of the selected route (the corridors range from 5.5 miles to 7 miles in length).





MULTNOMAH COUNTY OREGON

125-126
J/62

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
	District 4	• 248-5213
JANE MCGARVIN •	Clerk	• 248-3277

February 23, 1989

Ms. Linda Alexander, Director
Department of General Services
1120 SW Fifth
Portland, OR

Dear Ms. Alexander:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

In the Matter of Approving Transfer and Consent)	
to Change in Control of Cable Company; and)	
amendments to Cable Communications Service Fran-)	
chise Agreement with Cablesystems Multnomah East)	RESOLUTION
(Agreement on Settlement of Certain Cable Fran-)	#89-25
chise Obligations; Cable Franchise Consent and)	
Guaranty Agreement)	R-4)	

Commissioner Kafoury moved, duly seconded by Commissioner Bauman, that the above-entitled matter be approved.

Julie Omelchuck, Multnomah Cable Regulatory Director, stated there is a slight change to the information received by the Board in the Consent and Guaranty Agreement which is a clarification agreed upon after the information was distributed to the Board. On page three 1(b) [. . . this transfer shall affect this waiver.] was changed to read: " . . . affects the waiver contained in the foregoing sentence."

Commissioner Kafoury stated that this change is included in her motion. Commissioner Bauman concurred.

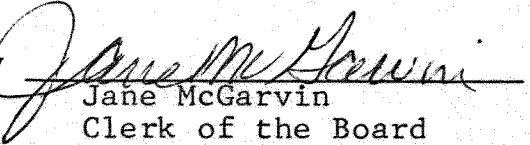
At this time, the motion was considered, and it is unanimously

-2-

ORDERED that said Resolution be approved and agreement, as amended, be ratified.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By 
Jane McGarvin
Clerk of the Board

jm
cc: Cable
County Counsel
Budget
Finance
Purchasing

DATE SUBMITTED 2/10/89

(For Clerk's Use) 2/23/89
Meeting Date R-4
Agenda No. R-4

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Change in Control of Rogers Cablesystems-
Multnomah East

Informal Only* 2/21/89
(Date)

Formal Only 2/23/89
(Date)

DEPARTMENT DGS DIVISION Cable Television

CONTACT Julie S. Omelchuck TELEPHONE 248-3576

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD Lee Moore, MCRC Representative

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested. The Multnomah Cable Regulatory Commission recommends that Multnomah County approve and consent to the change in control of Rogers Cablesystems-Multnomah East to KBL Cable, Inc. and its parent KBLCOM Incorporated. (See Attached Report)

Request TC 1:30 on 2/1st.

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☐ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 25 minutes

IMPACT:

PERSONNEL

☐ FISCAL/BUDGETARY

☐ -General Fund

Other _____

*Certified copy of
Resolution D. Cable
2/21/89 - (5 copies)*

BOARD OF
COUNTY COMMISSIONERS
1989 FEB 14 PM 3:37
MULTNOMAH COUNTY
OREGON

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Linda D. Alexander

BUDGET / PERSONNEL David C. Warren 2/10/89

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) Jay Kurl

OTHER _____
(Purchasing, Facilities Management, etc.)

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

MULTNOMAH CABLE REGULATORY COMMISSION

MULTNOMAH COUNTY, GRESHAM, FAIRVIEW, TROUTDALE AND WOOD VILLAGE

Commissioners:

Rodger Clawson, *President*
Roy Hoover, *Vice President*
Margaret Templeton
Lee Moore
Ron Sherwood

1120 SW 5th Avenue
Room 1430
Portland, OR 97204
(503) 248-3576

Julie S. Omelchuck, Cable Officer
Christina Witka, Cable Assistant

Report Regarding the Proposed Transfer of Ownership of Rogers Cable TV

For Multnomah County Commissioners' Meeting - February 23, 1989

Prepared by: Lee Moore, MCRC Representative
Julie S. Omelchuck, Cable Officer

Date: February 9, 1989

Summary and Recommendation

With this report, the Multnomah Cable Regulatory Commission (MCRC) recommends that the Multnomah County Commissioners approve the Resolution included with this report approving and consenting to, with conditions, the change in control of Rogers Cablesystem-Multnomah East (RCME) requested by Rogers Communications, Inc. (RCI) and KBL Cable, Inc. (KBLC), a wholly-owned subsidiary of KBLCOM Incorporated (KBLCOM). The MCRC also recommends amending certain RCME Franchise Agreement sections related to the settlement offer previously approved by the Multnomah County Commissioners and necessitated by the change in control (Attachment 1).

The MCRC recommendation represents the results of its collective findings regarding the legal, technical, financial and character qualifications of KBLC and KBLCOM to operate and control the RCME cable system. Based upon an analysis and report by Steve Jolin, Municom, the MCRC's technical and financial advisor, advice from Tom Sponsler, MCRC legal counsel, and the MCRC staff's review, the MCRC concludes that:

- KBLC has the technical ability to operate and control the RCME system;
- KBLC has met the legal and character qualifications to operate and control the RCME system; and
- KBLC has demonstrated adequate financial capacity to operate and control the RCME system.

As a result of MCRC staff investigation and the issues and concerns identified during the public process regarding the transfer of ownership, the MCRC recommends that the Multnomah County Commissioner's approval be conditioned on the following terms:

1. Receipt of final terms of KBLC's financing arrangements, including evidence of the terms of credit support from Houston Industries (HI) to KBLCOM and/or KBLC.
2. Receipt of KBLCOM's audited FY 1987 financial statements.

3. The Settlement payment in the amount of \$4.55 million, adjusted for LO and access expenditures since January 1, 1989, in accordance with the Settlement Agreement.
4. Receipt of the Consent and Guaranty Agreement (Resolution Exhibit B).
5. Receipt of the Agreement on the Settlement of Certain Cable Franchise Obligations (Resolution Exhibit A).
6. Reimbursement of expenses per Agreement for Cost Reimbursement dated June 15, 1988.
7. Receipt of the Letter of Agreement signed by KBLCOM, KBLC and RCME regarding certain additional conditions on the transfer (Resolution Exhibit C).

Introduction

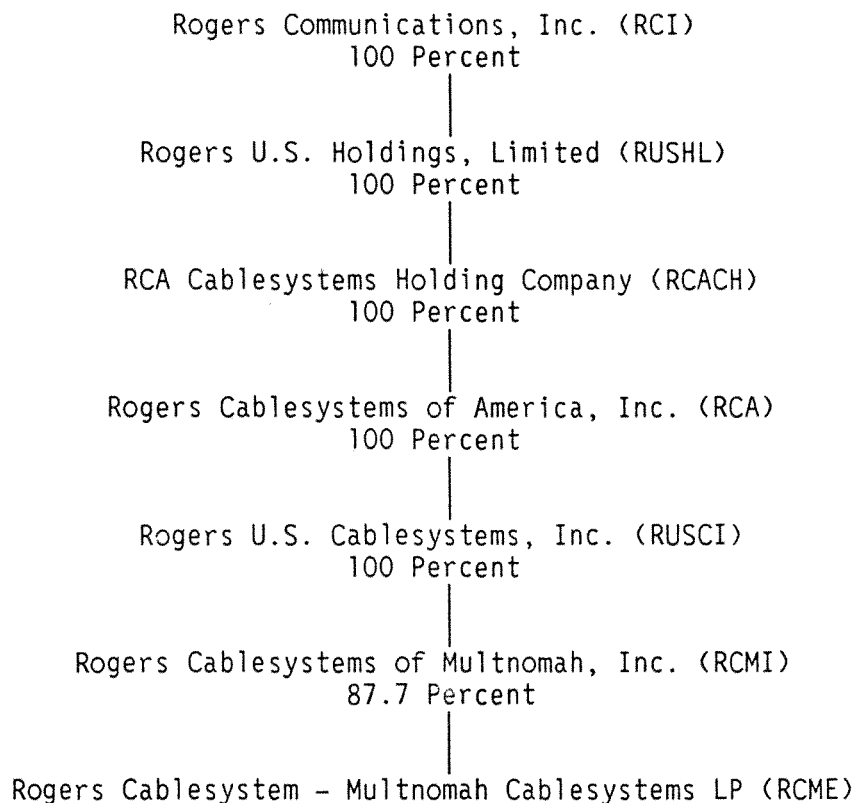
In May 1983 the Jurisdictions of Troutdale, Wood Village, Fairview, Gresham and Multnomah County entered into a Franchise Agreement with RCME which allowed it to construct and operate a joint cable communications system within each city and the County.

The MCRC was created by the Jurisdictions to act on their behalf in regulating and enforcing the Franchise Agreement, and to serve in an advisory capacity in five specific circumstances. Amendments to the Franchise and transfers of ownership are two of those circumstances.

In 1986 the Jurisdictions agreed to certain Franchise amendments which reduced the level of RCME's commitments to certain obligations, conditioned on reinstatement of the original levels in the event of a transfer of ownership.

On April 20, 1988, Rogers Communications, Inc. (RCI) of Toronto, Canada announced its intention to sell all its U.S. cable systems, which were held by a wholly-owned subsidiary, Rogers U.S. Holdings Limited (RUSHL). In an August 9, 1988 stock purchase agreement between KBLC and RUSHL, KBLC agreed to purchase the common and preferred stock of RCA Cablesystems Holding Company (RCACH), a wholly-owned subsidiary of RUSHL. The following chart will be helpful in understanding the current organizational structure of the Rogers companies.

Before February 28, 1989

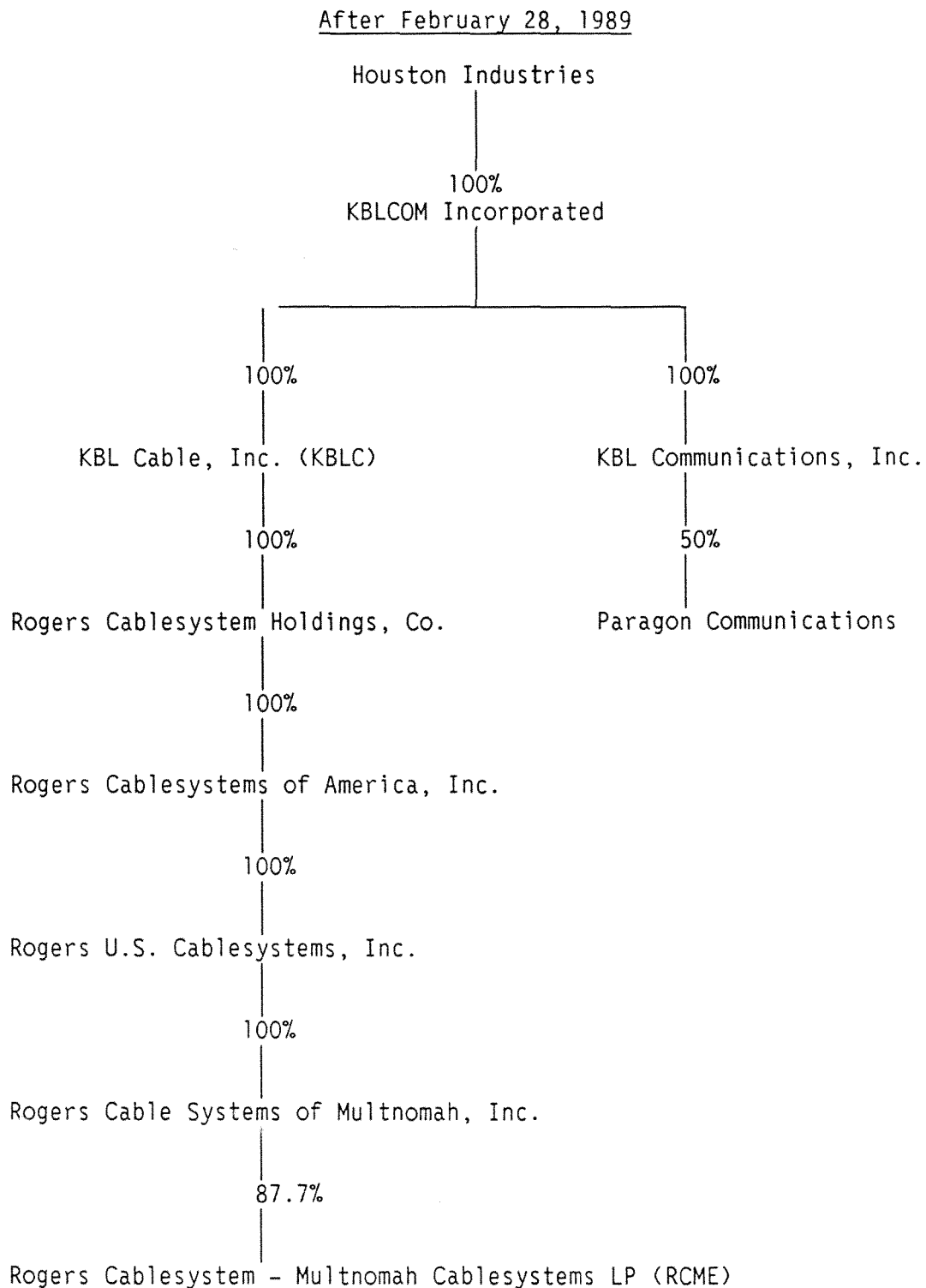


The MCRC has determined that the acquisition by KBLC of RCACH constitutes a change in control of RCME which requires prior consent and approval of each Jurisdiction pursuant to Sections 3.6 and 3.7 of the Franchise Agreement.

Although KBLC's acquisition of RCACH constitutes a fundamental corporate change in control of RCME, KBLC currently intends to operate the system through RCME. Consequently, the RCME Franchise Agreement will not actually be transferred to KBLC as a new grantee, but rather the Franchise will be left in the name of the existing grantee (RCME) with KBLCOM and Houston Industries (HI) guaranteeing KBLC's and RCME's full and prompt performance of the Franchise obligations. Although an actual transfer of ownership of the RCME Franchise is not contemplated, a change in control of this type is often referred to as an ownership transfer.

KBLC is a wholly-owned subsidiary of KBLCOM, which in turn is wholly-owned by HI. HI is a diversified holding company with seven subsidiaries, and is a financially strong corporation. KBLCOM is involved in ownership and operation of cable television systems through a wholly-owned subsidiary named KBL Communications, Inc., partner in a joint venture called Paragon Communications which serves approximately 670,000 cable TV customers in eight states. KBLC is a new corporation set up to acquire the Rogers System.

The following chart will be helpful in understanding the corporate relationship of RCME to KBLC, KBLCOM and HI once the change in control is completed.



The announcement of Rogers intended ownership transfer affected the current status of certain RCME Franchise Agreement obligations. In 1986 the Jurisdictions agreed to certain franchise amendments with the condition that, upon a transfer of ownership, the original local origination provisions and requirements to fund certain projects would be reinstated and become obligations of the new company.

Partly as a result of the reinstatement provision and partly for the sake of clarification, in May 1988 the MCRC engaged in extended discussion with Rogers to reach a settlement agreement for future franchise obligations regarding community access and local origination programming. Along the way, the MCRC relied on input from MCRC staff and consultants, Multnomah Cable Access (MCAC), Mt. Hood Community College, members of the Jurisdictions and other interested citizens to formulate an agreement which was unanimously approved in principle late in 1988 by each of the five Jurisdictions' governing bodies.

The majority of the franchise amendments proposed as part of the transfer of ownership are to implement the approved Settlement Agreement. The others are necessitated by the proposed ownership transfer.

In preparation for the Jurisdictions' consideration of the proposed change in control and related Franchise amendments, the MCRC directed its staff to investigate the technical, financial, legal and character qualifications of KBLC and KBLCOM to operate and control the RCME cable system.

The MCRC has completed its review and conducted a public process in bringing the approval recommendation to the Multnomah County Commissioners.

Discussion of Issues

The following is a brief discussion of issues which were raised throughout the ownership transfer process by the MCRC, the Jurisdictions, MCAC, citizens and others interested in the transaction.

PERFORMANCE GUARANTEE BY NEW COMPANIES

The current RCME Franchise was guaranteed through the initial construction of the system by RCI, the Canadian final parent company of RCME, and from that time forward by Rogers U.S. Cablesystems, Inc. However, KBLCOM's application for transfer approval named only KBLC and KBLCOM, not the final parent company, HI, as guarantors of performance of the RCME Franchise terms. Reasons given by KBLCOM during various forums throughout the approval process for omitting an HI guarantee included the following: that KBLC and KBLCOM will have ample assets to make a guarantee meaningful once the Rogers systems are purchased; that less guarantee is necessary now that the Multnomah system is out of the construction phase and now that many future financial obligations are being met through the Settlement Agreement; that conditions imposed by lenders for the purchase will involve indirect support for local operations like RCME by obligating HI to provide support for the overall KBLC and KBLCOM enterprise, including significant equity contributions to make up certain deficiencies in debt service.

The MCRC believes that it is reasonable to require an HI guarantee of the Franchise during the initial period of KBLC ownership since KBLC lenders are requiring the maintenance of a "credit support" commitment from HI. Therefore such a guarantee is included in the proposed Consent and Guaranty Agreement, Section 4 (Resolution Exhibit B).

While KBLC will have the assets of the Rogers systems, and KBLCOM the assets of both the Rogers and the Paragon systems, it is HI which is providing the major financial resource to back the purchase and operation of the systems, just as Rogers Communications, Inc. backed their initial construction and operation through various subsidiaries. While completing construction and meeting the financial commitments addressed by the Settlement Agreement will not be an issue under KBLC and KBLCOM ownership of the RCME system, the MCRC believes that the requirement for the RCME system to share in the significant new KBLC debt service created by the high purchase price provides ample reason to require the final parent company level of guarantee for a period of time. Finally, while the potential indirect benefits to the RCME system from the proposed "debt support" agreement and other HI assurances to lenders are acknowledged, staff finds no compelling reason to accept a reduction in the level of direct assurance of performance from what was initially furnished in the Rogers Communications, Inc. guarantee through the construction period. This level of direct assurance can only be provided by an HI guarantee.

RESALE OF THE RCME SYSTEM BY KBLC

The MCRC has found nothing in the information provided by KBLCOM that would indicate the company intends to purchase the RCME system merely as a short-term investment to resell for quick capital gains. Nor does the MCRC believe it would be prudent to attempt to restrict the ability of the company to sell the system, since a buyer may just as well be more, rather than less, financially and operationally capable than the seller. However, all reasonable MCRC costs for considering a request for any change of control should be borne by the seller, as they are being borne by Rogers in the current process. Therefore, one of the items in the proposed Letter of Agreement (Resolution Exhibit C) would ensure reimbursement to the MCRC for transfer costs.

WAIVER OF RIGHTS TO CHALLENGE PROVISIONS

Because of known Constitutional challenges to Franchise Agreement provisions and the current instability of the cable law environment, the MCRC required and KBLCOM agreed to waive the Company's and guarantor's rights, including constitutional rights, to challenge the provisions of the Settlement Agreement. Therefore, the Jurisdictions and the MCRC are protected from any potential challenges to the payment of the cash settlement for access, L.O. or PCTV; challenges to the Company's obligation to establish a Public Development Fund for demonstration projects; and challenges to the Franchise Amendments included in the Settlement Agreement. However, KBLCOM has not waived the right to challenge the Franchise Agreement on constitutional grounds.

The MCRC recognizes that there remains a risk of having to defend the Franchise from constitutional challenges. However, the MCRC believes that the security provided by the Settlement Agreement significantly diminishes and narrows the scope of such risk, and leaves the MCRC and the Jurisdictions, on balance, at no greater risk than prior to the transfer.

ANNEXATION OF RCME AREAS TO PORTLAND

As a result of ambiguities and lack of clarity of an intergovernmental agreement pertaining to RCME service areas annexed by the City of Portland, a number of legal questions surfaced during the transfer process as to the City's relationship to the MCRC and RCME and to the proposed Settlement Agreement between the MCRC Jurisdictions and the cable companies.

The cable company was concerned that until Portland approved the change in control of RCME, because of the annexed areas, there remained a risk that Portland might challenge the company on the integrity of its agreements with the MCRC. Therefore, the company proposed delaying payment of the Settlement funds to the MCRC until Portland approved the transfer.

The MCRC was unwilling to make payment of the funds contingent on Portland's process since the MCRC did not represent the City nor was the City a party to the Settlement Agreement.

Consequently, the MCRC has indemnified the cable company in the highly unlikely event that Portland challenges the Settlement Agreement and the company has agreed not to condition payment of the Settlement funds on Portland's approval of the RCME transfer.

The MCRC believes the risk of a challenge is minimal for a number of reasons. The MCRC and the Portland Cable Regulatory Commission have historically enjoyed a cooperative relationship in regard to the RCME annexed areas. The City's cable staff has indicated that the Portland Commission intends to recommend approval by the City based on the MCRC recommendations and the Jurisdictions' actions. Consideration of the RCME transfer approval by the Portland City Council is currently scheduled for February 22. In addition, in the Resolutions brought before the MCRC and the Jurisdictions it is explicitly acknowledged that the Settlement Agreement is intended to benefit all RCME subscribers, including those in the annexed areas, by providing community access and local origination programming services on the RCME cable system.

ANNUAL REPORT

RCME has regularly provided a report annually on system financial and operating performance, as required in various sections of the Franchise, in the form of a consolidated Annual Report. The MCRC believes this is an effective form of reporting, and regards it as reasonable to have it continued by RCME following the transfer, unless it is determined by the MCRC that another form of reporting is more effective. For this reason, an agreement stipulating the continuation of the general form and content of current RCME Annual Report is contained in the proposed Letter of Agreement.

MCAC OPERATING AGREEMENT

The current operating agreement between RCME and Multnomah Cable Access (MCAC) has generally worked well, and KBLCOM has assured the MCRC that it intends to maintain an agreement with MCAC that fully meets the spirit and intent of the current one. In view of the importance of the continuing relationship between MCAC and RCME for a high quality community access operation, a commitment regarding the continuation of the operating agreement has been included in the proposed Letter of Agreement.

RENEWAL AND EXTENSION PROVISIONS

The majority of Company obligations for community access, Program in Community Television (PCTV), local origination and public demonstration projects will be met for the life of the Franchise by the Settlement Agreement and the establishment of a Public Demonstration Fund. However, these obligations will be fully renewed in an appropriate manner when the Franchise itself is renewed or extended. This understanding is highlighted in the proposed amendments to the Franchise, Sections 6.12.C, 6.16, 9.3, and 9.4 (Attachment One).

PUBLIC DEVELOPMENT FUND

Amended Section 6.16 of the Franchise provides for the Company to establish a Public Development Fund of \$250,000, to replace Company obligations in the original Franchise, including projects for Electronic Voting, Home Computer Communications, Hearing Impaired Programming, I-Net Development, and Interactive Viewing Centers. These projects have not been completed or have been only partially completed. The MCRC has found that identifying in advance what specific projects would be feasible for completion appears to be impracticable. The purpose of the Fund, therefore, is to provide a flexible resource over the next five years for developing innovative uses of the cable system for public benefit. The MCRC will administer the fund and select suitable projects according to practical guidelines it develops in cooperation with the Company.

LOCAL ORIGINATION CHANNEL

The Settlement Agreement provides for a cash settlement of future L.O. operating commitments from the Company. However, the MCRC and others have been concerned that control of the L.O. channel be kept with the MCRC and its designated L.O. provider to an extent sufficient to guarantee editorial freedom and the continuance of available channel space for L.O. programming. For this reason, the amended Franchise Section 6.12 includes the requirement that the Company will continue to carry all non-commercial programming supplied by the L.O. provider on the dedicated L.O. channel. The Section also provides that, apart from the right to approve any commercial programming, the Company will have no right to editorial control over any programming supplied by the L.O. provider.

ALLOCATION OF SETTLEMENT FUNDS

The MCRC has frequently expressed its intention to allocate Settlement funds among MCAC, PCTV and L.O. in a proportion approximately the same as the proportion which the Franchise now allocates to those uses. Accordingly, of the \$4.55 million expected in the Settlement, \$2,957,500 would be dedicated to MCAC use, \$773,500 to L.O. use, and \$819,000 to PCTV use. The total amount of the Settlement is specified in the Settlement Agreement and in amended Franchise Section 3.11. Specific amounts dedicated to each individual use, in accordance with the expressed intention of the MCRC, are included in the Resolutions to be passed by each of the MCRC Jurisdictions approving the transfer.

REALIZATION OF FINANCIAL PROJECTIONS

The MCRC has indicated substantial doubts about the likelihood that KBLCOM will realize some of the financial projections provided in its approval application. Projections regarding basic penetration, advertising revenues, operating margins, and required staffing levels have been of particular concern. For this reason, a provision has been included in the Consent and Guaranty Agreement, Section 4 which explicitly binds the guarantors to ensure performance of all terms of the Franchise regardless of whether financial projections are realized. This provision prohibits the use of the financial projections by the Company as a basis for requesting financial relief from franchise obligations in the future.

POTENTIAL REMEDIES FOR REVENUE SHORTFALLS

Both in its approval application and in public meetings, KBLCOM has stated its commitment to fully abide by all lawful terms of the Franchise. Furthermore, in response to questions about what it would do if revenue shortfalls in the RCME or KBLC occur, KBLCOM has mentioned only such remedies as restructuring its debt or seeking further infusions of equity capital. The MCRC is persuaded that KBLC, KBLCOM and HI have the resources to apply remedies other than violating or challenging Franchise obligations if there are revenue shortfalls, and that nothing in information provided by KBLCOM indicates any intention to violate or challenge Franchise obligations as a means of curing revenue shortfalls.

CUSTOMER SERVICE

The MCRC has expressed concerns regarding the ability of RCME to maintain a high level of customer service, since no increases in staffing are projected for the remainder of the Franchise term even though the number of subscribers is projected to increase from under 36,000 in 1989 to nearly 56,000 by 1998. The Company has argued that staffing levels at RCME are higher than necessary now, and that a high level of customer service will be maintained through efficient use of resources, and the effective targeting of customer concerns. For targeting customer concerns and measuring customer satisfaction, KBLCOM has proposed the use of a Customer Satisfaction Tracking Survey program that has been used successfully at Paragon. KBLCOM has offered to share the results of its Surveys with the MCRC.

The provisions of Franchise Sections 8, 11, 12, and 14, among others, provide the MCRC the means to regulate customer service levels, and the Company's performance should be specially monitored in this area. Monitoring should be facilitated through the item in the proposed Letter of Agreement which calls for the Company to supply the forms and results of all Customer Tracking Surveys, or similar surveys conducted by the Company, to the MCRC.

RATE INCREASES

The Cable Act of 1984 explicitly prohibits the regulation of rates in systems where there is effective competition for cable service from off-the-air television. The MCRC has discovered no feasible regulatory means of ensuring that rates for basic service remain reasonable. However, the annual rate increases of approximately 6.8% projected by KBLCOM are regarded by MCRC staff as somewhat reasonable, and there is plausibility in KBLCOM's contention that it will have to hold rates to a reasonable level to be able to achieve the high penetration rates it projects. The MCRC believes that no attempt to add regulatory pressure to such market pressure is called for at present. If rate increases become unreasonable, and if the FCC permits rate regulation in the future, this issue may be revisited. The rate regulation provisions of Franchise Section 7 will be in effect if rate regulation becomes permitted by the FCC.

Summary of the Process to Consider the Ownership Transfer Request

In order to provide a proper evaluation of KBLC, the MCRC prepared a Request for Qualifications (RFQ) which was sent to KBLCOM on September 26, 1988. The RFQ response from KBLCOM was received on November 21, 1988 and through a series of meetings and letters from the MCRC, KBLCOM provided the information to complete all parts of the RFQ on January 3, 1989.

The response to the RFQ serves as a basis for evaluating the background of the proposed buyer from the standpoint of its legal, technical, financial and character qualifications to operate and own the RCME system.

- Legal qualifications standards are primarily an analysis of whether the entities involved in the ownership transfer are duly organized and authorized under Federal and State Law to own and operate a cable system.
- Technical qualifications relate to the expertise and experience of the proposed buyer to operate and manage a cable system.
- Character qualifications are somewhat less tangible than the others, and relate to the level at which the company is trustworthy and cooperative in the way it conducts business.
- Financial qualifications are an assessment of the company's financial plans and resources in light of existing conditions of the system.

Jolin and Sponsler provided assistance to the MCRC and its staff in evaluating the information provided by KBLCOM. Additionally, MCRC staff conducted a survey of Paragon Communications cable systems where the new management of

KBLCOM has operated systems. Jolin's analysis of the RFQ response, the preliminary MCRC staff report and key information from the survey were included in the information packet you previously received from the MCRC.

In an effort to encourage a discussion of the issues related to the ownership transfer, the MCRC conducted a public process which has included the three following meetings:

- MCRC meeting to hear the staff recommendations and consultant's report.
- MCRC meeting with KBLCOM representatives.
- Public Hearing to review KBLCOM's qualifications and Franchise amendments (Attachment Two).
- MCRC meeting to consider its recommendation to the Jurisdictions.

In addition, complete copies of KBLCOM/KBLC's response to the Request for Qualifications were available for citizens to review at the City Halls and the County Courthouse. It is the MCRC's hope that the availability of information and opportunity for public comment throughout the process has diminished the need for the Multnomah County Commissioners to hold additional public hearings about the transfer of ownership and has provided County Commission members the information needed to make informed decisions at their February 23 meeting.

1240T/JO

ATTACHMENT ONE

FRANCHISE SECTIONS IN LEGISLATIVE FORMAT

NEW SECTION 2.62

2.62 "Settlement Agreement." The agreement between the Cable Company, Parent Corporations, the Commission and the Jurisdictions in anticipation of the sale of the stock of RCA Cablesystems Holding Co. to KBL Cable, Inc.

AMENDED SECTION 3.11

3.11 Effect of Transfer of the Franchise or Change in Control of the Cable Company. The Jurisdictions have agreed to amendments to the original provisions of the Franchise Agreement that modify the Cable Company's obligations to perform local origination service as required in Section 6.12, access services and operations as required in Section 9.3, and community television program as required in Section 9.4, and allow the modification [elimination] of certain obligations required of the Company in return for the payment of \$4,500,000.00 and a revised [creation of a] Public Development Fund as provided in amended [new] Section 6.16. ~~[The Jurisdictions have done so because the Cable Company has demonstrated its exceptional ability to provide local origination programming and because of the limited partnership structure of the Cable Company and the present financial constraints on the general partner's ability to fulfill its franchise obligations. However, in the event of a transfer of the franchise or a change in control of ownership of the Cable Company, the Jurisdictions will require any new owner to demonstrate its ability to provide local origination programming under the original regulatory scheme agreed to by the parties at the time the franchise agreement was entered into on May 20, 1983, and will also require the new owner to carry out the projects that have been eliminated. Therefore, the parties expressly agree that in the event of a transfer of the franchise or a change in control of the Cable Company, as defined in Sections 3.6 and 3.7 of this franchise agreement, the amendments to Section 6.12 and the agreement to eliminate certain obligations provided for in Section 6.16 shall be null and void even if the Jurisdictions approve the transfer of the franchise or the change in control. The original provisions of Section 6.12 and the original requirements to fund certain projects shall be reinstated as of the effective date of such transfer of the system or change in control of the Company and the provisions of new Section 6.16 will be null and void.]~~

AMENDED SECTION 6.16

~~6.16 Public Development Fund. The Jurisdictions have agreed to delete certain specific commitments originally proposed and agreed to by the Cable Company because the Jurisdictions agree to relieve the Company from the commitment to spend these sums in light of the lack of housing growth originally projected by the Cable Company. In return the Cable Company agrees to fund the Public Development Fund as provided for herein.~~

~~The projects and commitments originally committed to which are to be deleted as commitments of the Company in return for the creation of the Public Development Fund are the following:~~

- ~~1. The Electronic Voting Project referred to on Section 6, page 9 of the franchise agreement in the amount of \$25,000.~~
- ~~2. The Home Computer Communications Project referred to in Section 6, page 9 of the franchise agreement except that the commitment to spend up to \$75,000 is not deleted.~~
- ~~3. The commitment to acquire programming for the hearing impaired in the amounts specified in Section 6, page 21 of the franchise agreement.~~
- ~~4. The commitment to fund \$130,000 for a public demonstration fund for any aspect of a public sector application of the institutional network contained in Section 6, page 17 of the franchise agreement. Except the commitment to spend \$25,000 is not deleted.~~
- ~~5. The commitment to establish interactive viewing centers in the amount of \$36,000 contained on Section 6, page 21 and 22 of the franchise agreement.~~

~~In recognition of certain financial difficulties encountered by the Cable Company and further as a full compromise of any claims that Cable Company may have to modify its franchise agreement pursuant to Section 625 of the Cable Communications Policy Act of 1964 regarding the specific commitments, the Cable Company's obligation to perform the above listed specific commitments is deleted. At such time as the Cable Company's cumulative gross revenues derived from the operation of the system equal One Hundred Twenty Three Million Dollars (\$123,000,000) the Cable Company will be obligated to fund a Public Development Fund in the amount of \$250,000. Such funds will be administered by the Cable Regulatory Commission to be expended over a five year period in equal annual amounts on projects determined by the Cable Regulatory Commission, after consulting with the Cable Company, to be for the benefit and development of public sector uses of the cable system, including community access uses. Payments will be made by the Cable Company to the Cable Regulatory Commission for the amount of each specific project within ten (10) days of the Commission notifying the Company of the approval of a project. In any event, the full amount shall be paid to the Jurisdictions prior to May 20, 1988, unless this franchise agreement is renewed or extended in which cases the payment schedule shall continue.~~

~~The Cable Regulatory Commission, after consulting with the Cable Company, shall establish procedures and standards for approving projects. At a minimum the procedures shall provide for a cooperative process for the Cable Company to advise the Cable Regulatory Commission on the merits of proposed projects with the potential revenue producing aspects of the project given due consideration.~~

~~Such funds must be spent on cable-related purposes, but the Cable Regulatory Commission, in its discretion, will be able to allocate such funds between projects including but not limited to further development projects for the institutional network, the construction of line extensions to public institutions not passed by the cable system, the wiring of publicly owned facilities in order to provide for more economical or more efficient use of the cable communications network, or the acquisition of hardware and software necessary for public sector use of the communications network. In determining which projects to fund the Cable Regulatory Commission shall consider the potential projects have for developing uses which will enhance revenues for the Cable Company.]~~

6.16 Public Development Fund. The Jurisdictions have agreed to eliminate certain specific service obligations originally agreed to by the Cable Company in return for the creation by the Company of a Public Development Fund (Fund) in the amount of \$250,000 for the benefit and development of public interest uses of the cable system, including community access uses.

The Cable Regulatory Commission will administer the Fund and determine projects which qualify for Fund support. Beginning in Year 6 (1989), the Company will make the money available in equal, annual amounts over a five-year period. Any money not used in the year it becomes available shall accumulate through the life of the Franchise Agreement and the Commission may allocate it in subsequent years.

Any balance in the Fund on May 20, 1998 will revert to the Company, unless the Franchise Agreement is extended in which case the Fund shall continue through the extension period. When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for a public development fund.

The Fund shall be available to organizations, at the Cable Regulatory Commission's discretion, for cable-related projects of benefit to the public. The Commission shall establish procedures and standards for project approval. These shall provide for a cooperative process for the Cable Company to advise the Commission on the merits of proposed projects, and a consideration of the revenue producing aspects of each proposal.

At the Cable Regulatory Commission's request, the Cable Company shall provide cost estimates of conducting technical and economic feasibility studies (feasibility study) for projects based on established industry practice. Upon approval of a feasibility study or project by the Commission, the Company may reduce the Fund balance as it incurs actual study or project costs. The Company shall notify the Commission in advance of any costs or potential costs greater than the initial estimated amount approved for the project, or of any changes in the purpose of the project. Continuation of the project shall be subject to Commission approval. The Commission retains the authority to review Company records for verification of estimated or actual costs and the Company will provide reasonable access to such records.

by and under terms and conditions to be specified by the Jurisdictions), opinion polling, video games, interactive local origination programming, pay-per-view program service, and Reuters IDR.

B) Additional Interactive Services. The Cable Company will also make available to all residential subscribers, subject to the conditions set out below, the following interactive services:

~~[1. Home Computer Services. The Cable Company will provide this service subject to the completion of the demonstration project described in C) of this section below.]~~

[2.]1. Energy Management. The Cable Company will offer to the franchise area electric utility, an energy management system which provides for control over peak electrical power demand. In the event that the offer is accepted, the energy management system will be implemented according to the terms of a contract between the Cable Company and the electric utility.

[3.]2. Tele-Education.

a) Cable Company Channels. The Cable Company will offer to the members of the education community in the franchise area the use of the Cable Company's addressable and interactive capability for delivery of educational material to interactive subscribers. This capability allows the Cable Company to restrict viewing of educational programs to subscribers designated by the programmer and to collect responses to multiple choice questions from those subscribers. The Cable Company and education programmers may enter into contracts to provide tele-education programming.

b) Community Access Channels. The Cable Company may also enter into a contract with the provider of community access services to deliver tele-education on an access channel provided that the access services provider pay the cost of securing the channel and the Cable Company's direct incremental costs. Such tele-education programming will be courses for credit from tax-supported educational institutions only. The Cable Company will have the right of first refusal to offer all tele-education programming on its channels.

[4.]3. Tele-Shopping. Tele-Shopping will be provided subject to negotiation of suitable agreements with organizations capable of supporting the non-cable aspects of a home shopping service.

~~[C. Demonstration Projects. The Cable Company will undertake the following demonstration project for residential interactive services:]~~

~~[1. Home Computer Communications. During Year 2 of the franchise, the Cable Company will undertake a home computer demonstration project designed to deliver two-way interactive data services to home computer users through the cable system. The project will be comprised of three phases with an overall goal of developing a viable home and business data communications business. The project will conform to the following specifications.~~

~~a) Phase I: The goal of the first phase is to determine if a viable operating technology can be developed to provide data communications between a home personal computer and a local host computer. The two-way modem must meet the Cable Company's technical evaluation criteria. Areas of review include modem delivery acceptance from the supplier, frequency stability, out of band spurs, diagnostics features, number of failures, meantime to repair, bit error rates and overall network reliability. Additionally, operation of the residential network will be closely monitored for the effect of the addition of the bandpass filters as well as noise tolerance, upstream egress and downstream impacts.~~

~~Phase I of the project will include an initial trial local area network involving Mt. Hood Community College computer instructors and no less than 15 students to serve home computers in the residential network for a three-month period. This initial three-month trial will include an electronic bulletin board, and allow students and instructors access to the main computer at Mt. Hood Community College.~~

~~Home computer equipment to be utilized for this trial will include Apple II and Apple III computers provided by the College and the students. The Cable Company will provide two-way modems and headend translation.~~

~~The Cable Company will commit \$25,000 to this phase of the project in Year 2. The Company's affiliate in East Portland, Cablesystems Pacific, will also commit \$25,000 to this project by the end of Year 2.~~

~~The Cable Company will furnish the Jurisdictions with a preliminary report on the project in April, 1986, evaluating the success of this first phase of the project and outlining future phases. Progress reports will be provided during Year 2, at the request of the Cable Regulatory Commission.~~

~~b) Phase II: If Phase I is successful, the Cable Company will commit an additional amount up to \$25,000 to carry out Phase II beginning in May, 1986.]~~

~~[The primary goal of Phase II is to focus on the network control features of the home computer delivery services and user acceptance. The network control features must include viable session monitoring capabilities, buffer limitation, broadcast message functions and addressability features. The users' use will be surveyed for different categories including but not limited to average usage time, session response, ease of use, menu choices, message function, machine (PC) capability/incapability, RS232 requirements, PC software requirements, terminal to terminal links and terminal to host links.]~~

~~Phase II will include an additional rotation of Mt. Hood Community College students and instructors and a small business. Phase II will last for a period of three months of actual operation.~~

~~The Cable Company will report on the success of Phase II in the Annual Report for Year 3, evaluating the second phase and outlining the third phase. Progress reports will be provided during Year 3, at the request of the Cable Regulatory Commission.~~

~~c) Phase III: If Phase II is successful, the Cable Company will commit an additional amount up to \$25,000 to carry out Phase III beginning in September of 1986.~~

~~The primary goal of Phase III is to prove that the Home Computer Communications Service can be a viable business offering of the Company. In this regard, users will be sensitized to monthly rates, the network equipment supplier will refine the operation and function of its equipment and the Cable Company will begin to further test market the service among other public and private sector users. Prime candidates include public schools and professions.~~

~~In Phase III the Cable Company will study developments in data retrieval technology, emerging national data bases, and the needs and potential markets for data retrieval in the franchise area covered by this agreement and endeavor to broaden the range of services with the inclusion of nationally sited data bases, a variety of local services and possibly the downloading of software, if licensing is available. The projected time line for Phase III is three to six months.~~

~~The Company will furnish the Jurisdictions with a written report on this phase of the project in the Annual Report for Year 4. Progress reports will be provided during Year 4, at the request of the Cable Regulatory Commission.~~

~~Upon successful completion of the three phases of this project, beginning in Year 3 of the franchise, the Cable Company will purchase additional hardware to further the home computer project or to provide equipment for information retrieval.]~~

~~[Services. The Cable Company will furnish the Jurisdictions with a final written report on the complete project as part of the annual report for Year 5. Progress reports will be provided during Year 5, at the request of the Cable Regulatory Commission.]~~

~~The Cable Company has committed to spend a total of \$75,000 for this project through a commitment to spend \$25,000 on each of the three phases. If, upon completion of any one phase of the project, the Cable Company determines that either adequate technology or adequate markets do not exist for a viable home computer business, the Cable Company may present this information to the Cable Regulatory Commission and request that the Cable Regulatory Commission approve discontinuation of the Company's financial commitment to the remainder of the project. Such approval by the Cable Regulatory Commission will not be unreasonably withheld.]~~

6.4 Data Bases and Information Services. Throughout the franchise term, the Cable Company will make a good faith effort to establish cooperative projects with local and state government agencies, and other appropriate organizations, to develop local data bases and make them accessible on the cable system.

The Cable Company will design its system in such a way that subscribers may receive teletext and videotext services from all metropolitan area cable systems, and from broadcast television services carried on the cable system.

6.5 Leased Channel Service. In the event the Cable Company should offer leased channel services, it will formulate policies for leased channel access and use, consistent with the requirements of this section and subject to the approval of the Jurisdictions. Such policies will be submitted to the Jurisdictions three months prior to the introduction of leased channel services. At a minimum, these policies will:

- Insure that leased channel service is offered on a non-discriminatory basis
- Insure leased channel service access to low-volume, part-time users
- Provide non-discriminatory rates for equivalent classes of users
- Prescribe rules for leased channel access to those who may wish to provide a service competitive with services offered by the Cable Company
- Outline procedures for resolving user disagreements over priority of access to leased channels
- Address issues such as public taste, program quality, public policy concerns, and technical standards

6.12 Local Origination Services.

A) Channels and Programming. Throughout the franchise period, the Cable Company will provide no fewer than one local origination channel dedicated to programming designed for East County subscribers. In addition, all local origination programming generated in Portland will be made available to subscribers on a reciprocal basis.

~~[The Cable Company will prepare a local origination programming plan for each fiscal year, no later than July 15th for review by the Regulatory Commission. The plan will reflect a mix of subject matters of broad interest to East County residents, such as: Arts/Entertainment; Sports/Recreation; Government/Public Affairs, and the Humanities. The plan will specify the number of original hours, budget (including salaries, benefits, maintenance of production equipment, tape and film stock, miscellaneous supplies, acquisitions and regional allocations), and staff to be allocated to local programming for the specified year. Specialty programming appealing to smaller audiences may be acquired or produced on a periodic basis. Reports will be prepared quarterly and will be submitted to the Cable Regulatory Commission no later than 35 days past the close of each fiscal quarter. These quarterly reports from the Company will detail the number and type of hours of programming actually cablecast. In addition, the reports will indicate actual expenditure and staff levels.~~

~~The Cable Company will provide a minimum of 46 hours per month of original, non-automated local origination programming. The Cable Company shall be provided adequate flexibility through its annual programming plan to determine the sources of the 46 hour/month requirement provided that:~~

- ~~1. A minimum of 20 hours/month will be produced by the Cable Company.~~
- ~~2. Twenty-six hours of the total may be acquired programming appropriate for East County viewers.~~
- ~~3. Repeat cablecasts of original or acquired programming shall be considered towards satisfying up to 30% of the total monthly requirements for acquired programming. Only programs repeated at least four weeks following their previous cablecast date shall be counted.~~
- ~~4. Commercial programming hours produced at the Cable Company's facility and cablecast to subscribers shall be considered a part of acquired programming.~~

5. In addition, a minimum average per quarter of five hours Sports/Recreation, two hours Government/Public Affairs, one hour Humanities and one half hour Arts/Entertainment will be produced per month.]

B) Equipment. [The Cable Company will construct and operate local origination production facilities, including the equipment listed below in this section, for expenditures of no less than the following amounts:

	<u>Year 1</u>	<u>Year 2</u>
Production center and central character generator system	\$103,000	\$17,000
Equipment replacement (total of Years 4, 8, and 10)	\$290,000	

The master control/playback equipment to be installed at the Mt. Hood Community College facility, at a cost of not less than \$208,000, will be used for local origination and access services as specified in Section 9 of this agreement.

Local Origination Equipment

<u>Equipment</u>	<u>Description*</u>	<u>Quantity</u>
Waveform monitor	Tektronix 528R	1
Microphones	EV 635A	4
Microphones	Sony ECM-30	4
Microphone stands	---	4
Custom console desk	---	1
Equipment racks 19' x 72"	---	1
Titler	Video Precision CG3030	1
Video cassette recorders	Sony VO-2850A	2
Video cassette players	Sony VP-2260A	2
Color studio/mobile cameras	JVC KY-2000V	2
Color 12" monitor/receiver	SONY CVM-1250	1
Portapak video recorder	JVC GR-4400U	1
Equipment/VTR cart	Winsted	1
Edit controller	Sony RM-430	1
Portable lighting kit	Strand Century 1056	2
Routing switcher 4 x 2	RM	1
VTR cart & tripod for Portapak	Wheelit ENG-1	1
Cable, hardware	---	-
Capitalized labor	---	-
Portapak camera	Nitachi 3060	1
Remote production console	Crosspoint Latch 6104A	1
Monitor package	" " 6104	1
Mobile vehicle	---	1
Lighting grid 1 cyclorama	---	1
Audio cassette recorder	Sony	1

* or equipment of equivalent quality approved pursuant to Section 5.10.]

The Cable Company shall pay to the Commission the following amounts for local origination equipment. The Commission shall use such money to purchase new equipment or to replace equipment for use by a local origination provider or provider designated by the Commission. The Cable Company shall make funds available as follows:

Year 6 - \$135,476
Year 8 - \$ 96,667
year 10 - \$ 48,334

Any funds not used in the year they become available shall accumulate and may be used by the Commission in subsequent years.

These payments shall be in complete satisfaction of local origination capital expenditure requirements for the remainder of this Agreement.

At such time as the Cable Company can legally provide system headend decoding of broadcast television network programming for the hearing impaired, and when such decoding is technically and economically feasible, the Company will provide this service.

~~[(C) Maintenance of Equipment. The Cable Company will maintain its local origination equipment and the master control/playback equipment at the Mt. Hood Community College studio.]~~

~~[(D)] C) Operating Support. [Annual expenditures by the Cable Company for local origination services (including salaries, benefits, maintenance of production equipment, tape and film stock, miscellaneous supplies, and promotion) will be at least \$110,000.]~~

The current requirements of this subsection have been met by the Cable Company payment provided in the Settlement Agreement. A portion of the Settlement Agreement payment is accepted in satisfaction of these Cable Company obligations. New local origination obligations will be required as part of any extension of the Franchise Agreement. When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for Cable Company support for local origination programming.

At its sole discretion, the Commission may designate a provider or providers of local origination programming. The Cable Company shall carry all non-commercial programming produced by these providers on the dedicated local origination channel required by subsection 6.12(A). Any commercial programming will require prior approval of the Cable Company. Commercial programming is programming supported by advertising or the sale of products or services. It does not include programming underwritten with the sponsoring organization being acknowledged at the beginning and/or end of the programming. The Cable Company shall exercise no editorial control over programming provided by the designated local origination providers and shall not be liable for its contents. The Cable Company shall have no obligation under the Franchise to produce any additional local origination programming. However, any such programming produced by the Cable Company may be cablecast on the channel required by section 6.12(A).

~~[The Cable Company agrees to provide the local origination services set forth in this agreement. The jurisdictions may use the expenditures and staffing levels specified in the Annual Programming Plan as a benchmark to help determine whether the Company is fulfilling its local origination commitments. The Cable Company may reallocate funds between local origination staff, equipment, and operating support so long as the Company has notified the Cable Regulatory Commission of the reallocation and the effect of the reallocation on local production of programming at least 30 days in advance of any such change and such reallocation does not decrease the total amount committed to local origination below \$110,000 for each fiscal year.]~~

The Cable Company shall provide the technical capability to program the local origination channel required by subsection 6.12(A), including staff and equipment. The Cable Company and the designated provider(s) shall enter into agreements outlining scheduling and playback operating rules and procedures.

The Commission shall have authority to resolve ambiguities, interpretations and disputes involving Section 6 between the Cable Company and any designated provider. All such Commission actions shall be final and binding on the Cable Company and provider.

~~[The Cable Company is encouraged to achieve efficiencies in the operation of local origination services.]~~

Subject to the provisions of Section 4.6, the Cable Company will interconnect the system with the cable systems in Portland, Washington County, Clackamas County, and Vancouver, Washington, in such a way that all local origination programming from those systems may be received on the East Multnomah County cable system; and will provide for sending and receiving such programming through the interconnection of the systems.

AMENDED SECTION 9.3

9.3 Cable Company Support for Community Access. In carrying out its obligation to provide community access services, the Cable Company is ~~[will]~~ providing ~~[the following]~~ support for community access to the Cable Regulatory Commission as part of the Settlement Agreement. A portion of the Settlement Agreement payment is accepted in satisfaction of these Cable Company obligations. New community access obligations will be required as part of any extension of this Franchise Agreement. When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for Cable Company support for community access programming.

~~[(A) Facilities. The Cable Company will provide funds for the main access studio to be built at a site designated by the Cable Regulatory Commission. The Cable Regulatory Commission presently intends to make provisions for this facility to be located at Mt. Hood Community College. However, the location of the facility at this site depends upon the conclusion of an agreement between the Cable Regulatory Commission and Mt. Hood Community College providing for college approval of the site and plans for the facility. In addition, the agreement must make provisions for insurance and use of the property consistent with this franchise agreement. In the event an agreement is not reached between the Cable Regulatory Commission and Mt. Hood Community College, the Commission will obtain another site on which this facility will be constructed.]~~

~~Provision of the main access facility will conform to the following conditions:~~

~~1. Funds for the facility will be provided on a two year schedule, the first year's funding not to exceed \$150,000, and the two year total not to exceed \$232,375. Subject to these limitations, funds will be released to the Cable Regulatory Commission as necessary for the Commission to make timely payments on construction contracts.~~

~~2. Beneficial ownership of the main access studio will remain in the hands of the Cable Regulatory Commission during the term of the franchise and any renewals of the franchise. [During such time, subject to guidelines established by the Cable Regulatory Commission prior to the effective date of this agreement, the Cable Company will be permitted to use the facility free of charge.]~~

~~3. Upon the conclusion of the term of the franchise, including any renewals of the franchise, the Cable Company will abandon to Mt. Hood Community College any rights it may have to use the main access studio building at Mt. Hood Community College.]~~

[E+] A) Equipment.

~~[1. Provision of Equipment. The Cable Company will initially purchase equipment for community access, and for local origination master control and playback, valued at no less than \$433,000 on the following schedule:~~

	Year 1	Year 2
Mobile van/studio equipment	\$125,000	
Master control/playback*	44,000	164,000
Additional equipment		100,000

~~All equipment will be chosen by the provider of community access services in consultation with the Cable Company, excepting master control and playback equipment, which will be chosen by mutual agreement between the provider and the Company. The Cable Company will place the order for such equipment within 60 days of the time that the provider selects equipment. The Cable Company will provide full use of access equipment without restriction to the provider until all of the equipment becomes fully depreciated on the Company's books. After such time, the Cable Company will surrender the access equipment to the Cable Regulatory Commission as each item becomes fully depreciated on the Company's books.~~

~~The access portion of the commitment outlined above will be regarded as everything but a 50 percent interest, valued at approximately \$38,000, in the main access studio master control equipment and two local origination playback modules at the main access studio, jointly valued at approximately \$44,000.~~

~~The master control equipment and the local origination playback modules will be surrendered to the Cable Regulatory Commission only if and at such time as the franchise is terminated without renewal.~~

~~2. Equipment Replacement. Upon request by the provider, the Cable Company will provide funds for replacement of access studio equipment identified as necessary by the provider during the life of the franchise, up to a cumulative maximum of \$310,000, as specified in the following schedule:~~

Year 4	\$25,000
Year 6	25,000
Year 10	260,000

~~The Cable Company will provide replacement equipment to the provider and donate this equipment to the Cable Access Corporation. All equipment will be chosen by the provider of community access services in consultation with the Cable Company.~~

The Cable Company will place the order for such equipment within 60 days of the time that the provider selects equipment. The Cable Company will provide full use of access equipment without restriction to the provider. The Cable Company will surrender the access equipment, original and replacement, to the Cable Regulatory Commission as each item becomes fully depreciated on the Company's books. Funds not expended in the year provided may be utilized in later years.

The Cable Company will maintain the master control/playback equipment at the community access studio. Beneficial ownership of the main access studio will remain in the hands of the Cable Regulatory Commission during the term of the Franchise and any renewals of the Franchise.

~~[D] Special Access Program Funding. In addition to access funds provided elsewhere in this agreement, the Cable Company will provide the following funds to support staffing and other operating needs of community access:~~

~~1. Staffing. The Cable Company will, throughout the life of the franchise, provide funds to support the staffing of the community access operation. This support will consist of monthly payments, made in advance to the Cable Regulatory Commission, for the use of the provider, beginning on the effective date of the franchise. Monthly payments will equal one twelfth of the following annual amounts:~~

Year 1	\$133,000	Year 6	286,000	Year 11	460,000
Year 2	198,000	Year 7	315,000	Year 12	506,000
Year 3	215,000	Year 8	346,000	Year 13	556,000
Year 4	236,000	Year 9	380,000	Year 14	612,000
Year 5	260,000	Year 10	418,000	Year 15	673,000

~~2. Operating Support Services. The Cable Company will provide funds for annual access operating support services which will be paid to the Cable Regulatory Commission for use by the provider. The funds will be provided as follows:~~

Year 1	\$ 10,000	Year 6	16,000	Year 11	26,000
Year 2	11,000	Year 7	18,000	Year 12	28,000
Year 3	12,000	Year 8	19,000	Year 13	31,000
Year 4	13,000	Year 9	21,000	Year 14	34,000
Year 5	15,000	Year 10	24,000	Year 15	38,000

~~Payments due under this provision will be computed and paid quarterly in advance in equal amounts to the Cable Regulatory Commission, beginning on the effective date of the franchise.~~

~~3. Additional Support. The Cable Company will provide for access operating expenses throughout the term of the franchise as necessary to ensure the successful development of access programming. These funds are intended to cover vehicle leasing and maintenance, tape stock, equipment maintenance, promotion, insurance, rent, utilities, and expenses associated with training workshops for the community.~~

~~This support will consist of quarterly payments, made in advance to the Cable Regulatory Commission for use by the provider, beginning on the effective date of the franchise. Payments will be computed on the basis of the following annual amounts:~~

Year 1	\$ 6,520	Year 6	10,000	Year 11	15,000
Year 2	7,000	Year 7	11,000	Year 12	17,000
Year 3	7,000	Year 8	12,000	Year 13	19,000
Year 4	8,000	Year 9	13,000	Year 14	21,000
Year 5	9,000	Year 10	14,000	Year 15	23,000

~~4. Educational Program Acquisition Support Services. The Cable Company will provide funds for the sole purpose of acquiring educational programming. Such acquisition will occur according to the following schedule:~~

Year 1	\$ 2,000	Year 6	4,026	Year 11	6,484
Year 2	2,750	Year 7	4,429	Year 12	7,133
Year 3	3,025	Year 8	4,872	Year 13	7,486
Year 4	3,327	Year 9	5,359	Year 14	8,630
Year 5	3,660	Year 10	5,895	Year 15	9,493

~~This support will consist of equal quarterly payments, made in advance, to the Cable Regulatory Commission for use by the provider of community access services beginning on the effective date of the franchise. The Company will work with the provider in the selection of this programming.]~~

~~[5.] B. Access to Company Equipment and Personnel. The Company will assist the provider and other local public and non-profit agencies to produce programming suitable for the cable system. Company personnel including regional personnel of the parent company and local origination production equipment and facilities will be available to assist the provider at no cost on a reasonable basis and in a manner which does not adversely affect the Company's ability to fulfill its local origination responsibilities. The Cable Company will promulgate rules and guidelines concerning the availability of its personnel, equipment, and facilities, and submit them to the Cable Regulatory Commission for approval. Approval must be given prior to the franchise becoming effective. If the Cable Regulatory Commission does not take any action concerning the proposed rules and regulations within 30 days of receipt, such rules and regulations will be deemed approved.~~

The provider will make its equipment, facilities, and staff available to assist the Cable Company when it makes reasonable requests for assistance. Neither the Cable Company nor the provider will charge each other for assistance unless the services to be rendered and the charges to be assessed have been described and agreed to in advance in writing.

[4] C. Interactive Polling. The Cable Company will make interactive polling services available to the community access service provider subject to two conditions: 1) the provider will give the Cable Company at least 14 days notice and agree to pay the Company's direct incremental costs for providing this service, and 2) availability of such service will be subject to the capacity of the Company's interactive polling computer.

AMENDED SECTION 9.4

9.4 Program in Community Television. The Cable Company has ~~[will]~~ provided ongoing support to the Cable Regulatory Commission for the development and maintenance of a program in community television as part of the Settlement Agreement. The requirements of this section have been met by a portion of the Cable Company Settlement Agreement payment which is accepted in satisfaction of these Cable Company obligations. New program in community television obligations will be required as part of any extension of this Franchise Agreement. When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for Cable Company support for the program in community television.

The Cable Regulatory Commission intends to enter into an agreement with Mt. Hood Community College designating the college as the entity to provide the program in community television.

The agreement will provide for the college to receive the funds set out above for an initial period of six years from the effective date of the franchise agreement as they are paid to the Cable Regulatory Commission by the Cable Company, subject to the college establishing and maintaining the program as set forth in Attachment A-6. If the college fails to comply with the terms of the agreement, the Cable Regulatory Commission may either enter into an agreement with another program provider or, with the consent of the Cable Company, provide for a different use of these funds.

At the end of the six-year period provided for in the agreement, the Cable Regulatory Commission may, upon notice to the college and the Cable Company, and upon the holding of a public hearing pursuant to the notice, either renew the agreement with the college for a period of time deemed reasonable, or, with the consent of the Cable Company, provide for a different use of these funds. In the event the college has fully complied with the terms of the agreement and the Cable Regulatory Commission decides to provide for a different use of the funds, the college will have the first opportunity to propose an alternative use for these resources.

The Cable Company will cooperate with and assist the Cable Regulatory Commission and the program provider in achieving the objectives of the program. The Cable Company will not unreasonably withhold its consent to any alternative use proposed by the Cable Regulatory Commission and will, in any event, make this level of funding available to the Cable Regulatory Commission throughout the life of the agreement for a system-related purpose of mutual benefit to the subscribers and the Company.

ATTACHMENT TWO
SUMMARY OF PUBLIC TESTIMONY

SUMMARY OF PUBLIC TESTIMONY

- Kathy Gardenhire, President of the Multnomah Cable Access Board of Directors, said the Board reviewed and had no objections to staff's recommendation and the proposed franchise amendments regarding community access. She reiterated the Board's understanding of the following: a portion of the settlement funds will be allocated and dedicated to community access in Jurisdictions' resolutions; if the current franchise is extended, community access obligations will continue; the proposed amendments do not jeopardize MCAC's position at renewal; MCAC's operating agreement with RCME will remain in effect; and there will be no changes in access channel locations. She acknowledged the mutual interest by MCAC and KBLCOM to embark upon a productive working relationship.
- Regarding access channel locations, Omelchuck said that RCME and MCRC have an agreement requiring specific placement of the community access network (CAN) and co-location of certain access channels. Aside from this requirement, there is currently no regulation regarding specific channel placement of access channels.
- Omelchuck asked if KBLCOM planned to change the location of access channels in the future.

Warren Mobley, Vice President of KBLCOM, said there were no plans to disrupt viewing patterns by moving access channels and KBLCOM foresees helping MCAC continue to build viewership as a means to increase penetration.

- Michael Sanders, 11211 NE Weidler, asked who would have editorial control of Channel 55 (ECTV).

Clawson said the Cable Company would retain control over Channel 55, but that LO programming funds from the Settlement Agreement will be administered by the MCRC.

Omelchuck clarified that according to proposed Franchise Amendments, the provider will retain editorial control over its contributed programming. Operational aspects of ECTV will be handled through a cooperative effort between the Cable Company and providers. Editorial control now pertains more to particular programming than to the channel as a whole.

MULTNOMAH CABLE REGULATORY COMMISSION

MULTNOMAH COUNTY, GRESHAM, FAIRVIEW, TROUTDALE AND WOOD VILLAGE

Commissioners:

Rodger Clawson, *President*
Roy Hoover, *Vice President*
Margaret Templeton
Lee Moore
Ron Sherwood

1120 SW 5th Avenue
Room 1430
Portland, OR 97204
(503) 248-3576

Julie S. Omelchuck, Cable Officer
Christina Witka, Cable Assistant

February 22, 1989

BOARD OF
COUNTY COMMISSIONERS
1989 FEB 23 AM 11:38
MULTNOMAH COUNTY
OREGON

Dear Mayor Clark and Members of the City Council:

I am writing, as Chairman, on behalf of the Multnomah Cable Regulatory Commission. The Commission represents five Jurisdictions: Multnomah County, the City of Gresham, the City of Troutdale, the City of Fairview, and the City of Wood Village. We are responsible for regulating the Rogers Cablesystems Multnomah East cable franchise, the Rogers system which serves the residents of all these Jurisdictions, as well as certain residents whom annexations have placed inside the City of Portland.

We support approval of the ordinance which is before you approving the transfer of control of the Rogers Multnomah system to KBL Cable. It will confirm your recognition of the long process of review and negotiation which has resulted in our own approval of the transfer, and the soon-to-be-completed approvals by each of the five Jurisdictions represented by our Commission. It will also witness the continuation of general cooperation and sharing of information which has benefited both the City of Portland and Multnomah cable regulatory offices. Although Portland has deferred regulatory authority for the Rogers-Multnomah franchise in the City-annexed areas to the Multnomah Commission, we believe a cooperative relationship remains especially valuable in view of the technical connection of our two cable systems and the continual shifting of jurisdictional boundaries through annexation.

However, we have been made aware of a communication from your Office of Fiscal Administration which suggests the possibility of an amendment to the ordinance. The amendment would reserve the right for the City of Portland to make a claim on the \$4.55 million in settlement funds which the Multnomah Cable Regulatory Commission will receive as a result of an agreement the Commission and the East County Jurisdictions have negotiated with Rogers and KBL Cable. We understand that this may be a tempting and seemingly innocent course for you to consider, but we strongly urge you not to add such an amendment, primarily for three reasons:

First, the funds from our settlement were negotiated to fulfill explicit future franchise obligations, exclusive of franchise fees, for community access and local origination services. It is true that franchise fees can legally be used with some discretion on the part of franchising authorities. However, the future financial obligations fulfilled by our settlement funds

are over and above franchise fees. They are strictly and intentionally designated in the franchise for cable-related purpose. Any use of the funds for a purpose other than that designated would certainly open us up to the charge that we are violating the franchise agreement. We urge you not to add to your ordinance a provision that points to this charge we believe would place us all in a poor position with the citizens and the cable company.

Second, our negotiations for the settlement funds have been carried out over the past nine months without any participation or any request for participation by the City of Portland, even though our staff and the City cable regulatory staff have been in regular communication during this period. The City of Portland is not and has never asked to be a party to the settlement agreement we have negotiated and accepted. Our settlement money has been intentionally and openly negotiated as benefiting all residents in the Rogers Multnomah system area without exception, including the residents in the Portland-annexed areas.

Our settlement process has been given wide public exposure, and in no forum has there been any indication of interest in potential claims on our settlement funds by Portland. The City of Portland, during approximately the same time we were in negotiations with the cable company, carried out its own settlement negotiations, and the City Council has accepted a settlement agreement. At no time in this process was there any indication to us that Portland may be interested in looking to the Jurisdictions of East County with a potential claim to funds.

The City's own Cable Regulatory Commission has declined to make any recommendation to the City Council on whether to approve the Multnomah transfer, on quite accurate grounds that they have not involved themselves in our process.

Under these circumstances, the last-minute suggestion that the Portland City Council should formally adopt an amendment indicating some potential claim on the settlement funds negotiated by the Multnomah Cable Regulatory Commission appears to us completely without basis, and an unnecessary provocation. We respectfully urge you not to follow this course.

Finally, we believe that the method by which any claim on our settlement funds would have to be made by the City of Portland would have little chance of success and would certainly be disruptive to general relations between the governments of the City of Portland and Multnomah County, Gresham, Troutdale, Wood Village and Fairview. The Multnomah Cable Regulatory Commission will administer the settlement funds according to the requirements in the Franchise agreement. Any claim by Portland would have no chance of a favorable hearing by the Commission, and virtually no chance of approval by any of the East County Jurisdictions whose action would be required to surrender the funds. Any recovery of funds would require legal action against the East County Jurisdictions and we foresee the clear possibility of counter-claims by the Jurisdictions.

February 22, 1989

Page 3

We urge you not to consider an amendment that provocatively points to the possibility of any action where the result certainly would prove to be harmful to intergovernmental relations and to the citizens residing in the areas annexed to the City of Portland.

Sincerely yours,

A handwritten signature in cursive script, reading "R. Clawson".

Rodger Clawson
Chairman, Multnomah Cable Regulatory Commission

1252T

cc: Chair Gladys McCoy, Multnomah County Commissioners
Mayor Gussie McRobert, City of Gresham
Mayor Fred Carlson, City of Fairview
Mayor Sam Cox, City of Troutdale
Mayor Derald Ulmer, City of Wood Village
Multnomah Cable Regulatory Commission

AGREEMENT ON SETTLEMENT OF
CERTAIN CABLE FRANCHISE OBLIGATIONS

This Agreement is between Rogers-Multnomah Cablesystems, an Oregon limited partnership (Cable Company), Rogers U.S. Cablesystems, Inc. and Rogers Communications, Inc. (Rogers), and Multnomah County and the Cities of Gresham, Fairview, Troutdale, Wood Village (Jurisdictions).

INTRODUCTION

A. Cable Company and Rogers, in anticipation of the impending sale of all outstanding shares of RCA Cablesystems Holding Co. to KBL Cable, Inc. and its parent, KBLCOM, Incorporated (Sale), have requested that the Jurisdictions agree to certain amendments to the Cable Communications Service Franchise Agreement (Franchise Agreement) dated May 1983 issued by the Jurisdictions to the Cable Company and Rogers.

B. The Multnomah Cable Regulatory Commission (MCRC) was created by the Jurisdictions to act on their behalf in regulating and enforcing the provisions of the Franchise Agreement.

C. The parties recognize that the Franchise Agreement grew out of a public process in which the Jurisdictions solicited competitive proposals for a cable communications system. The process resulted in the issuance of franchises only to Cable Company, to the continuing benefit to Cable Company, Rogers and their successors and assigns. The existence and maintenance of a valid franchise is a substantial benefit to Rogers in seeking to sell, and KBL Cable, Inc. and KBLCOM in obtaining financing to purchase Cable Company.

D. In return for a payment by Cable Company (Payment) in settlement of certain Franchise Agreement obligations, the MCRC and the Jurisdictions have agreed to Franchise Agreement amendments (Amendments) relating to Community Access programming (Access) and Local Origination programming (LO).

E. The MCRC, Jurisdictions, Cable Company and Rogers believe that these Amendments will clarify ongoing Access and L.O. Operating obligations and maintain a positive relationship between the Jurisdictions and Cable Company after the Sale. The Payment also will help secure the future financial support of Access and L.O. programming.

AGREEMENT

1. Cable Company shall pay to the MCRC at the Settlement Date \$4,550,000.00 less any expenditures made by Cable Company for Access or L.O. operating support after January 1, 1989 (Payment).

2. a. Provided that Jurisdictions have approved the transfer of control of the Cable Company, Cable Company shall make this Payment on the Settlement Date which shall occur within one business day after the purchase of the common shares of RCA Cablesystems Holding Co. by KBL Cable, Inc. pursuant to the Stock Purchase Agreement dated August 9, 1988 between KBL Cable, Inc. and Rogers U.S. Holdings Limited (Investment Date).

b. In the event the Payment has not been received by the MCRC by the close of business on April 14, 1989, the Cable Company shall make the Payment on that date to an escrow account pursuant to an escrow agreement and escrow agent approved by the MCRC. The Payment shall be transferred from the escrow account to the MCRC on the Investment Date.

c. Cable Company and MCRC may agree in writing to another Settlement Date.

3. It is understood and agreed by the parties that an appropriate portion of the Payment will be used by the MCRC for and in support of Access programming and to discharge certain LO obligations of the Cable Company.

4. The Franchise Agreement is amended by adding new Section 2.62, and amending existing Sections 3.11, 6.3, 6.12, 6.16, 9.3, and 9.4. These Amendments are set forth as Attachment A and incorporated as part of this Agreement. The Amendments shall become effective as of the Settlement Date. The Amendments shall be enforceable as if they were original provisions of the Franchise Agreement.

5. All other sections, provisions, requirements and commitments of the Franchise Agreement shall remain in full force and effect after the Settlement Date.

6. Nothing in this Agreement shall modify or affect the obligation of the Cable Company to pay franchise fees in accordance with the Franchise Agreement.

7. Cable Company and Rogers agree that even though the sum of franchise fee payments plus the payments and additional commitments set forth in this Agreement and the Franchise Agreement may total more than five percent of the Cable Company's gross annual revenues as defined by Section 2.25 of the Franchise Agreement in any 12 month period, the payments and additional commitments of this Agreement are not franchise fees as defined in the Cable Communications Policy Act of 1984, 47 USC 542, nor are they to be offset or credited against any franchise fee payments under the Franchise Agreement, nor are they an increase in franchise fees which may be passed through to subscribers under 47 USC 542(c).

8. In exchange for the Jurisdictions' agreement not to enforce certain Franchise Agreement commitments for Access, L.O. and Public Development services, Cable Company and Rogers, their successors and assigns, release and forever discharge the Jurisdictions, MCRC, their officers, agents, employees, successors and assigns, from any and all claims, suits, actions, demands, rights, damages, costs, and expenses whatsoever, including all attorney's fees, of any nature arising from or in connection with the payment made to the MCRC under Section 1 of this Agreement and the Cable Company's ongoing obligations revised by the Franchise Amendments incorporated in Section 4 of this Agreement. In addition, Cable Company and Rogers, their successors and assigns agree not to challenge the validity of any payments to the MCRC under Section 1 of this Agreement or to challenge the validity of any future payments under the Franchise Agreement based upon payments made under obligations revised by the Franchise Amendments incorporated in Section 4 of this Agreement.

9. The release provided in Section 8 of this Agreement is intended by the parties to cover all claims, including past, present, or future, known or unknown, which may develop later or be discovered, including all effects and consequences thereof arising from or relating to the payment to the MCRC under Section 1 of this Agreement and the revised obligations under the Franchise Amendments incorporated in Section 4 of this Agreement.

10. Cable Company and Rogers, and their successors and assigns agree that none of them, either jointly or individually, will challenge in any manner the grandfather status of the Franchise Agreement under the Cable Communications Policy Act of 1984, 47 USC 521 et seq, based upon this Agreement, nor will they participate with any other person or entity in challenging such status.

11. Other than the releases and waivers contained in this Agreement and the Franchise Agreement, nothing in this Agreement nor the fact of execution of this Agreement shall be deemed a waiver of the Jurisdictions', MCRC's, Cable Company's, or Rogers' rights, or the rights of their successors or assigns under federal or state laws.

12. The Jurisdictions and the MCRC agree to indemnify and hold harmless the Cable Company, its successors and assigns from all reasonable costs, expenses and professional fees of any nature that arise from City of Portland claims relating to the Payment, the Settlement Agreement or local origination and local access obligations revised by the Settlement Agreement.

13. Cable Company and MCRC entered an agreement dated June 15, 1988 which is set forth as Attachment B and incorporated as part of this Agreement. Cable Company agrees to reimburse MCRC for its reasonable expenses, costs, and professional fees incurred in connection with the Sale, this Agreement and the Jurisdictions' approval and consent to the transfer of control of Cable Company to KBL Cable, Inc.

14. This Agreement shall be enforceable as if it were a part of the Franchise Agreement.

15. This Agreement shall be effective upon its approval by the governing body of each Jurisdiction, and its execution by all parties.

16. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Rogers-Multnomah Cablesystems, an
Oregon Limited Partnership

By Rogers Cablesystems of Multnomah,
Inc., its General Partner

By _____

Title _____

Dated: _____

Rogers U.S. Cablesystems, Inc.

By _____

Title _____

Dated: _____

Rogers Communications, Inc.

By _____

Title _____

Dated: _____

Multnomah Cable Regulatory Commission

By _____
Its Chairman

Dated: _____

County of Multnomah

By _____
Commission Chairperson

Dated: _____

City of Gresham

By _____
Mayor

Dated: _____

City of Fairview

By _____
Mayor

Dated: _____

City of Troutdale

By _____
Mayor

Dated: _____

City of Wood Village

By _____
Mayor

Dated: _____

ATTACHMENT A

AMENDMENTS TO CABLE COMMUNICATION SERVICE
FRANCHISE AGREEMENT INCORPORATED
AS PART OF SETTLEMENT AGREEMENT

A. The following new Section is added to and made a part of the Franchise Agreement:

2.62 "Settlement Agreement." The agreement between the Cable Company, Parent corporations, the Commission and the Jurisdictions in anticipation of the sale of the stock of RCA Cablesystems Holding Co. to KBL Cable, Inc.

B. Sections 3.11, 6.3, 6.12, 6.16, 9.3 and 9.4 of the Franchise Agreement are amended to read as follows:

3.11 Effect of Transfer of the Franchise or Change in Control of the Cable Company. The Jurisdictions have agreed to amendments to the original provisions of the Franchise Agreement that modify the Cable Company's obligations to perform local origination service as required in Section 6.12, access services and operations as required in Section 9.3, and community television program as required in Section 9.4, and allow the modification of certain obligations required of the Company in return for the payment of \$4,550,000.00 and a revised Public Development Fund as provided in amended Section 6.16.

6.3 Interactive Residential Services. The Cable Company will complete installation of all interactive services provided for in this franchise agreement within the time frame set forth in A) and B) below. The Cable Company agrees to join the Jurisdictions in a formal review of interactive service feasibility no less than once each year. The formal review process will be designed by the Jurisdictions in consultation with the Cable Company, and will be made part of regulatory practice.

Both the Jurisdictions and the Cable Company acknowledge that the provision of particular interactive services on the cable system is subject to technical feasibility, i.e., the availability of hardware, software, and in some cases satisfactory interconnection with the third parties. The Jurisdictions and the Cable Company also acknowledge that some of the interactive services provided for in this section are experimental in nature. The parties recognize that the Cable Company, after a good faith effort to develop such services, may find that it does not have a sufficient market to justify continued financial investment. In addition, experimental projects conducted in other cable systems and by other cable operators may demonstrate a lack of market potential for certain services. Nonetheless, the Cable Company recognizes the importance of residential interactive services on the system. The Cable Company agrees to maintain, throughout the franchise, a level of capital and operating support for residential interactive services sufficient to sustain a service package comparable in variety and scope to the package described in A) and B) of this section below.

If the Cable Company wishes to delay or have waived the obligation to provide any individual service or services required pursuant to this section, it may be granted such delay or waiver by the Jurisdictions pursuant to the annual review process. In order to be granted such a request, the Company will be required to demonstrate to the satisfaction of the Jurisdictions that 1) the service is not technically feasible, or 2) the Company or others have made a good faith effort to develop and market the service for a reasonable period of time and have found there is not a market for the service sufficient to justify continued financial investment, and the Company has made a commitment to develop an alternative service or package of services consistent with the general requirements of this section.

If the Cable Company fails to convince the Cable Regulatory Commission of its case, it will make the service in question available on a schedule developed by the Cable Company and approved by the Commission. In no case will such service be made available later than 18 months following a commission decision that the service be provided.

The development of new residential interactive services, beyond those provided for in this agreement, is encouraged. The Company agrees to provide such new services when they are found, through the formal review process, to be both technically feasible and available at reasonable cost.

A) Initial Interactive Services. The Cable Company will initially make available to all residential subscribers the following interactive services: security alarm monitoring services (upon approval by and under terms and conditions to be specified by the Jurisdictions), opinion polling, video games, interactive local origination programming, pay-per-view program service, and Reuters IDR.

B) Additional Interactive Services. The Cable Company will also make available to all residential subscribers, subject to the conditions set out below, the following interactive services:

1. Energy Management. The Cable Company will offer to the franchise area electric utility, an energy management system which provides for control over peak electrical power demand. In the event that the offer is accepted, the energy management system will be implemented according to the terms of a contract between the Cable Company and the electric utility.

2. Tele-Education.

a) Cable Company Channels. The Cable Company will offer to the members of the education community in the franchise area the use of the Cable Company's addressable and interactive capability for delivery of educational material to interactive subscribers. This capability allows the Cable Company to restrict viewing of educational programs to subscribers designated by the programmer and to collect responses to multiple choice questions from those subscribers. The Cable Company and education programmers may enter into contracts to provide tele-education programming.

b) Community Access Channels. The Cable Company may also enter into a contract with the provider of community access services to deliver tele-education on an access channel provided that the access services provider pay the cost of securing the channel and the Cable Company's direct incremental costs. Such tele-education programming will be courses for credit from tax-supported educational institutions only. The Cable Company will have the right of first refusal to offer all tele-education programming on its channels.

3. Tele-Shopping. Tele-Shopping will be provided subject to negotiation of suitable agreements with organizations capable of supporting the non-cable aspects of a home shopping service.

6.12 Local Origination Services.

A) Channels and Programming. Throughout the franchise period, the Cable Company will provide no fewer than one local origination channel dedicated to programming designed for East County subscribers. In addition all local origination programming generated in Portland will be made available to subscribers on a reciprocal basis.

B) Equipment. The Cable Company shall pay to the Commission the following amounts for local origination equipment. The Commission shall use such money to purchase new equipment or to replace equipment for use by a local origination provider or provider designated by the Commission. The Cable Company shall make funds available as follows:

Year 6	\$135,476
Year 8	\$ 96,667
Year 10	\$ 48,334

Any funds not used in the year they become available shall accumulate and may be used by the Commission in subsequent years.

These payments shall be in complete satisfaction of local origination capital expenditure requirements for the remainder of this Agreement.

When the Cable Company can legally provide system headend decoding of broadcast television network programming for the hearing impaired, and when such decoding is technically and economically feasible, the Company will provide this service.

C) Operating Support. The current requirements of this subsection have been met by the Cable Company payment provided in the Settlement Agreement. A portion of the Settlement Agreement payment is accepted in satisfaction of these Cable Company obligations. New local origination obligations will be required as part of any extension of this Franchise Agreement. When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for Cable Company support for local origination programming.

At its sole discretion, the Commission may designate a provider or providers of local origination programming. The Cable Company shall carry all non-commercial programming produced by these providers on the dedicated local origination channel required by subsection 6.12(A). Any commercial programming will require prior approval of the Cable Company. Commercial programming is programming supported by advertising or the sale of products or services. It does not include programming underwritten with the sponsoring organization being acknowledged at the beginning and/or end of the programming. The Cable Company shall exercise no editorial control over programming provided by the designated local origination providers and shall not be liable for its contents. The Cable Company shall have no obligation under the Franchise to produce any additional local origination programming. However, any such programming produced by the Cable Company may be cablecast on the channel required by section 6.12(A).

The Cable Company shall provide the technical capability to program the local origination channel required by subsection 6.12A, including staff and equipment. The Cable Company and the designated provider(s) shall enter into agreements outlining scheduling and playback operating rules and procedures.

The Commission shall have authority to resolve ambiguities, interpretations and disputes involving Section 6 between the Cable Company and any designated provider. All such Commission actions shall be final and binding on the Cable Company and provider.

Subject to the provisions of Section 4.6, the Cable Company will interconnect the system with the cable systems in Portland, Washington County, Clackamas County, and Vancouver, Washington, in such a way that all local origination programming from those systems may be received on the East Multnomah County cable system; and will provide for sending and receiving such programming through the interconnection of the systems.

6.16 Public Development Fund. The Jurisdictions have agreed to eliminate certain specific service obligations originally agreed to by the Cable Company in return for the creation by the Company of a Public Development Fund (Fund) in the amount of \$250,000 for the benefit and development of public interest uses of the cable system, including community access uses.

The Cable Regulatory Commission will administer the Fund and determine projects which qualify for Fund support. Beginning in Year 6 (1989), the Company will make the money available in equal, annual amounts over a five-year period. Any money not used in the year it becomes available shall accumulate through the life of the Franchise Agreement and the Commission may allocate it in subsequent years.

Any balance in the Fund on May 20, 1998 will revert to the Company, unless the Franchise Agreement is extended in which case the Fund shall continue through the extension period. When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for a public development fund.

The Fund shall be available to organizations, at the Commission's discretion, for cable related projects of benefit to the public. The Commission shall establish procedures and standards for project approval. These shall provide for a cooperative process for the Cable Company to advise the Commission on the merits of proposed projects, and a consideration of the revenue producing aspects of each proposal.

At the Commission's request, the Cable Company shall provide cost estimates of conducting technical and economic feasibility studies (feasibility study) for projects based on established industry practice. Upon approval of a feasibility study or project by the Cable Regulatory Commission, the Company may reduce the Fund balance as it incurs actual study or project costs. The Company shall notify the Commission in advance of any costs or potential costs greater than the initial estimated amount approved for the project, or of any changes in the purpose of the project. Continuation of the project shall be subject to Commission approval. The Commission retains the authority to review Company records for verification of estimated or actual costs and the Company will provide reasonable access to such records.

9.3 Cable Company Support for Community Access. In carrying out its obligation to provide community services, the Cable Company is providing support for community access to the Cable Regulatory Commission as part of the Settlement Agreement. A portion of the Settlement Agreement payment is accepted in satisfaction of these Cable Company obligations. New community access obligations will be required as part of any extension of this Franchise Agreement.

When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for Cable Company support for community access programming.

Upon request by the provider, the Cable Company will provide funds for replacement of access studio equipment identified as necessary by the provider during the life of the franchise, up to a cumulative maximum of \$310,000, as specified in the following schedule:

Year 4	\$ 25,000
Year 8	25,000
Year 10	260,000

The Cable Company will provide replacement equipment to the provider and donate this equipment to the Cable Access Corporation. All equipment will be chosen by the provider of community access services in consultation with the Cable Company.

The Cable Company will place the order for such equipment within 60 days of the day the provider selects equipment. The Cable Company will provide full use of access equipment without restriction to the provider. The Cable Company will surrender the access equipment, original and replacement, to the Cable Regulatory Commission as each item becomes fully depreciated on the Company's books. Funds not expended in the year provided may be utilized in later years.

The Cable Company will maintain the master control/playback equipment at the community access studio. Beneficial ownership of the main access studio will remain in the hands of the Cable Regulatory Commission during the term of the franchise and any renewals of the franchise.

The Company will assist the provider and other local public and non-profit agencies to produce access programming suitable for the cable system. Company personnel including regional personnel of the parent company and local origination production equipment and facilities will be available to assist the provider at no cost on a reasonable basis and in a manner which does not adversely affect the Company's ability to fulfill its local origination responsibilities. The Cable Company will promulgate rules and guidelines concerning the availability of its personnel, equipment, and facilities, and submit them to the

Cable Regulatory Commission for approval. Approval must be prior to the franchise becoming effective. If the Cable Regulatory Commission does not take any action concerning the proposed rules and regulations within 30 days of receipt, such rules and regulations will be deemed approved.

The provider will make its equipment, facilities, and staff available to assist the Cable Company when it makes reasonable requests for assistance. Neither the Cable Company nor the provider will charge each other for assistance unless the services to be rendered and the charges to be assessed have been described and agreed to in advance in writing.

The Cable Company will make interactive polling services available to the community access service provider subject to conditions: 1) the provider will give the Cable Company at least 14 days notice and agree to pay the Company's direct incremental costs for providing this service, and 2) availability of such service will be subject to the capacity of the Company's interactive polling computer.

9.4 Program in Community Television. The Cable Company has provided ongoing support to the Cable Regulatory Commission for the development and maintenance of a program in community television as part of the Settlement Agreement. The requirements of this section have been met by a portion of the Cable Company Settlement Agreement payment which is accepted in satisfaction of these Cable Company obligations. New program in community television obligations will be required as part of any extension of this Franchise Agreement. When the Cable Regulatory Commission considers renewal of this Franchise Agreement, it will identify future community cable needs and interests for Cable Company support for the program in community television.

The Cable Regulatory Commission intends to enter into an agreement with Mt. Hood Community College designating the College as the entity to provide the program in community television.

The agreement will provide for the College to receive the funds set out above for an initial period of six years from the effective date of the Franchise Agreement as they are paid to the Cable Regulatory Commission by the Cable Company, subject to the College establishing and maintaining the program as set forth

Attachment A-6. If the College fails to comply with the terms of the agreement, the Cable Regulatory Commission may either enter into an agreement with another program provider or, with the consent of the Cable Company provide for a different use of these funds.

At the end of the six-year period provided for in the agreement, the Cable Regulatory Commission may, upon notice to the College and the Cable Company, and upon the holding of a public hearing pursuant to the notice, either renew the agreement with the College for a period of time deemed reasonable, or, with the consent of the Cable Company, provide for a different use of these funds. In the event the College has fully complied with the terms of the agreement and the Cable Regulatory Commission decides to provide for a different use of the funds, the College will have the first opportunity to propose an alternative use for these resources.

The Cable Company will cooperate with and assist the Cable Regulatory Commission and the program provider in achieving the objectives of the program. The Cable Company will not unreasonably withhold its consent to any alternative use proposed by the Cable Regulatory Commission and will, in any event, make this level of funding available to the Cable Regulatory Commission throughout the life of the agreement for a system-related purpose of mutual benefit to the subscribers and the Company.

AGREEMENT FOR COST REIMBURSEMENT

Rogers-Multnomah Cablesystems, Inc.

The Multnomah Cable Regulatory Commission (MCRC) and Rogers-Cable-TV (Rogers) desire to enter into an agreement to reimburse the MCRC for cost expended as a result of Rogers' decision to sell its Multnomah East cablesystem. The RCME Franchise Agreement Section 3.7 requires MCRC approval of a change in ownership and the two parties wish to renegotiate certain aspects of the Franchise agreement prior to the transaction. Rogers and the MCRC realize the extensive regulatory process required to complete the ownership transfer is beyond the normal scope of work necessary to enforce the Franchise Agreement. Thus, Rogers has agreed to reimburse the MCRC for expenditures related to the ownership-transfer process or the renegotiations. The MCRC and Rogers agree to make good-faith efforts in meeting Rogers anticipated timeline presented in its May 3, 1988 letter to the MCRC. However, both parties agree that the MCRC shall not be bound by Rogers' timeline nor shall payment be contingent on the timeline.

1. Term.

This Agreement shall be in effect upon execution by both parties until December 31, 1988, unless the transfer of ownership is not completed. The contract shall automatically renew monthly for up to three months after December 31, 1988 if the transfer of ownership is not completed by that date.

2. Work To Be Performed and Compensation.

(A) The MCRC agrees to perform the following work necessary to complete renegotiations or the transfer of ownership:

1. Financial Analysis of Proposed Buyer
2. Investigation and Evaluation of Buyer's Experience and Ownership Qualifications
3. Investigation and Evaluation of Buyer's Operational Plans
4. Preparation of Findings
5. Conduct Approval Process with Jurisdictions
6. Filing of Final Documents
7. Investigation and Evaluation of Technical Qualifications
8. Evaluation of Proposed Sale and Purchase Agreement
9. Investigation and Evaluation of Legal Qualifications
10. Participation in Negotiating Meetings
11. Review and Preparation of Franchise Amendment Recommendations
12. Legal Analysis of Franchise Amendment Implications
13. Research Assigned to Temporary Staff as a Result of the Increased Demands on Cable Officer's Time Due to the Ownership Transfer Procedure

(B) Rogers agrees to pay the MCRC for expenses incurred as a result of the transfer of ownership and renegotiations. On the effective date of this agreement, Rogers shall pay the MCRC \$25,000. Rogers shall provide a second payment of \$25,000 to MCRC on August 1, 1988. By February 15, 1989, the MCRC shall provide Rogers an accounting of expenditures relating to this contract and shall return to Rogers any unused balance of the \$50,000. If the contract is automatically renewed beyond December 31, 1988 as set out above, then Rogers shall pay to the MCRC for documented expenses up to \$10,000 per month.

3. Access to Records.

Rogers shall have access to such documents and records of the MCRC as are directly pertinent to this Agreement for the purpose of verifying expenditures.

4. Modification.

Any modification of the provisions of this Agreement shall be in writing and signed by the parties.

5. Integration

This Agreement contains the entire agreement between the parties and supercedes all prior written or oral discussions or agreements.

This Agreement has been approved by each party and signed by authorized representatives.

MULTNOMAH CABLE REGULATORY COMMISSION

ROGERS CABLE TV

DATE

DATE

15 JUNE/88

By Rodger Clawson

By Vernon Achber

Vernon Achber
Vice President, Regulatory Affairs
Rogers Communications Inc.

APPROVED AS TO FORM:

LAURENCE KRESSEL
County Counsel for
Multnomah County, Oregon

By Laurence Kessel
Assistant County Counsel

By Adam Haas

Adam Haas
Executive Vice President &
Regional General Manager
Rogers-Multnomah Cablesystems

0875T/JO/kd

CABLE FRANCHISE
CONSENT AND GUARANTY AGREEMENT

This Consent and Guaranty Agreement (Agreement) is between KBL Cable Incorporated (KBLC), a Texas corporation, KBLCOM Incorporated (KBLCOM), a Texas corporation and the holder of all of the capital stock of KBLC, and Houston Industries Incorporated (HI), a Texas corporation and the holder of all of the capital stock of KBLCOM; and the Oregon cities of Gresham, Fairview, Troutdale and Wood Village, and Multnomah County, Oregon (Jurisdictions).

INTRODUCTION

A. The Jurisdictions entered into a Cable Communications Service Franchise Agreement (Franchise Agreement) in May 1983 with Cablesystems Multnomah East, now known as Rogers-Multnomah Cablesystems, an Oregon limited partnership (Cable Company), Rogers U.S. Cablesystems, Inc. (RUSCI) and Rogers Cablesystems, Inc. (RCI). The Franchise Agreement was amended in 1986 and as part of a Settlement Agreement between Cable Company, RUSCI and RCI, and the Jurisdictions which is approved concurrently with this Agreement. All further references in this Agreement to Franchise Agreement shall include those amendments.

B. By an August 9, 1988 Stock Purchase Agreement between KBLC and Rogers U.S. Holdings Limited (RUSH), KBLC agreed to purchase all of the outstanding common stock and Series A multiple voting preferred stock of RCA Cablesystems Holding Co. (RCACH), all of which stock is owned by RUSH.

C. The Cable Company is controlled by its General Partner, Rogers Cablesystems of Multnomah, Inc. (RCM), which is a wholly-owned subsidiary of RUSCI, a wholly-owned subsidiary of Rogers Cablesystems of America, Inc. (RCA), which is in turn a wholly-owned subsidiary of RCACH.

D. The Jurisdictions have determined that the acquisition by KBLC of the common and preferred stock of RCACH constitutes a change in control of the Cable Company which requires the prior consent and approval of each of the Jurisdictions pursuant to Section 3.7 of the Franchise Agreement.

E. The parties recognize that the Franchise Agreement grew out of a public process in which the Jurisdictions solicited competitive proposals for a cable communications system. The process resulted in the issuances of franchises only to Cable Company, to the continuing benefit of the Cable Company, RUSCI, RCI, and their successors and assigns. The existence and maintenance of valid franchises is of substantial benefit to RUSCI and RCI in seeking to sell, and KBLC, KBLCOM and HI in obtaining financing to purchase RCACH.

F. KBLC seeks to retain these foregoing benefits and desires to obtain the Jurisdictions' consent and approval and will guarantee all the obligations and commitments of the Cable Company under the Franchise Agreement as amended by the Settlement Agreement in order to satisfy Section 16.9 of the Franchise Agreement previously satisfied by RUSCI and RCI.

G. In consideration for the foregoing benefits which it seeks to retain and will retain upon the Jurisdictions' consent and approval of the change in control of Cable Company as a result of KBLC's purchase of the common and preferred stock of RCACH, KBLCOM and HI will guarantee the performance of KBLC's obligations and duties under the Franchise Agreement.

H. RCI desires to be released from its guarantee of all obligations under the Franchise Agreement. The Jurisdictions are willing to release RCI from such responsibilities and obligations, but only if KBLC, KBLCOM and HI guarantee that the Cable Company perform its obligations in accordance with the Franchise Agreement and Settlement Agreement.

I. The Multnomah Cable Regulatory Commission (MCRC) was created by the Jurisdictions to act on their behalf in regulating and enforcing the provisions of the Franchise Agreement.

J. The MCRC and the Jurisdictions have reviewed the technical ability, financial condition, legal qualifications and character of KBLC, KBLCOM and HI in a public proceeding after due notice and inquiry.

K. The MCRC and the Jurisdictions have found that KBLC is qualified to control the Cable Company, that KBLCOM and HI are qualified to guarantee the obligations of the Cable Company, and that the sale of the common and preferred stock of RCACH to KBLC should be consented to and approved.

AGREEMENT

1. a. KBLC guarantees to the Jurisdictions the full, prompt and complete performance of all obligations, duties and agreements of the Cable Company from and after the date of this Agreement under the Franchise Agreement and Settlement Agreement, including all exhibits and all incorporated documents.

b. This guaranty includes, without limitation, KBLC's acceptance of Franchise Agreement provisions and provisions of the Settlement Agreement, including Sections 7, 8, and 9, under which Cable Company agrees that it will not challenge the validity or enforceability of Settlement Agreement provisions on constitutional or other grounds. No reservations of rights previously submitted to the MCRC or Jurisdictions in connection with ~~this transfer shall affect this waiver.~~ affects the waiver contained in the foregoing sentence.

2. KBLCOM and HI guarantee to the Jurisdictions the full, prompt and complete performance of all obligations of KBLC, and any successors or assigns of KBLC, from the date of this Agreement, and agree they are as fully bound by all provisions of the Settlement Agreement and this Agreement as is KBLC, may not raise any challenge to the validity or enforceability of any Settlement Agreement provision (either as a claim or defense), including on constitutional grounds that KBLC may not raise.

3. The guaranty obligations of KBLC and KBLCOM under this Agreement shall remain in force as long as the Cable Company or any subsidiary of KBLC or KBLCOM operates or controls the franchise granted by the Franchise Agreement. No release of HI under Section 4 of this Agreement shall affect the guaranty obligations of KBLC or KBLCOM.

4. The guaranty obligations of HI under this Agreement shall terminate upon the occurrence of the first of the following: (a) the ratio of total funded debt of KBLC and its subsidiaries to annualized cash flow of KBLC and its subsidiaries for the preceding nine months is equal to or less than five to one, or (b) March 14, 1994, or (c) neither KBLC nor KBLCOM or any subsidiary of KBLC or KBLCOM operates or controls the franchise granted by the Franchise Agreement.

5. In the event that a court of competent jurisdiction finds that any portion of the Settlement Agreement payment is to be counted as part of the franchise fee or any provision of the

Franchise Agreement is void or unenforceable, KBLC, KBLCOM and HI recognize that the MCRC and Jurisdictions shall have authority to exercise all rights and remedies under the Franchise Agreement, including Section 16.7.

6. KBLC, KBLCOM and HI accept these guaranty obligations and recognize that they are bound to perform regardless of whether assumptions contained in any materials submitted to the MCRC or Jurisdictions in connection with the transfer, including but not limited to subscriber penetration and revenue projections, prove to be correct.

7. The guaranty of KBLC, KBLCOM and HI shall be absolute, continuing and irrevocable, and KBLC, KBLCOM and HI shall not be released from their respective obligations hereunder so long as any claim of the Jurisdictions against the Cable Company arising out of the Franchise Agreement or otherwise is not settled or discharged in full.

a. The obligations of KBLC, KBLCOM and HI shall not be affected in any respect by the failure of RUSH to comply with the provisions of their Stock Purchase Agreement with KBLC, including the indemnity provisions, or by a failure of covenants and warranties, or should the Multiple Preferred Voting Shares not be transferred as provided in such Stock Purchase Agreement.

b. KBLC, KBLCOM and HI specifically recognize that the transfer is made subject to the Cable Company's continuing agreement to accept responsibility for all past violations of the Franchise Agreement, except as revised by the Settlement Agreement, including the failure, if any, to pay franchise fees due.

8. a. If the Cable Company violates the Franchise Agreement, the MCRC or one of the Jurisdictions shall give written notice of the violation to the Cable Company pursuant to the procedures outlined in Sections 8.4 or 13.1, as appropriate, of the Franchise Agreement and shall concurrently give the same notice to KBLC, KBLCOM and HI. KBLC agrees that if the Cable Company does not cure any such violation within 21 days of receipt of such notice, or if such violation is not capable of being cured within such time, if the Cable Company does not commence and diligently pursue such cure within 21 days of receipt of such notice, the Jurisdictions may require KBLC to perform the Cable Company's obligations under the Franchise Agreement. The Jurisdictions shall have the right to enforce against KBLC any obligations, agreements, warranties, representations, penalties,

or performance under this Agreement or the Franchise Agreement without the requirement that the Jurisdictions follow any different or additional procedures as to KBLC than the Jurisdictions would follow as to the Cable Company.

b. KBLCOM and HI agree that if KBLC does not cure, or cause the Cable Company to cure any violation within 30 days after notice to KBLC or the Cable Company's failure to cure, the Jurisdictions may require KBLCOM and HI to perform the Cable Company's obligations under the Franchise Agreement. The Jurisdictions shall have the same rights and remedies against KBLCOM and HI as they have against KBLC in the event of any Cable Company violation. In the event of such violation, and if KBLCOM and HI fail to perform their obligations under their guarantees, the Jurisdictions, at their option, may elect to invoke some or all of the provisions of Section 8.4 of the Franchise Agreement.

9. No right or power of the Jurisdictions under this Agreement or the Franchise Agreement has been or shall be waived by any act or conduct on the part of the Jurisdictions, or by any neglect to exercise such right or power, or by any delay in so doing. Every right or power of the Jurisdictions continues or shall continue in full force and effect until specifically waived or released in writing by the Jurisdictions. Unless specifically waived or released by the Jurisdictions, the guarantees of KBLC, KBLCOM and HI under this Agreement shall remain unchanged in the event the Jurisdictions either obtain additional guarantees, security or agreements securing Cable Company's performance, or waive or release such guarantees, security or agreements.

10. KBLC, KBLCOM and HI consent to the Franchise Agreement's being amended, renewed or extended in writing, with or without notice to KBLC, KBLCOM and HI, provided the Cable Company is a party to and executes each such amendment, renewal or extension. KBLC, KBLCOM and HI agree that they will remain guarantors of the Cable Company's obligations under the Franchise Agreement as so amended, renewed or extended.

11. KBLC, KBLCOM and HI each warrants and represents to the Jurisdictions as follows:

a. it is lawfully incorporated under the laws of the State of Texas and is in good standing in Texas;

b. it has full corporate authority to enter into this Agreement and, in the event of any default by Cable Company of any of its lawful obligations to the Jurisdictions in connection with the Franchise Agreement, to perform Cable Company's obligations; and

c. it has taken all corporate action required to authorize the execution and delivery of this Agreement.

12. Each of the Jurisidictions warrants and represents to KBLC, KBLCOM and HI as follows:

a. it is duly organized and validly existing political subdivision of the State of Oregon;

b. it has full authority to enter into this Agreement;

c. it has taken all action required to authorize the execution and delivery of this Agreement; and

d. it and the MCRC have no knowledge of any violation or potential violation of any provision of the Franchise Agreement by the Cable Company, RUSCI or RCI, except that the MCRC Cable Officer has disclosed certain regulatory issues and concerns to Cable Company, KBLC and KBLCOM.

13. Execution and delivery of this Agreement shall constitute full compliance with the guaranty required by Sections 3.8 and 16.9 of the Franchise Agreement. KBLC shall cause Cable Company to continue to comply with all letter of credit and insurance requirements of Sections 10.5 and 10.7 of the Franchise Agreement after its acquisition of control of the Cable Company.

14. KBLC agrees to indemnify and hold harmless MCRC and the Jurisdictions from (a) any liability or responsibility with respect to KBLC's acquisition over Cable Company, and (b) all reasonable costs, expenses and professional fees of any nature that arise from third-party claims directly resulting from the Jurisdictions' consent to and approval of the fundamental corporate changes in RCACH, Rogers and Cable Company. KBLC shall have not duty to indemnify or hold harmless MCRC or the Jurisdictions from any claims based on the negligence, misconduct or improper exercise of authority of the MCRC, the Jurisdictions or their representatives.

15. Upon the filing by KBLC, KBLCOM and HI with MCRC of an executed copy of this Agreement, each of the Jurisdictions releases RCI from any and all responsibilities, liabilities, claims and disputes, known or unknown, of any type whatsoever, related to or arising from the Franchise Agreement or the Cable Company's performance thereunder, or the approval of KBLC's acquisition of control over the Cable Company.

16. Upon the filing by KBLC, KBLCOM and HI with MCRC of an executed copy of this Agreement, together with executed copies of each of the documents required by this Agreement, each of the Jurisdictions approves and consents to the acquisition by KBLC of the common and preferred stock of RCACH and the resulting change of control of the Cable Company.

17. This Agreement shall be governed, interpreted and enforced according to the laws of the State of Oregon and relevant federal law. In connection with all matters arising out of this Agreement, KBLC, KBLCOM and HI shall submit to the jurisdiction of the state and federal courts of Oregon, exclusively.

18. This Agreement shall remain in effect for the term of the Franchise Agreement and any extension or renewal thereof.

19. Subject to the provisions of Section 5 of this Agreement, any right or remedy granted under this Agreement which shall be found to be unenforceable for any reason shall be severable and all remaining rights and remedies shall continue to be valid and enforceable. All rights and remedies of any party hereto shall be separate and cumulative, and the exercise of one shall not limit or prejudice the exercise of any other remedy at the same or at a later time.

20. This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective successors and assigns. Any change or amendment to this Agreement shall be valid only if made in a writing duly executed by each of the parties.

21. Other than the express releases and waivers contained in this Agreement, and the Settlement Agreement, nothing in this Agreement nor the fact of execution of this Agreement shall be deemed a waiver of the Jurisdictions', MCRC's, KBLC's, KBLCOM's or HI's rights, or the rights of their successors or assigns under federal or state law. This reservation of rights shall not enlarge, diminish, waive or modify any rights that would have been held by the Jurisdictions, MCRC, KBLC, KBLCOM or HI had this Agreement not been executed or the transactions contemplated herein never taken place.

22. All notices or demands required or permitted to be given in writing under this Agreement shall be deemed to be given when delivered personally to any officer of KBLC, KBLCOM and HI, the

MCRC or the Jurisdictions, as may be appropriate, or 72 hours after such notice or demand is deposited in the United States mail in a sealed envelope, with certified mail postage prepaid, addressed to the party to which notice is being given, as follows:

If to the Jurisdictions or to MCRC:

Multnomah Cable Regulatory Commission
1120 S.W. 5th Avenue, Room 1430
Portland, OR 97204
Attention: Cable Officer

If to KBLC or to KBLCOM:

4582 South Ulster Street Parkway
Suite 405
Denver, CO 80237
Attention: President

If to HI:

611 Walker
Houston, TX 77002
Attention: Corporate Secretary

An address may be changed by a party upon notice to each of the other parties given as provided in this section.

KBL CABLE INCORPORATED

By _____

Title: _____

Dated: _____

KBLCOM INCORPORATED

By _____

Title: _____

Dated: _____

HOUSTON INDUSTRIES INCORPORATED

By _____

Title: _____

Dated: _____

MULTNOMAH COUNTY, OREGON

Gladys McCoy, County Chair

Dated: _____

CITY OF GRESHAM

Gussie McRobert, Mayor

Dated: _____

CITY OF WOOD VILLAGE

Derald D. Ulmer, Mayor

Dated: _____

CITY OF TROUTDALE

Sam Cox, Mayor

Dated: _____

CITY OF FAIRVIEW

Fred M. Carlson, Mayor

Dated: _____

MULTNOMAH CABLE REGULATORY COMMISSION

Rodger Clawson, President

Dated: _____

MULTNOMAH CABLE REGULATORY COMMISSION

MULTNOMAH COUNTY, GRESHAM, FAIRVIEW, TROUTDALE AND WOOD VILLAGE

Commissioners:

Rodger Clawson, *President*
Roy Hoover, *Vice President*
Margaret Templeton
Lee Moore
Ron Sherwood

1120 SW 5th Avenue
Room 1430
Portland, OR 97204
(503) 248-3576

Julie S. Omelchuck, Cable Officer
Christina Witka, Cable Assistant

LETTER OF AGREEMENT

Transfer of Control of RCME System
from
Rogers to KBLC

This document represents certain specific terms agreed to by KBLCOM Incorporated (KBLCOM), KBL Cable, Inc. (KBLC), and Rogers-Multnomah Cablesystems, an Oregon limited partnership (Cable Company) as conditions of the transfer of control of the Cable Company to KBLC.

1. KBLC shall reimburse the MCRC for all reasonable costs incurred in considering any future request for approval of a transfer of ownership or change in control of the Cable Company, per Franchise Section 3.7.
2. The Cable Company shall continue to provide a yearly Annual Report substantially the same in form and categories of content as the Annual Report provided in 1988 and previous years by the Cable Company in fulfillment of certain annual reporting requirements stipulated in the Franchise. The MCRC may, in accordance with Franchise Section 14.3.F, require changes in form or categories of content for the Annual Report from time to time during the term of the Franchise.
3. Throughout the term of the Franchise, the Cable Company shall maintain and honor an operating agreement with Multnomah Cable Access or a designated community access provider that fully meets the spirit and intent of the current operating agreement between the Cable Company and MCAC.
4. The Cable Company shall provide to the MCRC a copy of each Customer Satisfaction Tracking Survey, and any other instrument used by the Company to measure customer service, at such time as the Survey or other instrument is given to any category of system subscribers. The Cable Company shall also provide to MCRC, within ten days of their completion, all summaries and analyses of results prepared by the Company based on the Surveys or other instruments and, upon request, copies of all Surveys or other service measurement instruments as completed by subscribers.
5. The annual audited financial statement to be provided pursuant to Section 14.3.C of the Franchise Agreement shall be financial statements specifically restricted to cable operations in the Cable Company franchise area and shall not include information related to other franchises. In addition to the annual audited financial statements

required by the Franchise Agreement, and at the same time, KBLC shall provide the MCRC with annual audited financial statements for KBL Cable, Inc. and KBLCOM Incorporated, and Houston Industries Incorporated. If at some future time audited financial statements for KBL Cable, Inc. or KBLCOM Incorporated are no longer prepared either in the normal course of business or to meet the needs of lenders or other third party stakeholders in KBL Cable, Inc. and/or KBLCOM Incorporated, KBLC may instead provide the MCRC with annual financial statements for KBLCOM and KBLC that have been reviewed by an independent Certified Public Accountant. These statements shall include all of the financial information and disclosures normally contained in audited financial statements, and shall be prepared in accordance with a Generally Accepted Accounting Principles applied in a manner consistent with previous financial statements.

Multnomah Cable Regulatory Commission

By _____

KBLCOM Incorporated

By _____

KBL Cable, Inc.

By _____

Rogers-Multnomah Cablesystems

By _____

Rogers Cablesystems of Multnomah, Inc.

By _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of: RESOLUTION APPROVING)
TRANSFER AND CONSENT TO CHANGE IN CONTROL)
OF CABLE COMPANY; AND AMENDMENTS TO CABLE) RESOLUTION
COMMUNICATIONS SERVICE FRANCHISE AGREEMENT)
WITH CABLESYSTEMS MULTNOMAH EAST) #89-25

The Board of County Commissioners finds:

a. Multnomah County and the Cities of Gresham, Troutdale, Fairview and Wood Village (Jurisdictions) entered a 15-year Cable Communications Service Franchise Agreement (Agreement) with Cablesystems Multnomah East (Cable Company) in May 1983.

b. The Jurisdictions entered an Intergovernmental Agreement which created the Multnomah Cable Regulatory Commission (Commission) to monitor, regulate and supervise the construction and operation of the joint cable communications system.

c. The Cable Company has proposed a change in control of the Cable Company through a sale of all of the stock of its parent corporation, RCA Cablesystems Holding Co. to KBL Cable Incorporated and its parent KBLCOM Incorporated.

d. Sections 3.6 and 3.7 of the Agreement provide that no transfer or change in control of the Cable Company is permitted without the prior written consent of the Jurisdictions.

e. The Cable Company has also proposed a cash settlement of some of its obligations under the Agreement, and amendments to certain sections of the Agreement in order to implement such settlement and facilitate the change in control of the Cable Company.

f. The cash settlement will provide community access and local origination programming services to all subscribers in the Cable Company's service area.

g. The Commission has reviewed and considered these Cable Company proposals, held public hearings and solicited public comment on the proposals, and adopted Commissions Resolution No. 89-1 recommending that the Jurisdictions consent to the transfer and change in control of Cable Company, approve the cash settlement of some Agreement obligations, and approve certain amendments to the Agreement.

THE BOARD OF COUNTY COMMISSIONERS RESOLVES:

1. The County approves the Settlement Agreement between the Jurisdictions and the Cable Company attached as Exhibit A to this Resolution. The settlement payment of \$4,550,000 shall be allocated by the Commission as follows:

(a) \$773,500 to local origination operating support under Section 6.12 C) of the Agreement;

(b) \$2,957,500 to community access operating support under Section 9.3 of the Agreement; and

(c) \$819,000 to the program in community television under Section 9.4 of the Agreement.

2. The County approves the Consent and Guaranty Agreement between the Jurisdictions and KBL Cable Incorporated (KBLC), KBLCOM Incorporated (KBLCOM) and Houston Industries Incorporated (HI) attached as Exhibit B to this Resolution.

3. The County approves and consents to the acquisition by KBLC of the common and preferred stock of RCA Cablesystems Holding Co. and the resulting change in control of the Cable Company.

4. The County Chair is authorized to sign and execute this Resolution, the Settlement Agreement, the Consent and Guaranty Agreement, and all other documents necessary to effectuate and implement such agreements. The Settlement Agreement and the Consent and Guaranty Agreement shall be effective upon receipt by the Commission of the following:

a. the settlement payment,

b. executed copies of the Settlement Agreement, the Consent and Guaranty Agreement and all implementing documents from the Cable Company, KBLC, KBLCOM, and HI,

c. documentation of KBLC's final financing arrangements, including documents reflecting any credit support provided by HI,

d. KBLCOM's audited fiscal year 1987 financial statements,

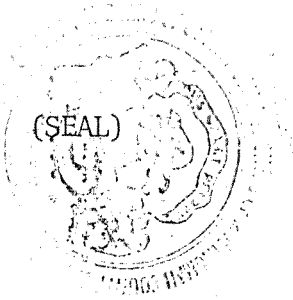
e. reimbursement for Commission transfer expenses in accordance with the June 15, 1988 agreement between the Commission and Cable Company and Rogers Communications, Inc.,


f. executed copy of Letter of Agreement from Cable Company, KBLC and KBLCOM regarding conditions of transfer approval, attached as Exhibit C.

5. The approvals, consent and authorizations of this Resolution shall expire if the settlement payment, and executed copies of the Settlement Agreement, the Consent and Guaranty Agreement and all other documents are not received by the Commission by August 31, 1989.

ADOPTED this 23rd day of February, 1989.

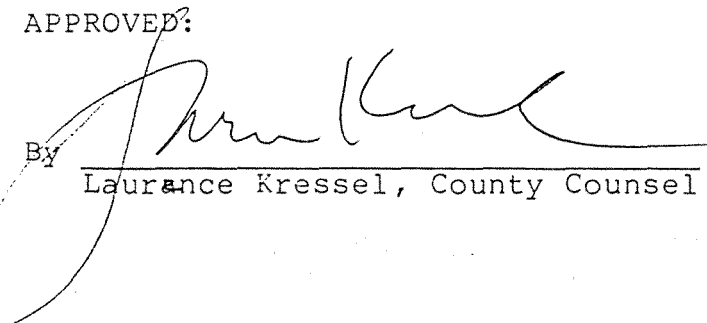
MULTNOMAH COUNTY, OREGON




Gladys McCoy, County Chair

APPROVED:

By


Laurance Kressel, County Counsel



MULTNOMAH COUNTY OREGON

128
5162

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
	District 4	• 248-5213
JANE MCGARVIN •	Clerk	• 248-3277

February 23, 1989

Ms. Linda Alexander, Director
Department of General Services
1120 SW Fifth
Portland, OR

Dear Ms. Alexander:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

In the Matter of the Information Systems Development Plan for Multnomah County for 1989-90)	RESOLUTION
) R-5	#89-26

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

ORDERED that said Resolution be approved.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Jane McGarvin
Jane McGarvin
Clerk of the Board

jm
cc: Information Services Division

DATE SUBMITTED _____

(For Clerk's Use)

Meeting Date 2/23/89

Agenda No. R-5

FEB 13 1989

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: _____

Informal Only* _____
(Date)

Formal Only February 21, 1989
(Date)

DEPARTMENT Data Processing Management Comm. DIVISION _____

CONTACT Paul Yarborough/Jim Munz TELEPHONE 248-3303

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD Paul Yarborough

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

This resolution enables the Board of County Commissioners to accept formally the Information Systems Development Plan for 1989-90.

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 15 minutes

IMPACT:

PERSONNEL

☐ FISCAL/BUDGETARY

☐ -General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: James Munz

BUDGET / PERSONNEL 1

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) F 10

OTHER _____
(Purchasing, Facilities Management, etc.)

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

BOARD OF
COUNTY COMMISSIONERS
1989 FEB 14 PM 3:37
MULTNOMAH COUNTY
OREGON

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

In the Matter of the Information)
Systems Development Plan for)
Multnomah County for 1989-90)

RESOLUTION
#89-26

WHEREAS Ordinance Number 511 established a Data Processing Management Committee to plan and oversee the County's data processing services; and

WHEREAS this same ordinance calls for the Committee to submit to the Board of County Commissioners annually an updated plan for data processing; and

WHEREAS the Committee on February 8, 1989, approved the Information Systems Development Plan for 1989-90; and

WHEREAS the Data Processing Management Committee presented this report to the Board of County Commissioners on February 21, 1989;

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners accepts the Information Systems Development Plan for 1989-90.

APPROVED this 23rd day of February, 1989.

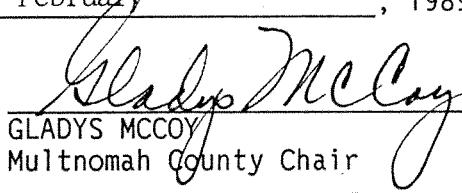


APPROVED AS TO FORM

LAURENCE KRESSEL, COUNTY COUNSEL
for Multnomah County, Oregon

By 

5260F


GLADYS MCCOY
Multnomah County Chair



MULTNOMAH COUNTY, OREGON

INFORMATION SYSTEMS DEVELOPMENT PLAN FY 1989-90

BOARD OF
COUNTY COMMISSIONERS
1989 FEB 17 AM 8:46
MULTNOMAH COUNTY
OREGON

FEBRUARY 8, 1989

PREFACE

This document is the annual update of the Strategic Information Systems Plan for Information Systems Development. The Plan documented in this report will provide the basis for meeting Multnomah County's long-range information system needs. This report is organized into four sections.

- I. Description of the Methodology
- II. Senior Management Interview Findings
 - A. Mission Statement
 - B. Strategic Planning Process
- III. Long Range Plan
- IV. Portfolio of Potential Information Systems

INTRODUCTION

Multnomah County Ordinance 511 directs the Data Processing Management Committee to submit to the Board of Commissioners an updated Data Processing Plan each year.

In 1985, the Data Processing Management Committee adopted a Methodology for developing this plan called Strategic Informations Systems Planning. The Strategic Information System Plan (SISP) which results is based on an assessment of the critical information needed to support the mission of Multnomah County. The Plan documents the necessary information systems, resources, projects schedules, and budgets based on the County's business goals.

The task of developing the Plan was delegated to the Operating Staff of the Data Processing Management Committee. This Committee is composed of County management staff and a representative from the Information Services Division.

OPERATING STAFF

Kelly Bacon
David Bogucki
Bob Mabry
Jean Miley
Jim Munz
Betsy Williams
Sherrill Whittemore

The work of the Staff was divided into two phases. Phase I focused on surveying existing computer applications and interviewing operational managers to identify potential information systems needs. Phase II developed a methodology for prioritizing the potential information needs and strategic and tactical Information Systems Plans.

The results of that effort are presented in Section III.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 511

An ordinance establishing committees to assist in data processing planning, funding and project management.

Multnomah County ordains as follows:

SECTION I. FINDINGS

- A. The Board finds that a need exists for ongoing planning and management in the area of data processing.
- B. There is a need to clearly define the goals and objectives of data processing planning and funding.
- C. Committees should be established to provide for the organization and management of data processing planning, funding and project management.

SECTION II. ESTABLISHMENT OF MANAGEMENT COMMITTEE

There is hereby established a Data Processing Management Committee, which shall function as described below.

A. The purpose of the Management Committee shall be to:

- 1. Act as the policy setting body for all County data processing.
 - a) Authorize, monitor, and annually approve a Data Processing Plan.
 - b) Authorize funding levels for new systems development and establish a funding mechanism necessary to finance the development of those applications set forth in the Plan.
 - c) Review and approve data processing service objectives, and the Capital Replacement Plan.
- 2. Provide management control for all County data processing.
 - a) Review and approve the County annual budget request for all data processing needs.
 - b) Review and approve requests for data processing support and determine the method by which projects will be monitored.
- 3. Monitor all County data processing activity.
 - a) Review quarterly DP spending for compliance with the budget.

- b) Review progress on major projects for schedule and budget compliance.

- B. Membership: The membership of the Management Committee shall consist of each County Department Head, the Sheriff, the District Attorney, and a private sector business executive appointed in accordance with charter provisions who shall be appointed for a two year term.
- C. Organization and Support: The chairperson shall be chosen by committee members for a term that is mutually acceptable to all members. The Management Committee shall meet monthly the first year and no less than quarterly thereafter. The Director of Information Services shall be responsible to staff the committee.

SECTION III. ESTABLISHMENT OF USER STEERING COMMITTEE

There is hereby established a Data Processing User Steering Committee for each County department, which shall function as described below:

- A. Purpose: For each department, a User Steering Committee is established to:
 - 1. Identify and define new systems opportunities and monitor the progress of ongoing systems development efforts within the Department.
 - 2. Develop a long-term data processing development plan for the Department which will subsequently be incorporated into the Data Processing Plan for the County.
 - 3. Assume responsibilities for the specifications of DP systems and the justification for such systems as may be required for planning, budgeting, or other purposes.
- B. Membership: Members shall be user representatives from each functional organization affected by data processing systems. Each Department Head shall appoint the members to serve on the Steering Committee for his/her department. The Sheriff and the District Attorney shall appoint members from their respective organizations to serve on the Justice Services User Steering Committee.

SECTION IV. ANNUAL REPORTS

The Management Committee shall submit to the Board of County Commissioners an updated Data Processing Plan as set forth in Section II above, no later than November 30 of each year.

ADOPTED this 17th day of April 1986, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

(SEAL)

By

Gretchen Kefauver
Gretchen Kefauver
Presiding Officer

AUTHENTICATED by the County Executive on the 21st day of April, 1986.

Dennis Buchanan

Dennis Buchanan
County Executive

APPROVED AS TO FORM:

JOHN B. LEAHY, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By

John Leahy
Assistant County Counsel

2411E/KB/js

I. METHODOLOGY

This Plan identifies the Information Systems Projects that should be accomplished in order to support the current and future business needs of Multnomah County. As part of that project, a planning process was put in place which provides for annual update to the plan in order to align the plan with management's priorities. The Methodology which is used to maintain the Strategic Information System Plan is described below.

BENEFITS OF INFORMATION SYSTEMS PLANNING

Implementing effective information systems in today's sophisticated hardware and software environment is inherently a complex activity. The need to integrate information maintained by individual application processes further complicates the task. Truly useful systems cannot be developed in a timely manner and at reasonable costs without careful and deliberate planning. At a minimum, a good Information Systems Plan that is kept up to date will:

- o Improve communications between executive management, the information systems managers, and users. The Plan provides a common basis for understanding and measuring the contribution of the information systems function.
- o Provide a sound basis for allocating scarce resources to the information systems function.
- o Identify a sound basis for allocating scarce resources to the information systems function.
- o Identify priority projects that help to achieve the organization's most critical goals and objectives and satisfy its most important information requirements.

- o Consider the impact that current and future technological developments are likely to have on the organization's data processing environment.
- o Provide tools that will enable management to monitor progress against the plan, and update the plan in a systematic manner.
- o Coordinate the various elements of the information systems function-- data processing, communications, office systems, and end-user computing.

OVERALL APPROACH TO STRATEGIC INFORMATION SYSTEMS PLANNING

The SISP Methodology used to develop this document is based on a simple concept: Information systems can and should be planned and managed to support the strategic direction of the organization. In practice, this concept puts control of information systems planning and implementation where it belongs-- in the hands of management.

In essence, the planning work is divided into two parts. In the first part, information requirements are defined by stepping downward in a hierarchical fashion. Overall, organizational goals are defined and validated against departmental goals. Next, the objectives of the organization are defined. The primary functions of management are planning, organizing, communicating, and evaluating. The ability to carry out these management functions effectively is dependent upon a clear statement of objectives, understanding of interrelations among objectives, establishing a good match between objectives and the resources with which to implement them, and setting priorities on objectives based on consideration of their relative merit and the constraints acting on the organization. In the absence of a written set of objectives, the project team relied on interviews with top management and input from the Data Processing Management Committee to identify objectives and establish priorities. This information was then used to formulate a general philosophy to guide them in identifying the value system of the organization.

The information systems planners then define the business functions (and specific processes and activities performed in conjunction therewith) which

are directed at positively impacting the work of the County. Each of these activities, in turn, use and/or produce information needed to support that activity effectively. Thus, information requirements are not defined by guess work or supposition--they are systematically derived through a thorough understanding of how and by whom the information will be used and, more importantly, for what purposes. This is the essence of the "top-down" planning.

The next step is to examine the existing information systems to identify the extent to which they provide a foundation for further system development or redevelopment efforts. This activity will determine not only the nature and services of existing data, but also how well the existing information systems environment supports the business functions defined earlier.

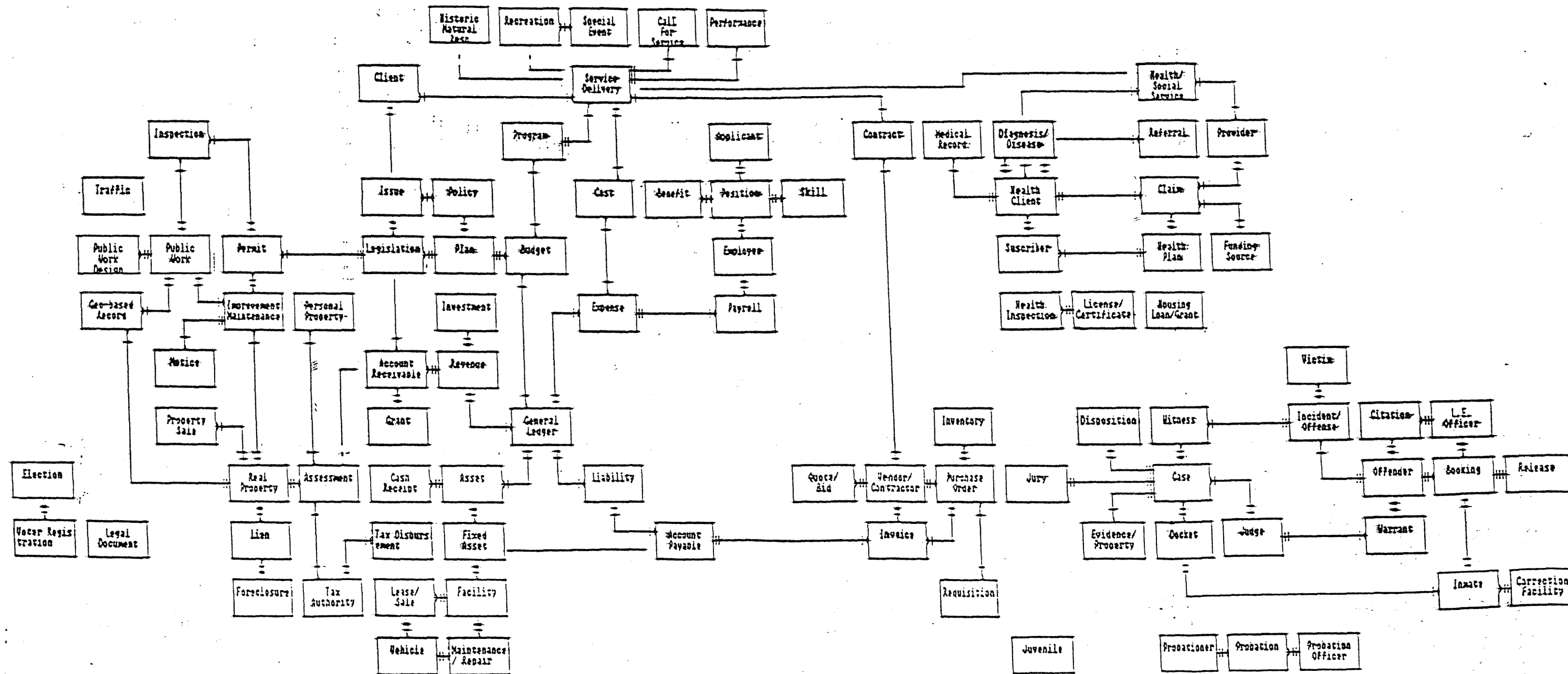
Based on the foregoing activities, the planning team identifies basic classes or logical groupings of data used by the organization. Data classes are defined for each business function and its various support activities. Data classes represent types of information related by a single purpose. They can consist of one or a collection of data attributes.

The next step is to construct the data model by aggregating data classes into related groups based on expected usage. The data model also illustrates the various inter-relationships among the organization's data classes. It shows, in the clearest possible way, what data is necessary to support the organization's generic operating function and how it should be arranged for maximum efficiency and utility.

BOTTOM-UP DEFINITION

The next group of activities are also performed in hierarchical fashion. In comparison to the planning phase, however, it is performed in the opposite direction, i.e., from the "bottom up." Stated another way, the planning first proceeds from the general to the specific, while the subsequent detailed activities proceed from the specific to the general.

MULTNOMAH COUNTY DATA MODEL



The data model becomes the basis for system definition and is used from the "bottom up" to determine future requirements. The model is segmented into subject areas (data bases) and compared to the current system profile. Needs versus capability assessments are performed to produce recommendations for specific categories, projects, and system configurations. These recommendations will cover topics such as applications development versus purchase, new technology assessments, and software tools for in-house development.

Next, the potential Information Systems Plan is defined. This plan is a conceptualization of the systems which will be required to support the organization's operating functions and, in turn, its Critical Success Factors and goals. In addition, it depicts the data classes that have to move among the various systems it encompasses. The plan represents an "ideal" data support system. It provides a benchmark for determining what will be required to migrate from the organization's present position to the future systems environment. Depending upon cost/benefit considerations, that environment may represent a subset of the ideal.

The remaining steps of the SISP process produce the actual information systems development plans. This involves the following types of activities:

- o Describing and prioritizing the applications that can be developed (or acquired) over the planning period, assuming alternate resource levels.
- o Estimating the EDP resource requirements (with their corresponding costs) that need to be available to develop, maintain, support, and operate the designated computer applications.
- o Defining an approach and schedule for applying the resources to develop and operate the designated computer applications.

The plan that results identifies the major projects to be undertaken during the next three-to-five years.

II. SENIOR MANAGEMENT INTERVIEW FINDINGS

Senior management interviews are conducted for two purposes: first to identify the information needs necessary for managers to make informed decisions about the operational activities of the County. These information needs provide input to the process of identifying potential information system projects. The second purpose of management interviews is to discover the assumptions upon which the organization is based. It is through these assumptions that the underlying value system of the organization is identified and a criteria for evaluating or ranking the potential information system projects can be developed.

The County has recently initiated a planning process whose purpose is to become the vehicle for systematic long-range planning. The goal of this process is to provide the County with the ability to plan and manage for the future. It is anticipated that this will allow comparison of difficult program activities, priority setting that cuts across organizational lines, and much greater emphasis on productivity and efficiency in all operational areas. This process is in its initial phases and is not available for use as a tool for prioritizing potential information systems opportunities.

The first task of the project team was to review the County's mission and examine other documents which could provide input to the criteria for ranking or ordering the potential information system projects. This was followed by a "brainstorming" session where a large number of possible criteria were suggested. In subsequent meetings the list was refined and then presented to the Data Processing Management Committee for review. The criteria on the following page is the output of this process.

**CRITERIA FOR RANKING
POTENTIAL INFORMATION SYSTEMS OPPORTUNITIES**

The criteria below recognizes that there are a significant number of potential information system development projects, each of which has the ability of making a contribution to the mission of the County. The criteria provides a mechanism for identifying the order in which potential projects should be evaluated for possible funding by the Data Processing Management Committee. It is assumed that before any project is recommended for funding, a complete feasibility study would be done. In future years, the criteria will take account of the strategic plan for the County which is currently being developed.

C1. SUPPORTS MANDATED SERVICES

5 POINTS

Potential information systems projects which support mandated services receive points in this category. For purposes of this criteria, mandated services include those required by US Code and CFR, Oregon Revised Statutes, The County Charter, Multnomah County Code, and Ordinances established by the Board of County Commissioners.

C2. PUBLIC SAFETY NEED

4 POINTS

Potential information systems that directly affect public safety needs receive points in this category.

C3. LEGAL REQUIREMENT

3 POINTS

Potential information systems which are necessary to allow programs to comply with legal, contractual or grant requirements receive points in this category.

C4. REVENUE GENERATION

3 POINTS

Potential information systems which would increase revenue received or decrease the cost of obtaining the same revenue receive points in this category.

C5. CONTROL EXPOSURE TO LIABILITY OR RISK

3 POINTS

Potential information systems which support services where the County is currently at demonstrable risk and will reduce County liability receive points in this category.

C6. MULTIPLE AGENCY APPLICATION

3 POINTS

Potential information systems that have the characteristic that they will provide service to County agencies receive points in this category. For purposes of this criteria, multiple agency application includes information systems which can be transferred from one agency to another or which will be used by multiple agencies at the same time.

C7. IMPROVE COUNTYWIDE MANAGEMENT

1 POINT

Potential information systems which improve the quantity or quality of information available to managers Countywide receive points in this category.

III. LONG-RANGE PLAN

This plan provides a road map. It identifies potential information systems applications and suggests an order in which they could be evaluated for potential contribution to or support of County goals and critical success factors. This Information Systems Plan is intended to be a dynamic plan; one that can be revised and updated as future needs dictate. It is also a plan that can only be accomplished through a reasonable commitment of resources and support of top management.

IV. PORTFOLIO OF POTENTIAL INFORMATION SYSTEMS

This section describes the major applications systems that were proposed. They are in alphabetical order by department and within a department in the order in which they were presented to the Operating Staff.

<u>PROJECT</u>	<u>CR1</u>	<u>CR2</u>	<u>CR3</u>	<u>CR4</u>	<u>CR5</u>	<u>CR6</u>	<u>CR7</u>	<u>TOTAL</u>
DGS1 ASSESSMENT & TAXATION	5	0	3	3	0	3	0	14
DGS2 RISK MANAGEMENT	5	0	3	0	3	0	1	12
DGS3 RECORDS MANAGEMENT	5	0	0	0	0	0	1	6
DGS4 BENEFITS	5	0	3	0	0	0	0	8
DGS5 ONLINE PAYROLL	5	0	0	0	0	3	1	9
DGS6 REPORT WRITER	0	0	0	0	0	3	1	4
DGS8 APPLICANT PROCESSING	0	0	3	0	3	0	1	7
DGS9 REVENUE	5	0	0	0	0	3	0	8
DHS1 ICSS	5	0	3	0	0	3	0	11
DHS2 WANG/OIS/140	0	0	0	0	0	3	1	4
DHS3 REPORT WRITER	0	0	0	0	0	3	0	3
DHS4 ONLINE PAYROLL ENTRY	0	0	3	0	0	3	1	7
DHS5 LGFS CODE VALIDATION	0	0	3	0	0	3	1	7
DHS6 JUVENILE REPORTING	5	4	3	0	0	0	0	12
DHS7 HIS IIA & IIB	5	4	3	3	0	0	0	15
DJS1 ICJIS III PROMIS REPLACEMENT	5	4	3	0	3	3	0	18
S01 FINGER PRINTER	5	4	3	0	0	0	0	12
S02 COMPUTERIZED TRAINING	5	4	0	0	3	0	0	12
S03 SECURITY MODULE	5	4	0	0	0	3	0	12
S04 OUCR	5	4	3	0	0	0	0	12
DES1 FACILITIES MANAGEMENT	5	4	0	0	3	0	1	13
DES2 PROPERTY MANAGEMENT	0	0	3	3	0	0	1	7
DES3 COST ACCOUNTING	5	0	3	0	0	3	1	12
DES4 PARKS-RESEV/PERMITS	5	0	0	3	0	0	0	8
DES5 CEMETARIES	5	0	3	3	0	0	0	11
DES6 REVENUE/EXPEND REPORT	0	0	3	0	0	3	0	6
DES7 EMERGENCY MANAGEMENT	5	4	3	0	0	3	0	15
DA1 CHILD SUPPORT ENFORCEMENT	5	0	3	3	0	3	0	14
DA3 JUVENILE	5	4	3	0	0	0	0	12

<u>PROJECT</u>	<u>CR1</u>	<u>CR2</u>	<u>CR3</u>	<u>CR4</u>	<u>CR5</u>	<u>CR6</u>	<u>CR7</u>	<u>TOTAL</u>
DJS1 ICJIS III PROMIS REPLACEMENT	5	4	3	0	0	3	0	15
DES7 EMERGENCY MANAGEMENT	5	4	3	0	0	3	0	15
DHS7 HIS IIA & IIB	5	4	3	3	0	0	0	15
DA1 CHILD SUPPORT ENFORCEMENT	5	0	3	3	0	3	0	14
DGS1 ASSESSMENT AND TAXATION	5	0	3	3	0	3	0	14
DES1 FACILITIES MANAGEMENT	5	4	0	0	3	0	1	13
DA3 JUVENILE	5	4	3	0	0	0	0	12
DES3 COST ACCOUNTING	5	0	3	0	0	3	1	12
DGS2 RISK MANAGEMENT	5	0	3	0	3	0	1	12
DHS6 JUVENILE REPORTING	5	4	3	0	0	0	0	12
S01 FINGER PRINTING	5	4	3	0	0	0	0	12
S02 COMPUTERIZED TRAINING	5	4	0	0	3	0	0	12
S03 SECURITY MODULE	5	4	0	0	0	3	0	12
S04 OUCR	5	4	3	0	0	0	0	12
DES5 CEMETERIES	5	0	3	3	0	0	0	11
DHS1 ICSS	5	0	3	0	0	3	0	11
DGS5 ONLINE PAYROLL	5	0	0	0	0	3	1	9
DES4 PARKS-RESERV/PERMITS	5	0	0	3	0	0	0	8
DGS4 BENEFITS	5	0	3	0	0	0	0	8
DGS7 PURCHASING	5	0	0	0	0	3	0	8
DGS9 REVENUE	5	0	0	0	0	3	0	8
DES2 PROPERTY MANAGEMENT	0	0	3	3	0	0	1	7
DGS8 APPLICANT PROCESSING	0	0	3	0	3	0	1	7
DHS4 ONLINE PAYROLL ENTRY	0	0	3	0	0	3	1	7
DHS5 LGFS CODE VALIDATION	0	0	3	0	0	3	1	7
DES6 REVENUE/EXPEND REPT	0	0	3	0	0	3	0	6
DGS3 RECORDS MANAGEMENT	5	0	0	0	0	0	1	6
DGS6 REPORT WRITER	0	0	0	0	0	3	1	4
DHS2 WANG/OIS/140	0	0	0	0	0	3	1	4
DHS3 REPORT WRITER	0	0	0	0	0	3	0	3

APPLICATION		RISK	DEVELOPMENT TIME - IN WKS.	COST
DA 1	Child Support Enforcement	37.1	52	\$ 75,000
DA 2	See DJS 1			
DA 3	Juvenile	37.1	52	\$ 75,000
DES 1	Facilities Management	34.5	38	\$ 55,000
DES 2	Property Management			\$ 6,400
DES 3	Cost Accounting	43	16	\$ 90,000
DES 4	Parks-Reserv/Permits		8	\$ 10,000
DES 5	Cemeteries	21.4	8	\$ 26,000
DES 6	Revenue/Expend Rept		7	\$ 10,000
DES 7	Emergency Management	27.4	25	\$ 55,000
DGS 1a	Assessment and Taxation	53.4	78	\$380,000
DGS 1b	Assessment and Taxation	33.2	18	\$212,000
DGS 2	Risk Management	33.5	14	\$ 35,000
DGS 3	Records Management	19.3	12	\$ 20,000
DGS 4	Benefits	21.1	8	\$ 43,000
DGS 5	Online Payroll	15.1	4	\$ 33,000
DGS 6	Report Writer	27.2	N/A	\$ 22,000
DGS 7a	Purchasing	43.4	52	\$ 90,000
DGS 7b	Purchasing	56.2	52	\$ 75,000
DGS 8	Applicant Processing	34.2	26	\$ 60,000
DGS 9	Revenue	20.6	12	\$ 10,000
DHS 1	ICSS	40.7	26	\$ 67,670*
DHS 2	Wang/OIS/140	N/A	N/A	\$ 18,540
DHS 3	Report Writer	N/A	N/A	\$ 3,500
DHS 4	Online Payroll Entry	15.8	8	\$ 20,000
DHS 5	LGFS Code Validation	15.0	4	\$ 6,500
DHS 6	Juvenile Reporting	29	18	\$ 67,000
DHS 7a&b	His IIA & IIB	51.1	104	\$231,000
DJS 1	ICJIS Phase III	63.1	104	\$250,000
SO 1	Finger Printing	6.8	7.5	\$ 10,000
SO 2	Computerized Training	0	4	\$ 7,000
SO 3	Security Module	0	8	\$ 12,000
SO 4	OUCR	34.7	29	\$ 50,000

*Requirements Only

DISTRICT ATTORNEY

PROJECT PROPOSAL

Agency: DA
Organization: DIST. ATTY.
Number: 1

DESCRIBE THE PROPOSED PROJECT:

Create an automated records system for the Support Enforcement Division of the District Attorney's Office.

PROBLEMS:

The Support Enforcement Division of the District Attorney's Office is responsible for representing the state in the establishment and enforcement of child and spousal support matters.

1. The current records system consists of a manual index card file. This is a rather antiquated, inefficient and labor intensive system.
2. Case information on obligators and obligatees is difficult to maintain, track and retrieve.
3. They do have a dedicated stand-alone word processing system for document production; however, this does not allow for any case tracking, payment history, calendar generation, management reports or statistics.
4. There is limited access to the State Department of Human Resources System (DHR). This system only provides payment history and some case notes. Simple corrections, such as address changes, may be made, but for the most part this is just history information and does not allow current case tracking, statistics, reports, calendars or document production.

SOLUTION:

Proposed is a computer-based system that would allow for case tracking, payment history and schedules, calculate arrearages, generate form documents, calendars, produce statistics and management reports, and have word processing capabilities from the data-base.

The use of computer technology to create a client data-base, coupled with a word processing application, would substantially improve the speed, accuracy and completeness of the information provided to the staff and management of the Support Enforcement Division.

The system should have in its ability to:

- o Maintain a case history.
- o Keep a case summary--status.
- o Case narrative ability--free form.
- o Case prioritization.
- o Docket and scheduling.
- o Records types of hearings.

- o Generate forms and notices.
- o Produce statistical reports.
- o Produce management reports.
- o Calculate arrearages.
- o Word processing from the data-base.
- o Be compatible with other agency data-bases.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

This application will contribute significantly to the District Attorney providing his mandated services. State law requires that a register of all suits, actions and proceedings commenced within their jurisdiction be maintained. In addition, the District Attorney is to give priority to the cases relating to public assistance and reciprocal enforcement of support. (See ORS 8.700, 8.675 and Chapters 25, 107, 109, 110, 163 and 416).

There is an intergovernmental agreement between the District Attorney and Adult and Family Services for child support that requires regular reporting of case loads and status.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

The current information collection, data flows and retrieval duties could be performed more effectively with an automated records and data tracking system. There would be substantial improvement in the speed, accuracy and completeness of information provided to lawyers, management and staff of the Support Enforcement Division. An automated data tracking and word processing system would assist management in planning case loads, preparing weekly, monthly and annual reports, and plan for better use of existing personnel. The increased productivity would allow for better service to the citizens of Multnomah County.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

The federal government currently has a program that will reimburse local jurisdictions 68 cents for each \$1 that is spent on the development and implementation of a records system for support enforcement. In addition, the federal program includes an incentive promotion which provides additional funds to jurisdictions which exhibit a high level of efficiency and effectiveness.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT	_____	STAFF	<u>\$75,000</u>
COST AVOIDANCE	_____	CONSULTANTS	_____
VALUE ADDED	_____	MATERIALS & SERVICES	_____
TOTAL	_____	CAPITAL	_____
		TOTAL	<u>\$75,000</u>
DEVELOPMENT TIME	<u>52</u>	OPERATIONAL COSTS	
(IN WEEKS)		STAFF	_____
ESTIMATED RISK	<u>37.1</u>	MATERIALS & SERVICES	_____
		CAPITAL	_____
		TOTAL	_____

COMMENTS:

This does not include a word processing application. There are software packages available that currently combine data recording with a word processing application. The cost of the software is \$30,000. The additional cost of operating on the County mainframe is unknown. The time involved is not known at this time.

PROJECT PROPOSAL

Agency: _____
Organization: _____
Number: _____

DESCRIBE THE PROPOSED PROJECT:

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS
COST DISPLACEMENT _____
COST AVOIDANCE _____
VALUE ADDED _____
TOTAL _____

DEVELOPMENT TIME
(IN WEEKS) _____

ESTIMATED RISK _____

PROJECT DEVELOPMENT COSTS
STAFF _____
CONSULTANTS _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL _____

OPERATIONAL COSTS
STAFF _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL _____

PROJECT PROPOSAL

Agency: DA
Organization: DIST. ATTY.
Number: 3

DESCRIBE THE PROPOSED PROJECT:

Creation of an automated case tracking and document production system for the District Attorney's Juvenile Section.

PROBLEMS:

1. The current information collection, flow and retrieval system in the Juvenile Department is antiquated and cumbersome.
2. The manual index card file is inefficient and labor intensive.
3. Case information on juvenile offenders and dependency cases is difficult to maintain, track and retrieve. The data is often inaccurate and incomplete and the work is repetitive and slow.
4. The capability for data retrieval is manual.
5. There is no word processing or document production capabilities. Document generation is limited to a typewriter with very limited storage capacity.
6. There is duplication of clerical tasks in the preparation of Juvenile petitions, subpoenas, orders and calendars. Each must be generated over and over as needed.

SOLUTION:

It is proposed that a computer-based data tracking and word processing system be designed and implemented. A word processing system would allow clerks to create standard documents in which names, dates and other information can be replaced by a global command. This and other features will cut substantially the time devoted to document production. The system must be compatible with other existing systems such as OJIN, TJIS and whatever the PROMIS replacement system may be. The system must track offender and incident data.

The use of computer technology to create a client data-base, coupled with a word processing application, would substantially improve speed, accuracy and completeness of the information provided to the staff and management of the District Attorney's Office.

Currently there is no output from the manual card filing system. The creation of a data-base with word processing application would make possible the generation of such documents as: Juvenile petitions, subpoenas, calendars, letters, court orders, statistics and management reports. Clearly, there is an opportunity to use computer technology in conjunction with streamlined filing systems and better office equipment to meet the needs of the District Attorney's staff.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

This application will contribute significantly to the District Attorney providing his mandated services. State law requires the District Attorney to keep a register of all actions, suits and proceedings commenced in Multnomah County. The District Attorney must also be present at juvenile court proceedings in his jurisdiction. (See, ORS 8.700 and 8.685.)

There is currently a contract between the District Attorney and Children's Services Division that requires monthly reporting on dependency cases.

Pending the development of a county strategic plan, this application would make feasible any integration with the state courts or other criminal justice agencies.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

The current information collection, data flows and retrieval duties could be performed more effectively if a computer data-base with a word processing application were made available to the Juvenile Department staff. There would be substantial improvement in the speed, accuracy and completeness of information provided to the lawyers, management and staff within this section. An automated data tracking and word processing system would assist management in planning case loads, preparing weekly, monthly and annual report and plan better use of existing personnel.

There are three clerical functions which perform different juvenile prosecution functions but duplicate many tasks. This has caused a system of clerical procedures and processes which are different from one another for no real reason. Automation would eliminate this duplication of data and allow for better management of the clerical staff.

POTENTIAL BENEFITS:

1. Greatly improved ability to retrieve case file information.
2. Improve the ability to compile statistics for use as a planning and budgetary tool.
3. Ability to track cases by status and other indicators.
4. Improved control over physical files.
5. Greatly improved document production.
6. More effective use of manpower.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

None available.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT	_____	STAFF	\$75,000
COST AVOIDANCE	_____	CONSULTANTS	_____
VALUE ADDED	_____	MATERIALS & SERVICES	_____
TOTAL	_____	CAPITAL	_____
		TOTAL	\$75,000
DEVELOPMENT TIME	52	OPERATIONAL COSTS	
(IN WEEKS)	_____	STAFF	_____
ESTIMATED RISK	37.1	MATERIALS & SERVICES	_____
	_____	CAPITAL	_____
		TOTAL	_____

COMMENTS:

This does not include a word processing application. There are software packages available that currently combine data recording with a word processing application. The cost of the software is \$30,000. The additional cost of operating on the County mainframe is unknown. The time involved is not known at this time.

DES

PROJECT PROPOSAL

Agency:	DES
Organization:	Fac. Mgt.
Number:	1

DESCRIBE THE PROPOSED PROJECT:

The purpose of this project is to create a computerized system which automates and integrates functions currently performed manually by Facilities Management staff, including the scheduling and costing of facilities maintenance, the development and implementation of the County's capital improvement program, and administrative support functions. Specifically, this system will automate the following functions:

- o Prioritization and scheduling of work orders, and assignment of available trade personnel for both emergency and routine maintenance and repair requests;
- o Maintenance of preventive maintenance schedules, and scheduling of periodic preventive maintenance activities;
- o Monitoring of energy costs by facility;
- o Inventory control for parts and materials;
- o Life cycle analysis on facilities and major equipment;
- o Tracking of equipment warranties;
- o Collection of information, needs identifications, and prioritizing of capital improvement projects;
- o Project Management for the capital improvement program;
- o Processing of accounts payable, accounts receivable, and purchase orders;
- o Monitoring of maintenance and capital budgets;
- o Tracking of contracts, including construction contracts, personal services and professional services contracts, and contract change orders; and
- o Providing cost information by facility to County management.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

This system would support the County's mission by providing County programs and services with timely and effective facility maintenance and repair services and by implementing the County's capital improvement program in a more efficient and cost effective manner. In addition, it would improve the ability of Facilities Management to preserve and protect the County's considerable investment in buildings and facilities.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

This system will result in cost avoidance in a number of ways, including:

- o More timely payments to vendors, allowing for vendor discounts, and quantity purchasing of parts and materials in frequent use, resulting in reduced costs for parts and materials;
- o Reduction in costs on in-house equipment repairs by more effective tracking of equipment warranties and maintenance of more accurate equipment history files;
- o Potential reduction in utility/energy costs by increasing client awareness and identifying opportunities for cost reduction;
- o prolonging useful life of equipment through effective preventive maintenance.

Value added by this system includes:

- o More efficient utilization of maintenance and administrative personnel by elimination of duplication of efforts, reduction in errors, and more effective scheduling;
- o More timely and reliable information to County managers for planning and budget development purposes;
- o Increased client comfort by more timely and effective repairs and reduction in equipment down time and unanticipated equipment failures.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Unknown. It is possible that some funds could be identified in the division and/or through the capital planning process.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Probably a combination of both.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Limited. It is anticipated that this system will be PC-based and that impact on ISD will be in development phase only.

ESTIMATED BENEFITS
COST DISPLACEMENT _____
COST AVOIDANCE _____
VALUE ADDED _____
TOTAL _____

DEVELOPMENT TIME 38
(IN WEEKS) _____

ESTIMATED RISK 34.5

PROJECT DEVELOPMENT COSTS
STAFF \$55,000
CONSULTANTS _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL \$55,000

OPERATIONAL COSTS
STAFF _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL _____

PROJECT PROPOSAL

Agency: DES
Organization: Fac. Mgt.
Number: 2

DESCRIBE THE PROPOSED PROJECT:

The purpose of this project is to automate the Property Management function in Facilities Management, to include the following:

- o Creation of a data base for all property and building specifications, special conditions, costs of operations, and lease information, to be used in lease and purchase negotiations;
- o Processing of Property Management accounts payable and receivable; and
- o Development of a "removable" asset inventory, for such items as demountable office partitions, work stations, major equipment, etc.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

Presently, there is no single place in the County to act as a depository for building data or ownership costs. This system would act as this resource center to provide timely information which could be used for space planning, lease negotiations, cost of ownership studies, and assistance in the decision-making process of whether to lease, buy, or build facilities to meet the County's needs.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Value added by this system includes better cost information on facility ownership and asset value and availability, enabling County management to make better decisions in the planning and budget development process; more efficient use of the Property Manager's time, allowing more time to better negotiate sales and lease transactions.

It should be noted that there is some sense of urgency associated with this project, as the County's Property Manager of 30+ years is looking toward retirement in the near future; and much of the County's "data base" on County property and institutional memory resides within his mind!

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Uncertain.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Uncertain.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Limited.

ESTIMATED BENEFITS
COST DISPLACEMENT
COST AVOIDANCE
VALUE ADDED
TOTAL

DEVELOPMENT TIME
(IN WEEKS)

ESTIMATED RISK

PROJECT DEVELOPMENT COSTS

STAFF
CONSULTANTS
MATERIALS & SERVICES
CAPITAL

TOTAL \$6,400

OPERATIONAL COSTS

STAFF
MATERIALS & SERVICES
CAPITAL

TOTAL _____

PROJECT PROPOSAL

Agency: DES
Organization: Rd. Fund Acct.
Number: 3

DESCRIBE THE PROPOSED PROJECT:

The system accounts for the cost of County road work and other maintenance functions. The 60 programs include hard-coded organization structure and work codes, making changes difficult and resulting in 20-25% down time in 2 of the last 3 years. Other needed changes can't be made, resulting in dissatisfaction of managers and duplication of effort by high-cost users on personal computers. Payroll and expenditure data entered in other county systems must be re-entered and then reconciled to assure accuracy, which is time consuming. LGFS doesn't meet these needs, as it does not include equipment usage or production statistics and can't accumulate costs on multi-year projects. A package should be purchased that meets these cost accounting needs, and other County user cost accounting needs, if possible.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

Cost accounting for County road work is required under ORS 368.051. The cost accounting system must meet guidelines established by the Executive Department of the State of Oregon. Cost accounting complements the mission of the County by providing a tool to help measure service delivery and cost effectiveness. Correction of the problems in the current system would improve cost effectiveness, service delivery, employee efficiency and employee satisfaction.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Annual cost displacement would include programming table changes (ISD) \$5000 and duplicate data entry (contract and staff time) \$10,000. Annual value added benefits would result from elimination of the two-month delay in report output at the beginning of each year, allowing management of construction projects, evaluation of employee performance and billing of reimbursable costs - altogether, say 1% of Transportation budget, or \$200,000. Additional cost avoidance and value added benefits would result from the ability to change reports to meet manager's needs.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

As road construction would benefit from a system obtained to account for road work, it is conceivable that some Road Fund resources could be utilized. However, no funds are currently budgeted.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

We think package is available.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Low.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME	16
(IN WEEKS)	_____

ESTIMATED RISK	43

PROJECT DEVELOPMENT COSTS	
STAFF	\$10,000
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	80,000
TOTAL	\$90,000

OPERATIONAL COSTS	
STAFF	
MATERIALS & SERVICES	\$35,000
CAPITAL	
TOTAL	\$35,000

PROJECT PROPOSAL

Agency: DES
Organization: Parks Serv. Div.
Number: 4

DESCRIBE THE PROPOSED PROJECT:

Provide online status of picnic and campground sites, perform reservation accounting, and monitor payments and other park permit applications. System will also be used to produce management data including: Detailed visitation accounting, division fiscal accounting and alternative labor records.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The Parks reservations and permits program would provide for more efficient and effective delivery of parks services, while improving the cost effectiveness and responsiveness of parks services at Oxbow and Blue Lake Parks, 43rd Ave., Boat Ramp, neighborhood parks and other special facilities.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

These DP functions will replace archaic paper system and provide more efficient use of limited staff time. Data will be shared with Park operational staff, with other data formatted for consumer uses, i.e., billings, confirmations and receipts for the 700 annual reservations.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Unknown.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

A PC system and custom program.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Most likely--custom.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Nil.

ESTIMATED BENEFITS
COST DISPLACEMENT _____
COST AVOIDANCE _____
VALUE ADDED _____
TOTAL _____

DEVELOPMENT TIME _____
(IN WEEKS) 8

ESTIMATED RISK _____

PROJECT DEVELOPMENT COSTS
STAFF _____
CONSULTANTS _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL \$10,000

OPERATIONAL COSTS
STAFF _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL \$ 1,000 YR

PROJECT PROPOSAL

Agency: DES
Organization: Parks Serv. Div.
Number: 5

DESCRIBE THE PROPOSED PROJECT:

Automate interment and cemetery records, improve public access and retrievability and store vulnerable paper records--useful for historical and genealogical research. Inventory available interment sites, record sales contracts, payments, provide notices and reports.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

With this system in place, cemetery services will be more effectively and efficiently provided to the public. Public information will be greatly improved. Increases productivity of the office of Pioneer Cemeteries, and improves the fiscal reporting and contracting services of the County cemeteries.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Staff will be better able to respond to public inquiries regarding family genealogy and potential purchases of interment sites. Staff time would be economized by automating cemetery records. Vital records could be saved if they were duplicated and archived.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Perhaps a grant to supplement County funding.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Sure.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Unknown.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

System development and maintenance required.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____
DEVELOPMENT TIME (IN WEEKS)	<u>8</u>
ESTIMATED RISK	<u>21.4</u>

PROJECT DEVELOPMENT COSTS	
STAFF	<u>\$25,000</u>
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	<u>1,000</u>
TOTAL	<u>\$26,000</u>
OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	<u>\$ 5,000 YR</u>

PROJECT PROPOSAL

Agency: DES
Organization: Parks Serv. Div.
Number: 6

DESCRIBE THE PROPOSED PROJECT:

Track incoming parks revenues, from such diverse sources as grants, donations, vendor fees, etc., and deposits--to the appropriate account; and track parks expenditures by source or contract: To improve and supplement the current fiscal reporting system.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The project will finance and deliver services more accurately, provides for better evaluation of programs with more accurate fiscal measures; supports the protection of promotion of County natural resources.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Fiscal displacement will occur with greater assurance that funds are deposited and withdrawn from the appropriate account. Adds greater accounting control at the management source, adds value by reducing inappropriate charges against Park accounts.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Probably a package.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Short but intense use of ISD staff.

ESTIMATED BENEFITS

COST DISPLACEMENT _____
COST AVOIDANCE _____
VALUE ADDED _____
TOTAL _____

DEVELOPMENT TIME
(IN WEEKS)

7

ESTIMATED RISK _____

PROJECT DEVELOPMENT COSTS

STAFF _____
CONSULTANTS _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL \$10,000

OPERATIONAL COSTS

STAFF _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL \$ 1,000 YR

PROJECT PROPOSAL

Agency: DES
Organization: Emerg. Mgt.
Number: 7

DESCRIBE THE PROPOSED PROJECT:

Local County and State emergency service organizations were created to safeguard life and property by making maximum use of available manpower, equipment, and other resources in order to minimize the effects of natural or manmade disasters. A National Governors Association Study conducted in 1979 states that resource management is a vital component of a comprehensive program.

Tracking the many thousands of emergency resource items in a large metropolitan area is no small task and a defined system of collecting, updating, reporting, and utilizing emergency resource information must be defined, developed, and implemented if the emergency service organizations are to be able to perform their tasks efficiently.

To preclude a project that will take forever and cost the equivalent of the national debt, specific functions have been defined that the system must perform (in order of priority):

1. Emergency resource inventory management.
2. Contract/agreement management.
3. Event logging.
4. Expense tracking.
5. Damage assessment.
6. After action reporting.
7. Recovery management.
8. Historical disaster recording and projection.
9. Program evaluation.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

According to ORS 401.025 (6) "Emergency program management" includes all the tasks and activities necessary to coordinate and maintain an emergency services system including, but not limited to, Program development, fiscal management, coordination with nongovernmental agencies and organizations, public information, personnel training and development and implementation of exercises to test the system.

ORS 401.025 (10) "Emergency services" includes those activities provided by state and local government agencies with emergency operational responsibilities to prepare for and carry out any activity to prevent, minimize, respond to or recover from an emergency. These activities include.....etc.

ORS 401.305 Each county of this state shall, and each city may, establish an emergency management agency which shall be directly responsible to the executive officer or governing body of the county or city. The executive officer or governing body of each county and any city which participates

shall appoint an emergency program manager who shall have responsibility for the organization, administration and operation of such agency, subject to the direction and control of the county or city. Each emergency management agency shall perform emergency program management functions within the territorial limits of the county or city and may perform such functions outside the territorial limits as required under any mutual aid agreement or as authorized by the county or city.

Executive Order 194 effective January 1, 1988, creates a Multnomah County Office of Emergency Management.

In order to deliver effective and efficient services by first responders, it is necessary to have a system that can support the services they provide by making available necessary resources in an effective and efficient manner. This system is designed to serve the tri-County area to include the American Red Cross in order to coordinate and inform each other of information used by all.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

If this project were completed, it would eliminate duplication within the County by three jurisdictions and within the tri-County area by another three jurisdictions. It would increase our ability to meet the needs of the response agencies and the public. It would assist us in doing all the paper work needed for the State and federal government in declaring disasters because damage assessment costs could be tallied in a more efficient manner. It would also provide us a better and more efficient mechanism to produce after action reports and costs associated with specific emergencies in a more timely manner.

The costs avoidance would be that the data input would be shared by five different jurisdictions and one public agency (Red Cross).

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Not at this time. All project development costs available would strictly be in kind costs amongst the jurisdictions of Multnomah County, Clackamas County, City of Portland, and City of Gresham.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Not any that meet needs.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Low.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME (IN WEEKS)	<u>25</u>
--------------------------------	-----------

ESTIMATED RISK	<u>27.4</u>
----------------	-------------

PROJECT DEVELOPMENT COSTS	
STAFF	<u>\$35,000</u>
CONSULTANTS	<u>0</u>
MATERIALS & SERVICES	<u>14,000</u>
CAPITAL	<u>6,000</u>
TOTAL	<u>55,000</u>

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	<u>\$10,000</u>

DGS

PROJECT PROPOSAL

Agency: DGS
Organization: A&T
Number: 1a

DESCRIBE THE PROPOSED PROJECT:

Replace the existing appraisal, assessment and tax collection system. A project has been funded and approved for FY 88/89 to define the requirements for the solution. The complete replacement project is in the FY 88/89 DPMC plan.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

This project contributes to:

- o Performance of legally mandated functions correctly and within prescribed deadlines.
- o Improve operating effectiveness and efficiency.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Risk avoidance, cost displacement, and value added will be achieved from replacing the existing 10-20 year old system, which has the following problems:

- o Batch processing of transaction data (payments, ownership, addresses, value, etc.) causes delays of weeks, even months, before the system is up to date. This also affects data accuracy and integrity.
- o Some values are inaccurate because permit data are not captured and processed.
- o At each fiscal year-end the existing system requires that all payments, etc., not be applied for 3-4 weeks while year-end balancing takes place.
- o Tax rate making and bill printing is fragmented between manual, local mini-computer and mainframe procedures, with the result that it is very difficult to meet legal deadlines with accurate tax bills.
- o Current system design makes working property values and taxes accessible to the public before they are certified (while they still are subject to change).
- o Foreclosure laws now require 6 years to complete the process for a property. The existing system design allows keeping only 5 years of data.
- o Trending is not implemented with functionality needed now. Improved trending tools would support compliance with the State mandated assessment cycle.

- o The XL40 mini-computer system that resides at A&T is obsolete. The system is used for data entry and local processing of A&T applications. Unisys has not stated a cut-off date for maintenance support, but in a recent experience with the same system at District Courts, it took three months to get the system repaired. If this happens at A&T, it could result in missing the deadline for tax bills, or missing any of a number of other deadlines. Also, Unisys has admitted that the cost of maintenance will be increasing yearly by 20% from now on.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Possible funding source in cities and agencies served by A&T remittance collections.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Not known until completion of requirements and solution analysis.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

N/A.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Minor.

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT	_____	STAFF	_____
COST AVOIDANCE	_____	CONSULTANTS	_____
VALUE ADDED	_____	MATERIALS & SERVICES	_____
TOTAL	_____	CAPITAL	_____
		TOTAL	<u>\$380,000</u>
DEVELOPMENT TIME	78	OPERATIONAL COSTS	
(IN WEEKS)	_____	STAFF	_____
ESTIMATED RISK	53.4	MATERIALS & SERVICES	_____
	_____	CAPITAL	_____
		TOTAL	_____

PROJECT PROPOSAL

Agency: DGS
Organization: A&T
Number: Tb

DESCRIBE THE PROPOSED PROJECT:

Replace tax remittance processing hardware at A&T. Analysis of requirements and evaluation of alternative solutions is needed as a project phase before obtaining approval and completing development.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

Remittance processing equipment at A&T performs legally mandated functions of receiving payments and endorsing them for deposit.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Revenue generation possible from speeding up deposit of payments. (See attached documentation.)

Cost avoidance of maintenance costs and problems arising from using obsolete equipment. Rapidly increasing risk to County, if existing equipment is not replaced.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Possible funding source in cities and agencies served by A&T remittance collections.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Not know until completion of requirements and solution analysis.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

N/A.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Minor.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	<u>\$49,220</u>

DEVELOPMENT TIME	<u>18</u>
(IN WEEKS)	

ESTIMATED RISK	<u>33.2</u>
----------------	-------------

PROJECT DEVELOPMENT COSTS	
STAFF	_____
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	<u>\$212,000</u>

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	_____

PROJECT PROPOSAL

Agency: DGS
Organization: RISK MGT.
Number: 2

DESCRIBE THE PROPOSED PROJECT:

To develop in-house, a Risk Management Information System that allows collation, evaluation and dissemination of information on workers' compensation, tort liability, claims administration, property insurance, and property management. Risk Management is the system of identifying risk, managing, to assume the cost or changing your policy and activities to reduce or eliminate the risk and its cost. The informational system will give timely information in a usable form to enhance safety, reduce accidents, reduce costly litigation and free management time for enhanced management. Currently, it is contracted out-of-County which provides skeletal, mostly unusable information.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

County Ordinance 381 requires the Risk Management function:

"To develop and maintain an information system for timely and accurate recording of loss experience, insurance premiums, property values, insurance fund cash flow, and reserving obligation and other identified risk related information.

In order to implement this ordinance, Internal Audit Report 3-81 Multnomah County Risk Management Report recommended that the County should automate the claims tracking system to allow for the efficient analysis of risk management data.

In addition the Board of County Commissioners, by consultation with all Department Managers, stated and supported a Risk Management Program in a comprehensive plan. There had been no recent comparable County program nor a program that is this comprehensive. This computer-assisted process will enhance the County's ability to effectively compile information to assist managers and directors to implement policy to reduce costs on a long-term basis now attributed to the injured workers. Also, it will reduce loss of property and tort liability, which drains County insurance fund.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Over the long term the implementation of a Risk Management System will be value added and cost avoidance. Currently, Multnomah County spends over \$1.9 million to respond to all forms of Risk Management. By effectively compiling information that is currently unavailable in present contracted informational systems, the County will be able to implement long-term safety and risk management programs that the State of Oregon estimates could save up to 50% of today's costs by property loss and costs attributed to injured workers. In addition, a more timely monitoring of the litigative process could reduce the need for costly appeals and wrongfully

denied benefit claims. In summary, significant cost reduction will be (1) the reduction of administrative time spent in correcting problems due to property loss and injured workers, (2) reduction in the litigative costs that are created by such claims (sometimes as much as 25% add-on penalties, and (3) the direct cost of property lost and costs attributed to workers' compensation claims in the form of supplemental wages, medical benefits and re-training.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Yes, the insurance fund.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT	_____	STAFF	_____
COST AVOIDANCE	_____	CONSULTANTS	_____
VALUE ADDED	_____	MATERIALS & SERVICES	_____
TOTAL	_____	CAPITAL	_____
		TOTAL	<u>\$35,000</u>
DEVELOPMENT TIME	14	OPERATIONAL COSTS	
(IN WEEKS)	_____	STAFF	_____
ESTIMATED RISK	33.5	MATERIALS & SERVICES	_____
	_____	CAPITAL	_____
		TOTAL	_____

PROJECT PROPOSAL

Agency: DGS
Organization: RECORDS MGT.
Number: 3

DESCRIBE THE PROPOSED PROJECT:

The Records Center is operating with poorly designed and maintained manual systems. Because of this:

- o We are unable to locate specific box locations;
- o We cannot use all of the space available to us;
- o We cannot easily develop destruction lists;
- o We cannot check compliance with retention schedules; and
- o We cannot easily determine if files have been charged out or returned.

The system is hampered by excessive duplication of effort, and by inaccurate data.

We are proposing a finding aid system to be available to users through read-only access on the County's mainframe computer. This system will consist of the following integrated lists:

1. The Shelf List will track location and box description. It will provide information on the status of retention schedule compliance, microfilming, and destinations.
2. The Charge-Out List will track files charged out and returned.
3. The Retention Schedule List will serve as a library of current County retention schedules. It will integrate with the Shelf List, serving as an "auditor" of retention schedule compliance. It will also provide support for a Countywide review of retention schedules.

All of the above lists will generate activity statistics. In addition, the lists will be able to generate reports based on the selection of specified parameters.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The proposal supports Records Management's mission statement by:

- o Providing a more efficient system of storing, location, retrieving, and destroying records in the Records Center; and by
- o Providing support for a comprehensive Countywide retention schedule review to assure compliance with OAR 166. Recent changes to OAR 166 developed by the State Archives means we are no longer in compliance with this chapter.

The system will also support our program plan by simplifying operations and providing better service tracking. In addition, our program plan directs us to "Plan and implement an automated records retention and disposition program."

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

The benefits of the proposed system will result in cost avoidance in three areas:

1. Staff Needs: Records Management is facing a future of expanded service. The goal of this project is to automate mundane tasks that are currently done manually, to better utilize existing staff.
2. Space Needs: The system will result in greater use of existing space, and in a general reduction of the period of time records are being stored. This will reduce the cost of expanding storage space.
3. Active Storage Use: The cost of storing records in active file areas is substantially higher than storing them in the Records Center. the proposal will allow us to expand the availability of Records Center storage space to a greater number of users.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT		STAFF	
COST AVOIDANCE		CONSULTANTS	
VALUE ADDED		MATERIALS & SERVICES	\$20,000
TOTAL		CAPITAL	
		TOTAL	\$20,000
DEVELOPMENT TIME	12	OPERATIONAL COSTS	
(IN WEEKS)		STAFF	
ESTIMATED RISK	19.3	MATERIALS & SERVICES	
		CAPITAL	
		TOTAL	

PROJECT PROPOSAL

Agency: DGS
Organization: Benefits Mgt.
Number: 4

DESCRIBE THE PROPOSED PROJECT:

Addition of Benefits Management software to existing MSA system. Existing system is inadequate for implementing mandated and elective benefit plan changes and improvements.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The administration of employee benefit plans is becoming increasingly complex, due in part to legislative requirements, such as those imposed by the Tax Reform Act of 1986, in part due to a critical need for cost containment, and in part due to a critical need for cost containment, and in part due to changing employee requirements/needs.

A computerized benefit system is essential to ensure cost-effective compliance with legislative mandates that require extensive data collection, non-discrimination testing (i.e., Section 89 of Internal Revenue Code--testing highly compensated versus non-highly compensated employees), and continuation coverage for terminated employees and other categories of previously ineligible individuals (Consolidated Omnibus Budget Reconciliation Act of 1986).

Developing a more meaningful and cost-effective program of benefits for a diverse and changing workforce is an essential part of long-term strategic planning for the County. A flexible benefit program, offering more options and choices can address employee needs, cost management issues, and health care consumerism. The feasibility of implementing "flex plans" without the addition of a benefit management system would be highly unlikely and create an administrative nightmare.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

The estimated cost of the Benefit Management package is \$43,250, in that sense, a value-added service. Long range, cost avoidance is likely in that legislative mandates must be met, and in the absence of such a system, compliance would require the purchase of consulting services and/or programs. COBRA (continuation coverage for qualified beneficiaries) tracking is currently being done by hand, demanding excessive clerical and management hours. Computerized COBRA would result in cost displacement and more efficient plan management.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT	_____	STAFF	_____
COST AVOIDANCE	_____	CONSULTANTS	_____
VALUE ADDED	_____	MATERIALS & SERVICES	_____
TOTAL	_____	CAPITAL	_____
		TOTAL	<u>\$43,250</u>
DEVELOPMENT TIME	8	OPERATIONAL COSTS	
(IN WEEKS)	_____	STAFF	_____
ESTIMATED RISK	21.1	MATERIALS & SERVICES	_____
	_____	CAPITAL	_____
		TOTAL	_____

PROJECT PROPOSAL

Agency: DGS
Organization: FIN/EMPL SERV
Number: 5

DESCRIBE THE PROPOSED PROJECT:

Replace current batch system processing software with updated "on-line real time" payroll processing system. This is a packaged system that was developed by MSA for users of the system.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The system will increase the efficiency and effectiveness of updating and maintaining the County's payroll master file.

The system will provide current, up-to-date, employee information that will allow all Departments/Divisions, Countywide, to view and monitor employee payroll information to ensure information is correct.

The system will also allow Central Payroll to process checks and adjustments, for employees that were omitted or received incorrect checks, on-line instead of by using the batch system method. The system will automatically calculate an employees pay and withholdings based on information contained in the master file. Currently, this is done by hand and then has to be entered into the system.

In addition, the edit processing time will be expedited and will eliminate payroll's staff time now associated with the batch method processing system. Currently, one day each pay period is used for editing payroll. The system will reduce the potential of issuing payroll checks with incorrect pay of withholdings.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

The maintenance costs and ISD programmer costs associated with the current system will be reduced significantly.

Most other users of the MSA software package are using the "on-line real time" system and new releases (versions) issued by MSA do not address the batch systems. Special instructions have to be requested and implemented when installing new releases.

The position control module will also be enhanced with the installation of this system. With on-line real time other Departments/Divisions will be able to view the system to ensure they are not filling a budgeted position twice. This cannot be done using the batch system.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Packaged software.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Minimal to install--substantial savings for programming costs on future release installation.

ESTIMATED BENEFITS

COST DISPLACEMENT

COST AVOIDANCE

VALUE ADDED

TOTAL

DEVELOPMENT TIME

4

(IN WEEKS)

ESTIMATED RISK

15.1

PROJECT DEVELOPMENT COSTS

STAFF

CONSULTANTS

MATERIALS & SERVICES

CAPITAL

TOTAL

None

OPERATIONAL COSTS

STAFF

MATERIALS & SERVICES

CAPITAL

TOTAL

\$ 33,000

\$ 33,000

PROJECT PROPOSAL

Agency: DGS
Organization: Plan/Budget
Number: 6

DESCRIBE THE PROPOSED PROJECT:

Simplify/replace the LGFS "Report Writer" software with AMS's Imagine/Inquirer system.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The Board has directed a resolution be included in the current budget that, among other things, states a Board policy to increase the level of spending for programs which:

- o Create internal efficiencies.
- o Reduce risk.
- o Reduce worker stress.
- o Improve service to the public.

Multnomah County Adopted Budget 1988-89, pages A-3, 4.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Improves departmental users' ability, throughout the County, to prepare specific reports from LGFS data that most closely meet their needs. Planning and Budget staff made more effective because other departments will require less support.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Yes, about \$22,000 to purchase.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME (IN WEEKS)	<u>N/A</u>
--------------------------------	------------

ESTIMATED RISK	<u>27.2</u>
----------------	-------------

PROJECT DEVELOPMENT COSTS	
STAFF	_____
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	<u>\$22,000</u>

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	_____

PROJECT PROPOSAL

Agency: DGS
Organization: Ad Servs/Fin
Number: 7a

DESCRIBE THE PROPOSED PROJECT:

Replaces Walker Purchasing Software System with LGFS on-line Purchasing and Inventory Control System. The software would create a fully integrated financial management and purchasing system.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

It will enhance efficiency by reducing duplicated entry, increase accuracy and reduce big tabulation errors; allows users to go on-line to view purchases; encourages competition by purging and rotating vendor bid lists; enables enforcement of certain purchasing laws, i.e., tax delinquents and local preferences; allows distribution of more than one code which will eliminate need for journal vouchers; expenditure controls are possible on the system (reduce budgets oversight); enhance our inventory control.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Labor savings and improved accuracy are evident but not assessed yet. Maintenance cost will be reduced by \$25,000 annually; return on investment is maximum 4 years, possible 3 years.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Yes.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME	52
(IN WEEKS)	_____

ESTIMATED RISK	43.4

PROJECT DEVELOPMENT COSTS	
STAFF	_____
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	0

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	<u>\$90,000 Est.</u>

PROJECT PROPOSAL

Agency:	DGS
Organization:	Purchasing
Number:	7b

DESCRIBE THE PROPOSED PROJECT:

Enhance Automation of Purchasing System

Currently the purchasing automation consists of the Walker, COINS and LGFS systems, with separate and distinct functions. The Walker Integrated System is used to code and enter Purchase Requisitions, issue routine bids, quotes and Purchase Orders. Construction Contracts and RFPs are not issued through the system. The COINS system has the ability to issue reports of contract activity only after entering by support staff. The LGFS system contains a vendor file of those vendors that have received a bid award or other type of payable, along with all other payables made by Multnomah County. The Purchasing Section maintains a dual vendor registration file but is unable to access system to add, update or delete vendors without Accounts Payable. The Walker System bridges only one way to LGFS.

The desired enhancements to the automated purchasing system are:

1) Routings entry; 2) re-bid processing; 3) vendor file maintenance; 4) bid draft printing; 5) ability to tabulate bid results; 6) vendor performance file.

With modification, requirements contracts, contracts, and RFPs could also be accomplished on the system.

The automation enhancements outlined would enable the Purchasing Section to:

1. Track purchase status from PR receipt to contract award.
2. Provide documentation through routing entries of the exact and average time required to process bids, etc.
3. Expedite bid processing.
4. Document vendor performance for automatic purge from vendor system.
5. Assure competitive opportunities and vendor rotation.
6. Assure accuracy of calculation for bid award.
7. Save staff time through avoidance of repetitive entries for bid and PO development.
8. Better management tools for staff and/or reassignment of work loads.
9. Ability to document vendors who are delinquent tax payers.
10. Documentation of cost savings.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

Purchasing services mandates are through ORS 279, Multnomah County Public Contract Review, County Executive Orders 94, 135, and 151. The County mission for the Purchasing Section is: 1) to purchase goods, trade related and other services in the most cost effective manner which meets the needs of County users in a timely manner.

The system enhancements described above would document cost effectiveness, provide information to purchase in volume for greater cost savings to tax payers and user agencies. Enhancements would save staff time and expedite bid processing.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Tangible benefits have not been calculated in dollar amounts. Intangible benefits are cost avoidance.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

The Purchasing Section is unable to support project development costs.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT		STAFF	
COST AVOIDANCE		CONSULTANTS	
VALUE ADDED		MATERIALS & SERVICES	
TOTAL		CAPITAL	
		TOTAL	\$75,000
DEVELOPMENT TIME	52	OPERATIONAL COSTS	
(IN WEEKS)		STAFF	
ESTIMATED RISK	56.2	MATERIALS & SERVICES	
		CAPITAL	
		TOTAL	

PROJECT PROPOSAL

Agency: DGS
Organization: Emp. Services
Number: 8

DESCRIBE THE PROPOSED PROJECT:

Enhance the applicant processing system, currently custom software on the Wang VS100, to allow information retrieval and reporting capabilities.

The system currently provides daily processing but has some major drawbacks:

- o There are no reporting capabilities for the information contained in the system.
- o Information retrieval is difficult.
- o System maintenance is difficult because it is the only system on the Wang.
- o There is little flexibility in the conduct of day-to-day operations.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

System enhancements will increase the efficiency and effectiveness of our employee recruitment and selection program, thereby giving the County the appropriate human resources necessary to accomplish its mission.

Enhancements will also provide currently unavailable information that will assist the Affirmative Action program in meeting its reporting requirements and in attaining its employment goals.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

The exact benefits depend on the specific solution devised to solve the drawbacks.

- o Providing information and reports automatically would be both cost displacement and value added.
- o Resolving the problem by purchasing a package system would displace the maintenance costs of the in-house system.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME	26
(IN WEEKS)	_____

ESTIMATED RISK	34.2

PROJECT DEVELOPMENT COSTS	
STAFF	_____
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	\$60,000

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	_____

PROJECT PROPOSAL

Agency: DGS
Organization: Plan & Budget
Number: 9

DESCRIBE THE PROPOSED PROJECT:

Add "Revenues" to LGFS Budget program, including "PC-to-budget" data (ASCII) file transfer.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The Board has directed a resolution be included in the current budget that, among other things, states a Board policy to increase the level of spending for programs which:

- o Create internal efficiencies.
- o Reduce risk.
- o Reduce worker stress.
- o Improve service to the public.

Multnomah County Adopted Budget 1988-89, pages A-3, 4.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Improve/speed up the preparation of County budgets. Reduce data entry duplication, redundance and error possibilities.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME	12
(IN WEEKS)	_____

ESTIMATED RISK	20.6

PROJECT DEVELOPMENT COSTS	
STAFF	_____
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	\$10,000

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	_____

DHS

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Human Serv
Number: T

DESCRIBE THE PROPOSED PROJECT:

With recent growth in a variety of Social Service Division programs, a wide variety of data management systems without any common relationship or overall coordination now exists. CPMS, PCs, Wang OIS, and the County Amdahl are all involved. Similar problems in data management are being solved in widely varying ways without benefit of an overall data management system.

ISD, PC, and CPMS data is directly related to contractor/provider payments in many cases, but manual transcription and/or verification of CPMS information occurs within the Social Services Division, because there is no "live link" between the contract payment data and the client service delivery or utilization data. Likewise, changes in contracts are often tied to changes in payments or client service measurements, but no direct link is in place to automate this.

The amount of individual client information (including demographics, names, income, diagnoses, etc.) and contractor service delivery data available to the various program offices varies considerably. This is due to differing data systems, prevailing regulations regarding confidentiality, and varying areas are more intimately and directly involved in day-to-day client service delivery than others, thus creating a different information basis from which to work.

The Division does not have at its disposal the assets, tools and coordinated expertise to efficiently manage its anticipated information needs, nor does it have any sort of guiding strategic automation plan.

The Juvenile Justice Division computer system (TJIS) was designed as a joint project with Washington and Clackamas Counties as a case tracking system. Operational since 1982, the original Tri-County design proves more restrictive than beneficial.

The direction and information needs of the Juvenile Justice Division have changed considerably since the system went on line. The information system must be changed or modified to fit current needs. The Division's reorganization and separation of adjudicatory functions from assessment and treatment requires considerable modification to the current system.

The current data base software is devoid of programmer productivity aids. More programmer time is required in system development and basic ad hoc reporting. Information Services Division concurs the Division's needs exceed the designed function of the current system, and system inadequacies make programming difficult and time consuming. The system must be flexible to readily respond to changes within the Division and be upgraded so additional applications can be added as required.

The Department of Human Services is concerned with establishing a system to unify client and management information within the Department. In order for this to proceed, however, client and management information respective to each major division must be clearly defined and include all data elements identified as being common to the Department's ICSS. At present, Health, Aging and Juvenile Justice have had integrated client services systems in place for some time. The Juvenile Justice system, however, is inadequate to meet present and anticipated needs. Social Services is automated by degree within each program area but not in an integrated manner. Funding for a requirements study for Social Services and Juvenile Justice is requested to support the ICSS requirements definition (Please see attachments for "Statement of the Problem" as taken from Social Services 88/89 feasibility study, and for Juvenile Justice Services).

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The project moves the Department of Human Services toward a continuum of services within the Department, and supports the flow and quality of management information throughout the County.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Capital outlay on personal computers and related equipment and software continues annually and the pace is accelerating; all in an effort to manage data more effectively. While the effort at automation saves in staff hours spent manually computing information, the PCs do not network together. Streamlining the information required through an integrated system's approach would result in both cost avoidance and cost displacement.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

There are no other funds available.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

N/A (Request is for a Requirements Study)

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

N/A.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Low.

ESTIMATED BENEFITS	
COST DISPLACEMENT	<u> </u>
COST AVOIDANCE	<u> </u>
VALUE ADDED	<u> </u>
TOTAL	<u> </u>
DEVELOPMENT TIME (IN WEEKS)	<u>26</u>
ESTIMATED RISK	<u>40.7</u>

PROJECT DEVELOPMENT COSTS	
STAFF	
CONSULTANTS	<u>\$67,670</u>
MATERIALS & SERVICES	<u> </u>
CAPITAL	<u> </u>
TOTAL	<u>\$67,670</u>
OPERATIONAL COSTS	
STAFF	<u> </u>
MATERIALS & SERVICES	<u> </u>
CAPITAL	<u> </u>
TOTAL	<u> </u>

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Health Serv
Number: 2

DESCRIBE THE PROPOSED PROJECT:

In an effort to maximize current resources DHS is requesting funds to upgrade its Wang system. At present there are no ports available on the OIS for additional users or peripheral equipment. Within the last six months Wang introduced the "OIS140-Turbo option." The option protects the department's investment by providing a new upgrade path without requiring modification of software or training of users. The upgrade would double present capacity from 32 to 64 ports, add a 32-bit microprocessor, and increase CPU memory to four megabytes.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The project expands the capability of division staff within the department to better utilize the Electronic Mail system available on the countywide network. More efficient and timely movement of information between DHS and other County Departments and the Chair's office supports improved flow of management information.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

With the OIS Turbo option available at a nominal cost, the need to purchase a Wang VS to meet expanding needs can be deferred for the short-term. The cost savings would amount to an estimated \$60,000+ in the difference between the upgrade and a replacement system.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

There are no other funds available.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

N/A.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Low.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____
DEVELOPMENT TIME (IN WEEKS)	<u>N/A</u>
ESTIMATED RISK	<u>Low</u>

PROJECT DEVELOPMENT COSTS	
STAFF	_____
CONSULTANTS	_____
MATERIALS & SERVICES	<u>\$ 1,800</u>
CAPITAL	<u>16,740</u>
TOTAL	<u>\$18,540</u>

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	_____

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Human Serv
Number: 3

DESCRIBE THE PROPOSED PROJECT:

One obstacle preventing optimal use of the LGFS system is the difficulty involved in producing reports tailored to an organization's specific needs. This difficulty is largely a product of the report generation language used to produce reports from LGFS data. This language, Reporter, is quite difficult to master. For the occasional user, which would include most DHS users, a level of expertise permitting easy retrieval and presentation of data is never achieved.

AMS, the parent of LGFS, markets a product called PC Report Painter. This product allows the user to write Reporter code on a personal computer, transfer the code to a mainframe via PC/Mainframe, compile and execute the program, and return the output to the personal computer via PC/Mainframe. PC Report Painter is touted as a user friendly, menu driven report writer. It is designed to allow a virtual novice to write successful Report programs.

This project requests that the County purchase this software product, which allows for multiple copies, and make it available to County employee concerned with LGFS data.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The project expands the capability and use of the current LGFS data to a level most appropriate for County fiscal management.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Addition of this option to LGFS reduces the cost involved for DHS personnel to develop alternate means of addressing questions relative to LGFS information.

Value added through use of this software product by other County fiscal personnel.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

There are no other funds available.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

As indicated.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Low.

ESTIMATED BENEFITS
COST DISPLACEMENT
COST AVOIDANCE
VALUE ADDED
TOTAL

DEVELOPMENT TIME
(IN WEEKS)

N/A

ESTIMATED RISK

Low

PROJECT DEVELOPMENT COSTS

STAFF
CONSULTANTS
MATERIALS & SERVICES
CAPITAL

\$3,500
\$3,500

TOTAL

OPERATIONAL COSTS

STAFF
MATERIALS & SERVICES
CAPITAL

TOTAL

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Human Serv
Number: 4

DESCRIBE THE PROPOSED PROJECT:

All DHS Divisions need a special, front end distribution system to automatically distribute employee time card hours by LGFS account codes. Distribution is currently done manually by each employee and is then checked by fiscal staff. General Services data entry operators must key the numerous entries that result. The current process is time consuming and prone to error.

We believe that it should be possible to adapt SOTARS to fulfill our needs for this function. Such an adaptation should provide us with an online distribution file that we could maintain. If SOTARS cannot be modified to meet this need, we still need to pursue a requirements study to meet this need in order to fulfill our obligations to State and Federal grantors and to comply with audit recommendations.

We are requesting \$3000 to fund a two-week investigation of possible solutions and up to \$15,000 for development.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

State and County requirements mandate that we accurately report payroll expenses by funding source.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Cost Displacement: \$475/month (\$5700/year) in time sheet preparation and data entry cost.

Value Added: The subsystem may also be useful to other County Departments.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

There are no other funds available.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

As indicated.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Low.

ESTIMATED BENEFITS
COST DISPLACEMENT
COST AVOIDANCE
VALUE ADDED
TOTAL

DEVELOPMENT TIME
(IN WEEKS)

8

ESTIMATED RISK

15.8

PROJECT DEVELOPMENT COSTS

STAFF \$18,000
CONSULTANTS
MATERIALS & SERVICES 2,000
CAPITAL
TOTAL \$20,000

OPERATIONAL COSTS

STAFF
MATERIALS & SERVICES \$ 100
CAPITAL
TOTAL \$ 100

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Human Serv
Number: 5

DESCRIBE THE PROPOSED PROJECT:

Aging services needs additional validation of LGFS distribution codes. We use the entire coding structure, including activity and reporting category for all transactions. Currently, transactions are accepted with missing data. We must search out missing data, manually correct reports and submit correcting transactions in the following processing month.

We are requesting a modification to the LGFS system to require all distribution

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

State and County requirements mandate that we accurately report income and expenses by funding source.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Cost Displacement: \$300/Mo (\$3600/Yr) in error correction activity.

Value Added: The modification may also be useful to other agencies.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

There are no other funds available.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

This is a modification to a package.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Low.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME (IN WEEKS)	<u>4</u>
--------------------------------	----------

ESTIMATED RISK	<u>15.0</u>
----------------	-------------

PROJECT DEVELOPMENT COSTS	
STAFF	<u>\$1500-6500</u>
CONSULTANTS	<u>0-5000</u>
MATERIALS & SERVICES	<u>0</u>
CAPITAL	<u>0</u>
TOTAL	<u>\$6500</u>

OPERATIONAL COSTS	
STAFF	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	<u>0</u>

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Human Serv
Number: 6

DESCRIBE THE PROPOSED PROJECT:

The Juvenile Division has a critical need to access and manipulate information at the program level. Currently, ISD controls the juvenile data base, and all ad hoc requests must be processed through ISD causing considerable delays. This project would network ISD data base statistical information to the Division by utilizing PC capability.

The proposed project would provide six (6) personal computers, associated software, control boards, and ISD computer development staff time. Four PCs would be provided for counseling Supervisors to monitor casework standards and provide the means to react quickly to changes in needs that the agency must respond to. The remaining PCs would provide administration research, planning, and program evaluation capability. This enhancement will ensure planning and prediction of client and agency needs on a proactive basis.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

Immediacy of response at the Division level is a crucial issue. Effective program development and implementation of services to clients is dependent on the ability to obtain statistical and evaluative information. The Division's smooth functioning requires a variety of information, easily retrievable by manager, supervisors, and line staff upon demand. These needs are such that they cannot always be predicted. The Division must change in response to changing demographics among its target population, changes in statutes, and its own projection and evaluative findings. The Division must have the capability to respond quickly and thoroughly to the community, the Board of County Commissioners, and other agencies with accurate historical and statistical information, program evaluations, and projections. In the last 12 months, the Division has had 73 ad hoc requests, an increase of 112 percent from 1986. Forty-eight percent of these requests were generated outside the Division, including but not limited to, news media, Portland Public Schools, State and local Juvenile Services Commissions, Portland Police Department, and the City Club Burglary Committee.

Identification of clients and appropriate application of program needs must be based on thoughtful, informed decisions. Immediate access to the data base to monitor and evaluate the change in environment within our Division is essential to ensure efficient and effective distribution of program dollars.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Would be value added by providing more immediate, meaningful information on which to base case planning, supervision, and management relative to the agency Mission Statement.

This project would improve the efficiency of the Juvenile Division relative to program planning and implementation. Therefore, future cost savings will be realized through proactive planning and evaluation of new programs prior to implementation.

ISD programming resources will be reduced for ad hoc requests currently generated by the Division.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

There are no other sources of funding available at this time.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom software will not be required.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Computer Development Time.
None.

ESTIMATED BENEFITS		PROJECT DEVELOPMENT COSTS	
COST DISPLACEMENT	_____	STAFF	\$25,000
COST AVOIDANCE	_____	CONSULTANTS	0
VALUE ADDED	_____	MATERIALS & SERVICES	0
TOTAL	_____	CAPITAL	42,000
		TOTAL	\$67,000
DEVELOPMENT TIME	18	OPERATIONAL COSTS	
(IN WEEKS)	_____	STAFF	_____
ESTIMATED RISK	29	MATERIALS & SERVICES	_____
	_____	CAPITAL	_____
		TOTAL	0

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Human Serv
Number: 7a

DESCRIBE THE PROPOSED PROJECT:

Add the ability to schedule appointments in a truly automated fashion, from identifying open appointment times, to scheduling those times, and receiving reports about those appointments, such as all those scheduled tomorrow, next week, or next month for a particular location or provider, etc. Reports to assist in provider scheduling, tracking failed appointments, on-call use, chart pulls, etc. would be made available. Should this function involve micro-computers, provide an interface to the mainframe system for data base update and report production like chart pull lists and failed appointment analyses. This major enhancement to our new existing new data system contains significant payoff to the County as detailed below. Though automated appointment requirement, generate additional revenues, or control the County governments exposure to risk, the Health Information System, as a whole, does all those things, and has been so scored in previous analyses of data system opportunity requests.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The new data system for the Health Division was once scored as the number 1, A priority item across the entire County. In the first revision of the DP Master Plan it still was considered fifth. Part of that design included Appointment Scheduling for the Health Clinics. When the time came to construct the new data system, resources to build the entire system all at once were not available. We had to make a choice as to what we could live without temporarily in order to move forward. Appointment Scheduling was viewed as a reasonably distinct piece that could be tackled separately. Of course, each system component has its own constituency within the Division's staff. Those pushing Appointment Scheduling strongly were nice enough to agree to its postponement with the promise that it would be the first feature added as an adjunct to the features which we were able to include in Phase 1. Of all the requests from the Health Division, this one has the greatest positive effect on service delivery of Health services to more clients at lower cost is the strategic direction of the County. The ability to do automated appointment scheduling could very well benefit, with some modification, other County operations as well, especially those in other divisions within the Department of Human Services. It is critical that the Division accrue the benefits of this function.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

All three benefits accrue, and in significant amounts. Appointment Scheduling is now very labor intensive within the clinics and is totally manual. Each of our 16 or so functional clinic sections spend several replaceable hours daily on this activity. Most lists, pull requests, and analyses of appointment slots needed and used, or abused, i.e., failed, are done manually now at significant staff costs to the County. Current

costs would be displaced, and in the advent of increased client loads, new costs could be avoided. But it is in the area of value added that this feature really justifies itself. Medically needy clients would see much improved service delivery and less bureaucratic shuffling as they get scheduled to receive needed health care. The ability to more adequately respond to events threatening the public's safety also provides much benefit from this function.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Some Division Budget resources might be able to be made available, and some service reimbursement resources to fund work by ISD. This feature, however, is complex, and will not be inexpensive to develop. Resources from outside the Health Division's regular channels will also be necessary.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Most likely.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Maybe, but costs based on 'no.'

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

22 weeks for 2 FTE.

\$132,000 total this document.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME (IN WEEKS)	<u>43.75</u>
--------------------------------	--------------

ESTIMATED RISK	<u>51.1</u>
----------------	-------------

PROJECT DEVELOPMENT COSTS	
STAFF	<u>\$ 70,000</u>
CONSULTANTS	<u>10,000</u>
MATERIALS & SERVICES	<u>1,000</u>
CAPITAL	<u>50,000</u>
TOTAL	<u>131,000</u>

OPERATIONAL COSTS	
STAFF	<u>0</u>
MATERIALS & SERVICES	<u>\$ 1,000</u>
CAPITAL	<u>0</u>
TOTAL	<u>\$ 1,000</u>

PROJECT PROPOSAL

Agency: DHS
Organization: Dept Human Serv
Number: 7b

DESCRIBE THE PROPOSED PROJECT:

A. Risk Management

Add risk management functions to allow informal encumbrance of funds to cover bills expected but not yet submitted for outside services authorized. Allow a usual-and-customary fees analysis to predict, and control, outside costs better over time.

B. Electronic DHR Intertie

Provide an electronic intertie between the HD automated system and the system maintained by the State Adult and Family Services Division, at least for billing and downloading membership and payment information. Provide a similar intertie between the HD system and the State Health Division on the same computer as AFS.

C. Automate Family Planning Reporting

Analyze and implement the combining of the encounter form and the Client Visit Record (CVR), a required Federal reporting form.

D. Archive and Purge System

Design archiving and purging criteria and have programs produced, for all files and data on the system, including paid claims, immunization, and client-specific information.

E. Case Management Subsystem

This function will allow tracking of specific client groups in need of special services on the mainframe, and allow the production of lists and recall letter labels for members of those groups.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

- A. Since early 1985 when the State began to purchase "Health Insurance" from local entities for various populations, the County has functioned as a health insurer for this portion of its client services. Currently over 4000 clients each month rely on the County in this capacity and we receive around \$140,000 from the State in return. Until now, our data system has never contained the information needed to manage this care properly. The County is contractually and statutorily bound to provide a level of care to all these clients. We now have the data to manage the Risk inherent in these obligations. The County's mission directs us to follow this course, but we need adequate reporting of outstanding liabilities to follow it in a prudent way. This is another feature that was previously rated an A priority, but which was postponed to allow the core system to go forward.

- B. Developing this capability could be a boon to all branches of County Government having data relationships with other levels of Government. Replacing tapes with transfers over wire does not seem like a big deal, but literally thousands of person hours are spent, and paid for, annually handling these tapes, writing them, shipping them, and dumping them. Enough is enough.
- C. Federally mandated data collection, in order to qualify for federally financed Family Planning within the County, is currently manual, cumbersome, and quite expensive. It is one of the highest County priorities to make these services available to all County citizens without regard to their ability to pay.
- D. Though this is primarily a housekeeping request, it is essential to the operation of the Health Division's new Data system. We have already spent almost \$200,000 determining how to get data into our system, and now need to spend some money to get it out.
- E. This function improves services to the client population of the Health Division by enhancing patient care and the integrity of their records. I would speed visits, and save clients and the County time, and money, while ensuring the highest quality of managed care.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

- A. This function could well lead to improved economic health for the County in two major areas. First, the possibility of unforeseen and out-of-control costs would be greatly reduced if not eliminated; and Second, required risk reserves might be able to be reduced, freeing some funds for other County purposes. Some additional revenues are also possible if we improve our experience rating with the State by better managing the care on these programs.
- B. This would greatly improve the Division's, and hence the County's cash flow related to third party billings for health services provided. It would also help to further reduce our risks in providing care for pre-paid, or capitated clients, avoiding potentially costly errors. A good deal of ISD staff time in handling manual magnetic tapes would also be reduced, especially in our new system where the tape volume is likely to increase almost 10 fold.
- C. Automating this data collection would reduce what is now a major inconvenience to clients who are subjects of duplicate data collection for Federal and County purposes. It would also displace the costs of performing these dual functions in the clinics, thereby saving considerable OAI time.
- D. A data system purge avoids storage system costs, but it also adds value to the system for all users in decreased response time and higher system integrity.

- E. All three benefit types are potentially available from this function, what could be called the conclusion of Phase II of the Health Information System.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

- A. Some Division resources might be able to be devoted to developing some of these analyses. It remains to be seen if the entire brunt of development could be borne by the Division's budget, but this is possible.
- B. This could very possibly be handled within our Division's budget, unless development costs of the extract programs for the data exceed our current estimates. Almost all of the infrastructure required is already in place at both ends of the I-5 corridor.
- C. Both the Division's regular and enhanced budget could be used, with the possibility of some Federal help as well. Some outside resources, however, like those of the DP management committee, may also be needed.
- D. A good deal of analysis is required and several programs, but it seems like most of the cost could be borne within Division budgets for reimbursements to ISD. Especially if the planned sums were included in the budget in advance.
- E. Some budget resources of the Health Division could be tapped, but outside resources may be required.

TECHNICAL ASSESSMENT

A.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Absolutely.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

10 weeks for 1 FTE.

ESTIMATED BENEFITS

COST DISPLACEMENT

COST AVOIDANCE

VALUE ADDED

TOTAL

DEVELOPMENT TIME
(IN WEEKS)

ESTIMATED RISK

10

PROJECT DEVELOPMENT COSTS

STAFF

CONSULTANTS

MATERIALS & SERVICES

CAPITAL

TOTAL

\$15,000

0

0

0

\$15,000

OPERATIONAL COSTS

STAFF

MATERIALS & SERVICES

CAPITAL

TOTAL

0

\$ 1,000

0

\$ 1,000

TECHNICAL ASSESSMENT

B.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Presumably.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

12 weeks for a FTE.

ESTIMATED BENEFITS

COST DISPLACEMENT

COST AVOIDANCE

VALUE ADDED

TOTAL

DEVELOPMENT TIME
(IN WEEKS)

ESTIMATED RISK

12

PROJECT DEVELOPMENT COSTS

STAFF

CONSULTANTS

MATERIALS & SERVICES

CAPITAL

TOTAL

\$20,000

0

0

0

\$20,000

OPERATIONAL COSTS

STAFF

MATERIALS & SERVICES

CAPITAL

TOTAL

\$ 0

1,000

0

\$ 1,000

NOTE WELL: This is a function which would benefit the County as a whole. The Health Division takes the position that it ought to be developed at no cost to a particular division, except for the cost of converting jobs to write data sets for transmission instead of writing tapes. Actually investigating and setting up the transfer mechanism should be charged to ISD overhead. Of the \$20,000 listed above about \$15,000 would be necessary for the "ISD" chargeable portion, the remaining \$5,000 being required for the data conversions. The Health Division also disagrees with the estimate that "ISD's" portion of the effort would cost so much, i.e., \$15,000. It ought to be able to be done for around \$5,000, as well.

TECHNICAL ASSESSMENT

C.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

6.25 weeks.

ESTIMATED BENEFITS

COST DISPLACEMENT

COST AVOIDANCE

VALUE ADDED

TOTAL

DEVELOPMENT TIME
(IN WEEKS)

6.25

ESTIMATED RISK

PROJECT DEVELOPMENT COSTS

STAFF

CONSULTANTS

MATERIALS & SERVICES

CAPITAL

TOTAL

\$10,000

0

0

0

\$10,000

OPERATIONAL COSTS

STAFF

MATERIALS & SERVICES

CAPITAL

TOTAL

\$ 0

0

0

\$ 0

TECHNICAL ASSESSMENT

D.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Definitely.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

16 weeks for a FTE.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____
DEVELOPMENT TIME (IN WEEKS)	16
ESTIMATED RISK	_____

PROJECT DEVELOPMENT COSTS	
STAFF	\$25,000
CONSULTANTS	0
MATERIALS & SERVICES	1,000
CAPITAL	0
TOTAL	\$26,000
OPERATIONAL COSTS	
STAFF	\$ 0
MATERIALS & SERVICES	1,000
CAPITAL	0
TOTAL	\$ 1,000

TECHNICAL ASSESSMENT

E.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

16 weeks for a FTE.

\$100,000 this document.

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____

DEVELOPMENT TIME (IN WEEKS)	<u>16</u>
--------------------------------	-----------

ESTIMATED RISK	_____
----------------	-------

PROJECT DEVELOPMENT COSTS	
STAFF	<u>\$25,000</u>
CONSULTANTS	<u>0</u>
MATERIALS & SERVICES	<u>0</u>
CAPITAL	<u>0</u>
TOTAL	<u>\$25,000</u>

OPERATIONAL COSTS	
STAFF	<u>\$ 0</u>
MATERIALS & SERVICES	<u>1,000</u>
CAPITAL	<u>0</u>
TOTAL	<u>\$ 1,000</u>

DJS

PROJECT PROPOSAL

Agency: DJS
Organization: Dept Jus Serv
Number: T

DESCRIBE THE PROPOSED PROJECT:

In February 1988, the plan for development of an integrated criminal justice information system was presented to the Board of Commissioners. This plan proposed a comprehensive approach to system development, requiring between \$1.1 and \$1.7 million and a two-year development period. A phased approach whereby the ICJIS Project has been broken down by application systems and interfaces for funding and execution was adopted last July with the approval of the Framework Project and the enhancement and redesign of the Sheriff's three application systems.

The first three phases of this system have been funded and are underway. The remaining phases are the replacement of the District Attorney's PROMIS system, development of interfaces with the State Court's OJIN system and the Portland Police's PPDS, and development of a report writer capability.

PROMIS Conversion.

PROBLEMS:

1. The current PROMIS system is difficult to maintain. Since its development in the mid 1970s, there have been many technological advances. The current system is written in COBOL, a very complicated language. This makes any County-designed enhancements or modifications very difficult.
2. This system does not meet the needs of management in generating reports and statistics.
3. PROMIS is difficult for the daily user and requires extensive training. Its complicated design makes it inflexible to changes resulting from court procedures or law. The user in the District Attorney's Office must work around the system rather than the system work for the user.
4. PROMIS does not meet the needs of the District Attorney's criminal case management and it is not compatible with other agencies.

SOLUTION:

Convert the present PROMIS system from a technically complicated COBAL system to a efficient system that allows for more flexibility in the users needs. A system that would allow for the internal integration of the data recording system and the word processing system. This would streamline data flows and eliminate duplication of data entry. A system that would allow for the sharing of data with other criminal justice agencies.

CURRENT OUTPUT:

Subpoenas, calendars, letters, disposition reports, limited management reports.

PROJECTED OUTPUT:

Above, plus: Charging documents, judgment orders, statistics and extensive management reports.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The ICJIS will support the criminal justice operations in the County by allowing for efficient and effective sharing of data and the County's policy making by providing the ability to analyze the criminal justice operations.

Pending the development of a strategic plan for Multnomah County, this application would assist the District Attorney in providing his mandated services. State law requires that the District Attorney maintain a register of all suits, actions and proceedings commenced in its jurisdiction. (See, ORS 8.700 and 181.511). A priority is the ability to share court scheduling information with OJIN. The elimination of duplicate data entry would make for a more efficient use of existing personnel. With the case loads increasing at a rate of 30% annually, it is imperative to reduce as much duplication as possible to continue to provide the current levels of service to the citizens of Multnomah County.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

The ICJIS will: Replace and/or upgrade existing inefficient and out-of-date application systems, thereby decreasing maintenance costs, meeting user's current and planned information needs, and providing users with more flexible information processing capabilities;

Will eliminate the duplication of data in various information systems and duplicate data entry;

Will provide a coherent and related data base about arrests, bookings, jail population, prosecution, adjudication, and correction from which analysis can be performed to support policy making and resource allocation.

A more efficient information system that can be easily maintained and enhanced without highly trained programmers and system analysts.

Increased productivity in the District Attorney's Office.

More effective and efficient processing of information.

Elimination of duplicate data entry--both internally and externally.

A more user-friendly system that reduces training time.

Combining word processing applications with data base information.

Increased document production. Between August, 1987, and August, 1988, Word Processing generated 12,258 felony charging documents. Misdemeanor Intake generated 9,257 charging documents during the first nine months of 1988. It was necessary to duplicate data into a Word Processing application to generate these charging documents. An automated data-base with a word processing application would eliminate duplication and allow for better use of existing personnel.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

To date, none have been identified.

None available.

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Packages are available and deserve analysis, but custom software will likely be the most practical solution.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

Operationally, the impact on ISD resources will probably decrease since all criminal justice functions in the project scope currently have application systems which are inefficient and require substantial maintenance efforts.

Developmentally, ICJIS represents a substantial commitment of ISD expertise.

The estimated cost and time requirements and status of the funded and unfunded phases are as follows:

FUNDED PHASES

I. FEASIBILITY STUDY/ DEVELOPMENT PLAN	\$132,000	10 MONTHS	COMPLETED; JANUARY 1988
II. FRAMEWORK	\$ 52,000	5 MONTHS	UNDERWAY: TO BE COMPLETED 02-28-89
III. SHERIFF'S SYSTEMS	\$168,000	9 MONTHS	UNDERWAY: TO BE COMPLETED 09-08-89
FUNDED SUBTOTAL	\$352,000		

UNFUNDED PHASES

IV. DISTRICT ATTORNEY'S SYSTEM	\$250,000	12 MONTHS	UNFUNDED/ UNSCHEDULED
IVa. INTERFACE WITH OJIN	\$120,000	6 MONTHS	UNFUNDED/ UNSCHEDULED
V. INTERFACE WITH PORTLAND PPDS	\$160,000	6 MONTHS	UNFUNDED/
VI. MGMT/POLICY INFORMATION SYSTEM	\$100,000	6 MONTHS	UNFUNDED/ UNSCHEDULED
UNFUNDED SUBTOTAL	\$630,000		
ICJIS PROJECT TOTAL	\$982,000		

Several comments need to be made:

1. The revised estimated total cost of \$982,000 is lower than the minimum estimate of a year ago. This revision is based on the information gained in the Framework Project. Of this total, \$352,000 has already been committed on Phases I, II, and III. This leaves an estimated total of \$630,000 left to complete Phase IV, VI, and VI.
2. Phase V - Interface with Portland Police Bureau's PPDS requires the City's commitment to this interface. A City Auditor's Draft Audit was issued on January 18, 1989, pointing out the need for sharing of information between City, County, and State information systems. While the City response to this finding is not known, the other phases of ICJIS development can proceed and a core integrated system implemented.

3. Three criminal justice functions (Juvenile Justice, County Probations, and Community Corrections) were not included in the scope of the original ICJIS concept for several reasons. Developments since the report's submission point toward their inclusion.
 - **Juvenile Justice** The proposed State Sentencing Guidelines for convicted felons call for the consideration of juvenile records in determining length of sentences. In order for inquiries to be efficient and effective, the juvenile information system should integrate with the adult information systems and should have access to statewide juvenile criminal history data.
 - In addition, the environment has changed since the Juvenile Justice Division's information system (TJIS) was developed. Several functions and processes are not supported, and management information is difficult to access and reconcile information from other criminal justice functions (JJD workload with juvenile arrests, for example).
 - The juvenile justice information system needs to be improved and should become part of the integrated system. In this light, the Framework Project has been expanded to include the documentation of the Division's critical information needs. The Division is currently accessing its options for improving its information processing and presenting its findings to the Data Processing Management Committee.
 - **Community Corrections and Probation** The possibilities of Multnomah County becoming an Option I county for providing felon parole and probation services and the proposed sentencing guidelines requiring increased County management of non-jail custody programs raise the potential need for a management information system for these supervision programs. While the eventual outcome of these two possibilities are unknown, the inherent management information needs and associated costs should be recognized.

DEVELOPMENT OPTIONS

Completion of the ICJIS is mainly dependent upon the funding. The next logical phase is the replacement of the District Attorney's system and this project is currently among the projects being considered for funding--along with other development projects--by the Data Processing Management Committee.

There are numerous options for the systems completion. Attached are activity and Gantt charts outlining two:

Consecutive Development: This option assumes the development will occur with each new phase starting upon the completion of the previous phase. Completion date is estimated to be March 1992.

Concurrent Development: This option assumes adequate funding to proceed with overlapping of phases where feasible. The estimated completion date for this option is March 1991.

MULTNOMAH COUNTY ICJIS CONSECUTIVE PHASE DEVELOPMENT

2-07-89

1

1989

1994

89

90

91

92

93

94



Framework Project



Sheriff's Systems



District Attorney



OJIN Interface



PPDS Interface



Mgmt/Policy Information System

□ Plan

▮ Res. Delay

| Today

■ Actual

▤ Reference

MULTNOMAH COUNTY ICJIS
CONCURRENT PHASE DEVELOPMENT

2-07-89

1/1

ACTIVITY	Planned start	Planned end	Planned cost
REVISED1 Plan	4-01-87	3-05-91	\$982000
Requirement Analysis/Development P1	4-01-87	1-28-88	\$132000
Framework Project	8-17-88	2-13-89	\$52000
Sheriff's Systems	11-03-88	9-06-89	\$168000
District Attorney	9-07-89	9-04-90	\$250000
OJIN Interface	3-08-90	9-04-90	\$120000
PPDS Interface	9-04-90	3-05-91	\$160000
Mgmt/Policy Information System	9-04-90	3-05-91	\$100000

MULTNOMAH COUNTY ICJIS CONCURRENT PHASE DEVELOPMENT

2-07-89

1

1989

1994

89

90

91

92

93

94



Framework Project



Sheriff's Systems



District Attorney



OJIN Interface



PPDS Interface



Mgmt/Policy Information System

□ Plan

▮ Res. Delay

| Today

■ Actual

▨ Reference

2-07-89

MULTNOMAH COUNTY ICJIS
CONSECUTIVE PHASE DEVELOPMENT

1/1

ACTIVITY	Planned start	Planned end	Planned cost
REVISED Plan	4-01-87	2-25-92	\$982000
Requirement Analysis/Development P1	4-01-87	1-28-88	\$132000
Framework Project	8-17-88	2-24-89	\$52000
Sheriff's Systems	11-03-88	9-06-89	\$168000
District Attorney	9-08-89	9-05-90	\$250000
OJIN Interface	9-05-90	3-06-91	\$120000
PPDS Interface	3-07-91	9-03-91	\$160000
Mgmt/Policy Information System	9-03-91	2-25-92	\$100000



PROJECT PROPOSAL

Agency: SO
Organization: Sheriff
Number: 1

DESCRIBE THE PROPOSED PROJECT:

Research the feasibility of installing and operating an enhanced identification system. This identification system would be based on computerized fingerprint classification and cross-referencing. As mobile units become available, patrol officers and detectives could be tied into the system. Further aspects of an enhanced system could include inmate identification bracelets coded with information regarding physical identifiers, medical history, prior institutional behavior, charge status, and location. Information should be able to be updated as circumstances warrant, and the bracelets be scanned optically to send such charges to the mainframe computer.

The current identification system consists of comparator prints to cross-reference intake and release of inmates, and a contract with the Portland Police Bureau for fingerprint comparison with existing local files. Copies are then forwarded to the Oregon State Police Bureau of Criminal Identification, and thence to the FBI. Inmates wear plastic identification bracelets with their names and computer ID numbers.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

The Sheriff is directed by statute and County charter to apprehend and detain individuals based on warrant and probable cause arrests. The proper and timely identification of the accused is fundamental to that function. The District Attorney and the Courts would also benefit from this project.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Cost Displacement: The current contract with the Portland Police (88-89 fiscal year) for identification costs \$180,000.

Cost Avoidance: Claims associated with alleged false arrests.

Value Added: Quicker and more accurate processing of arrested subjects.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Coordinate and share costs with local, state and federal identification bureaus.

TECHNICAL ASSESSMENT

The estimated time to complete a feasibility study is 300 hours, costing approximately \$10,000.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

N/A

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

N/A

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS
COST DISPLACEMENT
COST AVOIDANCE
VALUE ADDED
TOTAL

DEVELOPMENT TIME
(IN WEEKS)

7.5

ESTIMATED RISK

6.8

PROJECT DEVELOPMENT COSTS

STAFF \$10,000
CONSULTANTS _____
MATERIALS & SERVICES _____
CAPITAL _____

TOTAL \$10,000

OPERATIONAL COSTS

STAFF N/A
MATERIALS & SERVICES _____
CAPITAL _____

TOTAL _____

PROJECT PROPOSAL

Agency: SO
Organization: Sheriff
Number: 2

DESCRIBE THE PROPOSED PROJECT:

Identify available interactive computerized training software packages and associated equipment (i.e., videodisc recorders, touch-sensitive monitors, etc.). Determine their compatibility with existing mainframe and/or personal computers. Such a system should also have the ability to track and record the progress and completion of training by the individuals assigned to that particular course.

Current training is accomplished through in-house and contract courses and seminars, videotape instruction, and distributed printed material.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

Sworn personnel are required to complete many training courses at basic and advanced levels. Non-sworn personnel are also assigned to complete training manuals and to attend courses. Such instruction may be accomplished in a more thorough and convenient manner through computerized means. Interactive computerized training would have Countywide applications.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Cost Displacement: Some current training costs.

Cost Avoidance: Scheduling costs.

Value Added: Better coordination, documentation, and evaluation of training.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

Funds currently appropriated for training might be applied to some project costs.

TECHNICAL ASSESSMENT

Estimated time to complete a feasibility study is four weeks, costing approximately \$7000.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

N/A

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

N/A

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS
COST DISPLACEMENT
COST AVOIDANCE
VALUE ADDED
TOTAL

DEVELOPMENT TIME
(IN WEEKS)

4

ESTIMATED RISK

PROJECT DEVELOPMENT COSTS

STAFF \$7,000
CONSULTANTS
MATERIALS & SERVICES
CAPITAL

TOTAL \$7,000

OPERATIONAL COSTS

STAFF
MATERIALS & SERVICES
CAPITAL

N/A

TOTAL

PROJECT PROPOSAL

Agency: SO
Organization: Sheriff
Number: 3

DESCRIBE THE PROPOSED PROJECT:

Centralize security for access to Sheriff's Office systems in a user-controlled environment. The current system does not provide the flexibility to quickly adjust system access levels in instances of hiring, separation, and transfers. Requests for changes in system access must now in most cases be processed by ISD personnel.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

Data in the Sheriff's Office systems may, as in the case of medical records, be accessed only in accordance with state statutes. User control over system access will more stringently comply with such regulations, as well as with Sheriff's Office policies and procedures. Other Multnomah County mainframe users, such as the District Attorney or Assessment and Taxation, may also benefit from such changes. The County Auditor identified security access as a concern to be addressed.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

Cost Avoidance: Costs involving ISD personnel changing the security levels of Sheriff's Office employees.

Value Added: Immediate response to changes in assigned duties or work status.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes. Estimated eight weeks of ISD assistance to establish security profiles and train Sheriff's Office personnel to operate security systems.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

N/A

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS	
COST DISPLACEMENT	_____
COST AVOIDANCE	_____
VALUE ADDED	_____
TOTAL	_____
DEVELOPMENT TIME (IN WEEKS)	<u>8</u>
ESTIMATED RISK	<u>0</u>

PROJECT DEVELOPMENT COSTS	
STAFF	<u>\$12,000</u>
CONSULTANTS	_____
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	<u>\$12,000</u>

OPERATIONAL COSTS	
STAFF	<u>N/A</u>
MATERIALS & SERVICES	_____
CAPITAL	_____
TOTAL	_____

PROJECT PROPOSAL

Agency: SO
Organization: Sheriff
Number: 4

DESCRIBE THE PROPOSED PROJECT:

The mandatory monthly OUCR report is manually prepared from information contained in police reports and victim follow-up reports, much of which is currently entered in SRMS. The report is sent to the Law Enforcement Data Systems' Oregon Uniform Crime Reporting office where the information is then entered into the Executive Department's computer and used to provide statewide statistics related to crime activities. This information is then forwarded to the Federal Bureau of Investigations' Uniform Crime Reporting Section to be incorporated with crime statistics from all other states.

Design, testing and implementation of a new reporting system, National Incident-Based Reporting System (NIBRS), has just been completed. The Law Enforcement Data System staff are currently in process of obtaining a new computer which will be used for OUCR as well as the "hot" files. At that time changes to our current process (what will be reported and how it is reported) will be required.

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

- o OUCR is mandated by ORS 181.550.
- o Much of the OUCR information is already being entered into SRMS.

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

- o COST DISPLACEMENT: Time spent manually preparing the report can be used to enter the additional data.
- o COST DISPLACEMENT: Duplication of effort (manually reporting the same data that has been entered into SRMS) will be eliminated.
- o VALUE ADDED: Additional data will be available to users on-line.
- o VALUE ADDED: Current statistics and management reports will be available.
- o VALUE ADDED: Crime analysis capabilities will be enhanced.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

No, but a publication entitled Approaches to Implementing an Incident-Based Reporting (IBR) System is available from the FBI. It contains suggested approaches to developing an IBR system, including a model incident report, standard data entry guide, data entry screens and software design suggestions for computer programmers, analysts, etc.

TECHNICAL ASSESSMENT

Estimated cost of \$50,000 for programming.

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

Yes.

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

Custom.

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS
COST DISPLACEMENT
COST AVOIDANCE
VALUE ADDED
TOTAL

DEVELOPMENT TIME
(IN WEEKS)

29

ESTIMATED RISK

34.7

PROJECT DEVELOPMENT COSTS

STAFF \$50,000
CONSULTANTS _____
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL \$50,000

OPERATIONAL COSTS

STAFF N/A
MATERIALS & SERVICES _____
CAPITAL _____
TOTAL _____

FORMS

PROJECT PROPOSAL

Agency: DA
Organization: DIST. ATTY.
Number: 2

DESCRIBE THE PROPOSED PROJECT:

See DJS 1

IN WHAT WAY DOES THIS PROJECT CONTRIBUTE OR SUPPORT THE MISSION AND STRATEGIC DIRECTION OF THE COUNTY?

DESCRIBE THE TANGIBLE BENEFITS AND INDICATE WHETHER THESE BENEFITS ARE: COST DISPLACEMENT, COST AVOIDANCE OR VALUE ADDED.

ARE THERE OTHER FUNDING SOURCES AVAILABLE TO SUPPORT OR OFFSET SOME OR ALL OF THE PROJECT DEVELOPMENT COSTS?

TECHNICAL ASSESSMENT

IS THE SYSTEM COMPATIBLE WITH CURRENT SYSTEM SOFTWARE AND HARDWARE?

ARE THERE PACKAGES AVAILABLE OR WILL CUSTOM SOFTWARE BE REQUIRED?

WHAT IS THE ESTIMATED IMPACT ON ISD RESOURCES?

ESTIMATED BENEFITS

COST DISPLACEMENT

COST AVOIDANCE

VALUE ADDED

TOTAL

DEVELOPMENT TIME
(IN WEEKS)

ESTIMATED RISK

PROJECT DEVELOPMENT COSTS

STAFF

CONSULTANTS

MATERIALS & SERVICES

CAPITAL

TOTAL

OPERATIONAL COSTS

STAFF

MATERIALS & SERVICES

CAPITAL

TOTAL

RISK ANALYSIS DOCUMENT

System Name:

<u>(TECHNICAL FACTORS)</u>	<u>WEIGHTING FACTOR</u>	<u>EVALUATION</u>	<u>WEIGHTED VALUE</u>
Type of Project Enhancement=0, Package=5, New System=10	.7		
Technology Assessment Range: Proven/Familiar=0, Theoretical/Unknown=10	1.5		
New Resources Required None=0, Hardware=5, People Skills=8, System Software=10	1.0		
Development Time 0-3 MO=0, 3-6 MO=2, 6-9 MO=5, 9-12 MO=8, 12+ MO=10	1.4		
Development Cost \$0-25,000=0, \$25,000-50,000=2, \$50,000-100,000=4, \$100,000-250,000=7, Over \$250,000=10	2.0		
<u>(BUSINESS FACTORS)</u>			
Impact on Management Decisions None=0, Low=4, Decision Support=8, Automated Decisions=10	.7		
ISD Judgment of Business Requirements In Design Low=0, Medium=5, High=10	1.0		
Stability of Business Environment Static=0, Some Change=3, Rapid Change=6, Dynamic Change=10	.7		
Impact of Implementation Moderate Changes=0, Divisional=4, Departmental=6, Countywide=8, External to County=10	1.0		
<div> <div>0</div> <div>50</div> <div>100</div> </div> <div> <div>LOW RISK</div> <div>HIGH RISK</div> </div> <div>RISK ASSESSMENT</div>			



MULTNOMAH COUNTY OREGON

126
5162

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
	District 4 •	248-5213
JANE McGARVIN •	Clerk •	248-3277

February 23, 1989

Mr. Duane Zussy, Director
Department of Human Services
426 SW Stark
Portland, OR

Dear Mr. Zussy:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

Request of the Director of Human Services for)
approval of Budget Modification DHS #36 reflect-)
ing additional revenues in the amount of \$7,334)
from the Stewart B. McKinney Homeless Grant award)
received in State Amendment #18R, to Social Ser-)
vices, MED Operations and Contracts budgets R-6)

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

ORDERED that said request be approved, and budget modification be implemented.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Jane McGarvin
Jane McGarvin
Clerk of the Board

jm
cc: Budget
Finance
Social Services

FEB 13 1989

BUDGET MODIFICATION NO. DHS #36

(For Clerk's Use) Meeting Date

Agenda No.

2/23/89
R-6

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR Feb. 23, 1989

(Date)

DEPARTMENT Human Services

DIVISION Social Services

CONTACT Susan Clark

TELEPHONE 248-3691

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD D. Zussy/G. Smith

SUGGESTED

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

To Budget
3/1/89

Budget Modification DHS #36 appropriates the remaining \$7,334 Stewart B. McKinney Homeless Grant award received in State Amendment #18R into the MED Operations and Contracts budgets.

(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.)

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

Budget modification DHS #36 appropriates \$2,334 into the MED Operations budget and \$5,000 into the MED Contracts budget from revenue received in Amendment #18R to the State Mental Health Grant, ratified by the Board on September 29, 1988. This revenue is designated for services funded under the Stewart B. McKinney Homeless Act grant awarded to Multnomah County last fiscal year. \$2,334 is appropriated in MED Operations Professional Services to augment funding for the program evaluation component of the grant which will be subcontracted. The remaining \$5,000 is appropriated in the MED Contracts budget in Pass Through for subcontracting to Burnside Projects to implement the Consumer-linkage component of the grant.

As stated in budget modification DHS #6 (approved 9/29/88), \$7,334 was unappropriated pending implementation decisions. Now that these have been determined, the remaining revenue can now be appropriated.

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

State Mental Health Grant increased by \$7,334. County General Fund increased by \$201 (indirect). Service reimbursment from F/S to County General Fund increased by \$201.

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

Contingency before this modification (as of _____) (Date)

After this modification

Originated By

Date

Department Director

Date

Susan Clark

2/6/89

Diane Zussy

2/9/89

Finance/Budget

Date

Employee Relations

Date

Board Approval

Date

Barbara E. Jones

2/23/89

TRANSACTION EB []

GM []

TRANSACTION DATE

ACCOUNTING PERIOD

BUDGET FY

<div style="text-align: center;"> <div>////////////////////////////////////</div> <div>////////////////////////////////////</div> </div>		
TOTAL EXPENDITURE CHANGE	7,736	TOTAL EXPENDITURE CHANGE

REVENUE

TRANSACTION RB []

GM []

TRANSACTION DATE

ACCOUNTING PERIOD

BUDGET FY

TOTAL REVENUE CHANGE		7,736	TOTAL REVENUE CHANGE
----------------------	--	-------	----------------------



MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
SOCIAL SERVICES DIVISION
ADMINISTRATIVE OFFICES
426 S.W. STARK, 6TH FLOOR
PORTLAND, OREGON 97204
(503) 248-3691

BOARD OF COUNTY COMMISSIONERS

GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Gladys McCoy
Multnomah County Chair

VIA: Duane Zussy *Duane Zussy (WD)*
Director, Department of Human Services

FROM: Gary Smith *GS*
Director, Social Services Division

DATE: February 6, 1989

SUBJECT: Recommendation to Approve Budget Modification DHS # 36

RECOMMENDATION: Social Services Division recommends that the Board of Commissioners approve Budget Modification DHS # 36.

ANALYSIS: Budget modification DHS # 36 appropriates \$7,334 in revenue received from Amendment #18R to the State Mental Health Grant for services related to the Stewart B. McKinney Homeless Grant. \$2,334 of this revenue is budgeted in Org. 1302 Professional Services and will augment the \$2,500 already budgeted for a contract with Dr. McFarland to conduct the grant-required evaluation component for FY 88/89. The remaining \$5,000 is appropriated in Org. 1305 Pass Through and will be subcontracted to Burnside Projects to implement the "Consumer-linkage" component of the grant.

BACKGROUND: The Stewart B. McKinney grant award was received in September, 1988 via State Amendment #18R. All but \$7,334 was appropriated in MED Program budgets through Budget Modification DHS #6, approved by the BCC 9/29/88. This remaining figure was held pending final decisions concerning how the evaluation and consumer portion would be performed. Now that we have identified the providers for the evaluation and consumer-linkage components, the revenue is being appropriated in the necessary budgets.

3616B

2/23/89

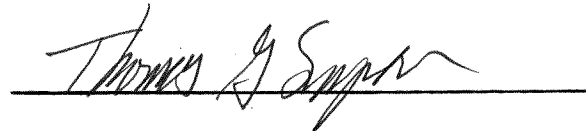
RECEIVED FROM JANE MCGARVIN

CLERK, BOARD OF COUNTY COMMISSIONERS • MULTNOMAH COUNTY, OREGON

BUDGET

BUDGET MODIFICATION DHS #36 APPROVED

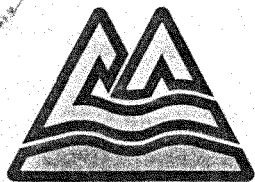
R-6

A handwritten signature in dark ink, appearing to read "Thomas G. Saper", is written over a horizontal line.

BOARD OF
COUNTY COMMISSIONERS

1989 MAR -7 AM 11:04

MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON

126
JTB2

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
	District 4	• 248-5213
JANE McGARVIN •	Clerk	• 248-3277

February 23, 1989

Mr. Duane Zussy, Director
Department of Human Services
426 SW Stark
Portland, OR

Dear Mr. Zussy:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

Request of the Director of Human Services for)
approval of Budget Modification DHS #38 reflect-)
ing additional revenues in the amount of \$2,316)
from State Mental Health Grant and \$25,982 from)
Stewart B. McKinney Homeless Grant to Social)
Services, various line items, reflecting Amend-)
ment #28 to the State Mental Health Grant R-7)

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

ORDERED that said request be approved, and budget modification be implemented.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Jane McGarvin
Jane McGarvin
Clerk of the Board

jm
cc: Budget
Finance
Social Services

BUDGET MODIFICATION NO. DHS # 38

(For Clerk's Use) Meeting Date 2/23/89

Agenda No. R-7

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR Feb. 23, 1989

(Date)

DEPARTMENT Human Services

DIVISION Social Services

CONTACT Susan Clark

TELEPHONE 248-3691

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD D. Zussy/G. Smith

SUGGESTED

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

To Budget
3/1/89

Budget Modification DHS # 38 adjusts A&D Operations and Contracts budgets a net total of \$28,298 to reflect Amendment #28 to the State Mental Health Grant and continuation of the Stewart B. McKinney Homeless Grant.

(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.)

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

Budget Modification DHS # 38 requests Board approval to make adjustments in the A&D Operation and Contracts budgets for a net total of \$28,298 to reflect Amendment #28 to the State Mental Health Grant and continuation of the Stewart B. McKinney Homeless Grant. The following changes will be implemented:

A&D Operations: \$1,300 increase in Professional Services transferred from Org. 1415 Pass Through to fund a PSA for evaluation services.

A&D Contracts: Transfer \$1,300 to Org. 1410; increase the State Mental Health Grant by \$2,316 for 4 additional alcohol outpatient slots to serve the Native American population; and increase the S. B. McKinney Homeless grant received by HSD a net total of \$25,982 for the alcohol and drug portion to continue services through 6/30/89.

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

1989 FEB 23 PM 3:37
COUNTY OF
CLACKAMAS
CLERK

State Mental Health Grant increased by \$2,316. Contract DHS # 113-28. Increase S. B. McKinney Homeless Grant by \$25,982. County General Fund increased by \$281 (indirect). Service reimbursement transferring F/S to County General Fund by \$281.

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

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

After this modification \$ _____

Originated By	Date	Department Director	Date
<u>Susan Clark</u>	<u>2/6/89</u>	<u>Duane Wray (MC)</u>	<u>2/9/89</u>
Finance/Budget	Date	Employee Relations	Date
<u>Thomas S. Smith</u>	<u>2/10/89</u>		
Board Approval			Date
<u>Barbara E. Jones</u>		<u>2/23/89</u>	

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
		156	010	1410			6110			1,300		Increase Professional Svcs.
		156	010	1410			7100			92		Increase Indirect (.071)
											1,392	Total Org. 1410
		156	010	1415			6060			26,998		Increase Pass Through
		156	010	1415			7100			189		Increase Indirect (.007)
											27,187	Total Org. 1415
		100	010	0104			7608			281	281	Cash Transfer to F/S Fund

//////////////////////////////////////
 TOTAL EXPENDITURE CHANGE////////////////////////////////////// 28,860 TOTAL EXPENDITURE CHANGE

REVENUE

TRANSACTION RB []

GM []

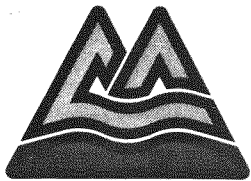
TRANSACTION DATE _____

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
		156	010	1410		1465	2605			1,300		State Mental Health Grant
		156	010	1410			7601			92		County General Fund
		156	010	1415			2605			1,016		State Mental Health Grant
		156	010	1415			7601			189		County General Fund
		156	010	1415			2062			25,982		S. B. McKinney Homeless
		100	045	7410			6602			281		Svc. Reimb. F/S to CGF

//////////////////////////////////////
 TOTAL REVENUE CHANGE////////////////////////////////////// 28,860 TOTAL REVENUE CHANGE



MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
SOCIAL SERVICES DIVISION
ADMINISTRATIVE OFFICES
426 S.W. STARK, 6TH FLOOR
PORTLAND, OREGON 97204
(503) 248-3691

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Gladys McCoy
Multnomah County Chair

VIA: Duane Zussy *Duane Zussy (WC)*
Director, Department of Human Services

FROM: Gary Smith *GWS*
Director, Social Services Division

DATE: February 6, 1989

SUBJECT: Recommendation to Approve Budget Modification DHS #38

RECOMMENDATION: Social Services Division recommends that the Board of Commissioners approve Budget Modification DHS #38.

ANALYSIS: Budget modification DHS #38 implements three separate actions which include:

A&D Operations: \$1,300 is transferred from Org. 1415 to fund an evaluation personal services agreement.

A&D Contracts: \$2,316 is appropriated from revenue received in Amendment #28 to the State Mental Health Grant for 4 additional Alcohol Outpatient slots for the Native American population effective January 1, 1989. In addition, \$25,982 is appropriated from the S. B. McKinney Homeless grant received by HSD to continue the alcohol and drug component through June 30th.

BACKGROUND: This modification makes necessary adjustments to reflect the current status of the Program's operations. The County requested additional alcohol outpatient slots to serve Native Americans based on the waitlist at NARA. The State was able to allocate four additional slots which were underutilized statewide and appropriate them to Multnomah County.

In addition, the A&D Program elected to delay appropriating continuation revenue from the S. B. McKinney Homeless grant until notice from the Department of Health and Human Services was received and allocations were finalized. Now that we have received final word, the revenue is being appropriated for subcontracting to Burnside Projects, Central City Concern and DePaul Center, Inc.

2/23/89

RECEIVED FROM JANE MCGARVIN

CLERK, BOARD OF COUNTY COMMISSIONERS • MULTNOMAH COUNTY, OREGON

BUDGET

38 D

BUDGET MODIFICATION DHS #39 APPROVED

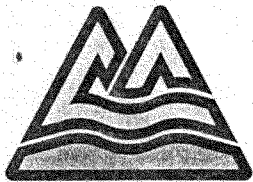
R-7



BOARD OF
COUNTY COMMISSIONERS

1989 MAR -7 AM 11:03

MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON

126
5162

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
• District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

February 23, 1989

Mr. Paul Yarborough, Director
Department of Environmental Services
2115 SE Morrison
Portland, OR

Dear Mr. Yarborough:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

In the matter of referring Vacation Petition)
#4973, for vacation of a public road a portion of)
Northeast 123rd Place, between NE Halsey and NE)
Wasco, to the Department of Environmental Ser-)
vices for investigation and report R-8)

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

ORDERED that said Petition be referred to the Department of Environmental Services for investigation and report.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Jane McGarvin
Jane McGarvin
Clerk of the Board

jm
cc: Transportation

DATE SUBMITTED _____

(For Clerk's Use)

Meeting Date 2-23-89
Agenda No. R-8

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Street Vacation - NE 123rd Place

Informal Only* _____
(Date)

Formal Only 2-23-89
(Date)

DEPARTMENT Board of Commissioners DIVISION Clerk of the Board

CONTACT Jane McGarvin TELEPHONE 3277

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD _____

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

In the matter of transferring Street Vacation Petition #4973 to the Department of Environmental Services for investigation and report, on the proposed vacation of NE 123rd Place between NE Halsey and NE Wasco

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA _____

IMPACT:

PERSONNEL

☐ FISCAL/BUDGETARY

☐ - General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Jane McGarvin

BUDGET / PERSONNEL _____

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

OTHER _____
(Purchasing, Facilities Management, etc.)

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

PETITION FOR THE VACATION OF A PUBLIC ROAD

A PORTION OF NORTHEAST 123RD PLACE

1. DESCRIPTION OF THE PROPERTY PROPOSED TO BE VACATED.

N.E. 123rd Place, between N. E. Halsey and N. E. Wasco, comprising an irregularly shaped roadway approximately 355 feet in length and varying in width from 25 feet to approximately 50 feet; and more particularly described in Exhibit "A" attached hereto.

2. STATEMENT OF REASONS FOR REQUESTING THE VACATION.

A. The proposed vacation of N. E. 123rd Place is within the public interest to preserve the economic vitality of the surrounding neighborhood. Over 60% of the owners of land abutting the property proposed to be vacated have signed this petition. One of the owners, Albertsons, Inc., in cooperation with the surrounding landowners, is seeking to expand the existing commercial business structure across N.E. 123rd Place to the adjacent lots on the east. Expansion and modernization of the existing Albertsons store at N. E. 123rd and Halsey is necessary to match current market competition. The expansion is also essential to provide neighborhood residents with the full compliment of grocery stores needed services and access.

The present site of the Albertsons store is not large enough to accommodate an expansion on the site. It would be economically disruptive to the Petitioners and the surrounding neighborhood for Albertsons, Inc. to abandon its current location. As a result, Albertsons, Inc. has acquired ownership with full development rights to adjacent lots on the eastside of N. E. 123rd Place. The present store site and the newly acquired lots are

separated by the unimproved N. E. 123rd Place. The vacation of this abutting portion of N. E. 123rd Place is necessary to enable Albertsons, Inc. to accomplish the proposed expansion of its existing store and would be in the public interest to preserve the economic vitality of the neighborhood.

B. There will be no significant adverse effects created by the vacation of N. E. 123rd Place. Presently, N. E. 123rd Place is not a fully improved or dedicated public roadway. At N. E. Halsey the dedicated roadway width of N. E. 123rd Place is 50 feet. At approximately mid-block, N. E. 123rd Place abruptly narrows to only 25 feet in width for a distances of approximately 85 feet. Thereafter, it widens again to approximately 50 feet and intersects N. E. Wasco.

Petitioners comprise over 60% of the owners of land abutting both sides of the proposed vacated N.E. 123rd Place. Access to these properties shall be from either N.E. Halsey, N.E. Wasco or N.E. 122nd Avenue. Traffic flow on N. E. Wasco will remain the same as it currently "deadends" at the east portion of the Petitioner's property.

C. A vacation of N. E. 123rd Place at N. E. Wasco will not disrupt existing or future projected traffic patterns in the area. There is no existing N. E. 123rd Place either directly north or south of its present location. This street begins and ends between Wasco and Halsey. There are no study projections by the County to improve N. E. 123rd Place or connect it with roads to the north or south. The current N. E. 123rd Place essentially is an unimproved alleyway "island" isolated from north-south traffic patterns in the

area.

3. SIGNATURES, ACKNOWLEDGED BY A PERSON AUTHORIZED TO TAKE ACKNOWLEDGEMENT OF DEEDS, OF EITHER OWNERS OF 60% OF THE LAND ABUTTING THE PROPERTY PROPOSED TO BE VACATED, OR 60% OF THE OWNERS OF LAND ABUTTING THE PROPERTY PROPOSED TO BE VACATED.

The acknowledged signatures of the owners of property abutting the property proposed to be vacated are in compliance with the above "60%" rule, actually comprises 66.6% of the owners, and are identified at the end of this Petition.

4. THE NAMES AND ADDRESSES OF ALL PERSONS HOLDING ANY RECORD INTEREST IN THE PROPERTY PROPOSED TO BE VACATED.

A. A title company report indicating the names and addresses of all persons holding any recorded interest in the property proposed to be vacated is attached as Exhibit "B".

5. THE NAMES AND ADDRESSES OF ALL PERSONS OWNING ANY IMPROVEMENTS CONSTRUCTED ON PUBLIC PROPERTY PROPOSED TO BE VACATED.

None.

6. THE NAMES AND ADDRESSES OF ALL PERSONS OWNING ANY REAL PROPERTY ABUTTING PUBLIC PROPERTY PROPOSED TO BE VACATED.

A. The names and addresses of all persons owning any real property abutting public property proposed to be vacated are attached as Exhibit "C".

IN WITNESS WHEREOF, the Petitioners have signed this Petition hereby attesting as that they are either owners of the land abutting the property proposed to be vacated, the owners of land abutting the property proposed to be vacated, or owners of any private property proposed to be vacated; and approved of the proposed vacation to N. E. 123rd Place.

ALBERTSONS, INC.

By:

Don Duncumbe
Don Duncumbe
Real Estate Manager
Owner of Tax Lots 2 and 13 of
Lot 4, Hazelwood Addition

STATE OF OREGON)
County of Clackamas) ss.

Personally appeared Don Duncumbe who, being duly sworn, did say that he is the Real Estate Manager of Albertsons, Inc., and that said instrument was signed and sealed in behalf of said corporation, said instrument to be its voluntary act and deed.

John W. Shonkster
Notary Public for Oregon

My Commission Expires: 10/26/91

Gordon F. Wolfe
Gordon F. Wolfe

Mary A. Wolfe
Mary A. Wolfe

Owners of Tax Lot 12 of Lot 4,
Hazelwood Addition

STATE OF OREGON)
County of Multnomah) ss.

Personally appeared the above-named Gordon F. Wolfe and Mary A. Wolfe, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Mary M. Vanderwall
Notary Public for Oregon

My Commission Expires: 10-7-91

EXHIBIT A

LEGAL DESCRIPTION

That portion of N.E. 123rd Place to be vacated and being more particularly described as follows:

Beginning at a point on the South line of N. E. Halsey Street, as said road is now established and located, marking the Northwest Corner of that roadway tract conveyed to Multnomah County as Parcel A in the deed recorded October 14, 1959 in Book 1979, Page 224, Deed Records, which point is recorded as being South 89°31'20" East 427 feet and South 0°34'10" West 45.00 feet from the Northwest corner of Section 35, Township 1 North, Range 2 East of the Willamette Meridian in Multnomah County, Oregon; thence South 89°31'20" East along the Southerly line of said Halsey Street, 50.00 feet to a point on the East line of N. E. 123rd Place; thence South 0°34'10" East along said East line, 200.41 feet to a point; thence North 89°31'20" West 25.00 feet to a point; thence South 0°34'10" West 85.00 feet to a point; thence South 89°31'20" East 25.00 feet to a point; thence South 0°34'10" West 69.92 feet to a point on the North right-of-way line of N.E. Wasco Street; thence North 78°12'44" West 50.00 feet to a point marking the intersection of the West line of said 123rd Place with the North line of N.E. Wasco Street; thence North 0°34'10" East along the West line of said 123rd Place, 355.27 feet to the point of beginning.

EXHIBIT B

CHICAGO TITLE INSURANCE COMPANY
OF OREGON
PRELIMINARY TITLE REPORT
AUGUST 24, 1988

2525 S.W. First Avenue, #110
Portland, Oregon 97201-4785
Telephone: (503) 225-1005

Order No. M63384

To: Albertsons Inc., Oregon Division
10230 S.W. Hall Blvd.
Portland, Oregon 97223

Attention: Don Duncumbe

Customer Ref: BENENSON CAPITAL COMPANY-LENSKE-MILLER-
WOLFE

STANDARD COVERAGE OWNERS	\$1,000.00	PREMIUM	\$200.00
GOVERNMENT SERVICE FEE			\$12.00

We are prepared to issue a title insurance policy in the form and amount shown above insuring the title to the property described herein. This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid.

Vestee:

THE BENENSON CAPITAL COMPANY, a New York Partnership; REUBEN LENSKE; WESLEY R. MILLER and ANNA JEAN MILLER, as tenants by the entirety; GORDON F. WOLFE and MARY ANN WOLFE, each being vested in fee title to abutting properties adjoining the proposed vacated street area

Dated as of: AUGUST 17, 1988 at 8:00 a.m.

Subject to the exceptions, exclusions, conditions and stipulations which are part of said policy and to exceptions as shown herein.

CHICAGO TITLE INSURANCE COMPANY
OF OREGON

By: Malcolm D. Newkirk
Malcolm D. Newkirk
Title Officer *pc*

DESCRIPTION

PLEASE SEE ATTACHED DESCRIPTION

GENERAL EXCEPTIONS (Standard Coverage Policies Only)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matter excepted under (a), (b) or (c) are shown by the public records.

SPECIAL EXCEPTIONS

6. City liens, if any, of the City of Portland, (An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.)
7. Taxes for the fiscal year 1988-89, a lien but not yet payable.
8. Easements for existing public utilities in street right of way.
9. Rights of the general public in and to that portion of street right of way described herein.

Order No. M63384
Page No. 3

10. Lease, including the terms and provisions thereof.

Dated: NOVEMBER 4, 1959
Recorded: DECEMBER 1, 1959
Book: 1986
Page: 100
Lessor: Samuel Gruber and Ethel Gruber, his wife, both of New York, New York
Lessee: Albertson's, Inc., a Nevada corporation

The Lessor's interest is now held of record by The Benenson Capitol Company, a New York Partnership.

Potentially affects that area of proposed vacated N.E. 123rd Place abutting Tax Lot '8' of Lot 4, HAZELWOOD.

11. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: APRIL 27, 1978
Recorded: APRIL 28, 1978
Book: 1259
Page: 081
Amount: \$400,000.00
Mortgagor: Gordon F. Wolfe and Mary Anne Wolfe
Mortgagee: United States National Bank of Oregon

Potentially affects that area of proposed vacated N.E. 123rd Place abutting Tax Lot '12' of Lot 4, HAZELWOOD.

12. Assignment of Leases and Rents given as additional security to the Mortgage shown as Exception No. 11

Recorded: APRIL 28, 1978
Book: 1259
Page: 077
To: United States National Bank of Oregon, a national banking association

13. Unrecorded Lease, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof;

Dated: FEBRUARY 12, 1973
Lessor: Lester M. John, as successor in interest to Iron Mountain Investment Company
Lessee: Dr. Joseph K. Carson, as successor in interest to Dr. Harvey Wixman

Dated: MAY 1, 1973
Lessor: Lester M. John
Lessee: Learning Tree Day Care Center, Inc.

Dated: MAY 1, 1973
Lessor: Lester M. John, as successor in interest to Iron Mountain Investment Company
Lessee: Tap Plastics, Inc.

Dated: MAY 1, 1973
Lessor: Lester M. John, as successor in interest to Iron Mountain Investment Company
Lessee: E.G. Stassens, Inc.

Disclosed By: Assignment of Leases
Recorded: SEPTEMBER 25, 1978
Book: 1296
Page: 1578

14. Assignment of Lease given as additional security to the Mortgage shown as Exception No. 11

Recorded: SEPTEMBER 25, 1978
Book: 1296
Page: 1582
To: United States National Bank of Oregon, a national banking association

15. Assignment of Lease given as additional security to the Mortgage shown as Exception No. 11

Recorded: SEPTEMBER 25, 1978
Book: 1296
Page: 1587
To: United States National Bank of Oregon, a national banking association

Order No. M63384
Page No. 5

16. Assignment of Lease given as additional security to the Mortgage shown as Exception No. 11
Recorded: OCTOBER 25, 1978
Book: 1304
Page: 704
To: United States National Bank of Oregon, a national banking association
17. Assignment of Lease given as additional security to the Mortgage shown as Exception No. 11
Recorded: OCTOBER 30, 1978
Book: 1305
Page: 1624
To: United States National Bank of Oregon, a national banking association
18. The terms and provisions of the partnership agreement of The Benenson Capital Company a copy of which should be furnished for our examination prior to closing. Any conveyance or encumbrance of partnership property must be executed by all of the general partners, unless otherwise provided for in the partnership agreement.

The report is subject to any amendments which might occur when the names of the parties of interest in the partnership are submitted to us for examination.

THIS REPORT DOES NOT INCLUDE A SEARCH FOR MATTERS FILED IN THE CIRCUIT COURT, PROBATE COURT, OR OTHER RECORDS, WHICH, FOR PURPOSES OF PROVIDING CONSTRUCTIVE NOTICE, REQUIRE A NOTICE TO BE RECORDED WITH THE COUNTY CLERK PURSUANT TO CHAPTER 93, OREGON LAWS, 1987.

THE PROPOSED TRANSACTION MAY BE PROVIDED PREMIUM BENEFITS AS CONTAINED IN THAT SETTLEMENT OF LITIGATION AS APPROVED JUNE 10, 1986 IN THE UNITED STATES DISTRICT COURT ENTITLED MDL NO. 633.

cc: None

MDN/pc
8/24/88

DESCRIPTION

That portion of N.E. 123rd Place to be vacated and being more particularly described as follows:

Beginning at a point on the South line of N.E. Halsey Street, as said road is now established and located, marking the Northwest corner of that roadway tract conveyed to Multnomah County as Parcel A in the deed recorded October 14, 1959 in Book 1979, Page 224, Deed Records, which point is recorded as being South 89°31'20" East 427 feet and South 0°34'10" West 45.00 feet from the Northwest corner of Section 35, Township 1 North, Range 2 East of the Willamette Meridian in Multnomah County, Oregon;
thence South 89°31'20" East along the Southerly line of said Halsey Street, 50.00 feet to a point on the East line of N.E. 123rd Place;
thence South 0°34'10" East along said East line, 200.41 feet to a point;
thence North 89°31'20" West 25.00 feet to a point;
thence South 0°34'10" West 85.00 feet to a point;
thence South 89°31'20" East 25.00 feet to a point;
thence South 0°34'10" West 79.62 feet to a point on the North right of way line of N.E. Wasco Street;
thence North 78°12'44" West 50.99 feet to a point marking the intersection of the West line of said 123rd Place with the North line of N.E. Wasco Street;
thence North 0°34'10" East along the West line of said 123rd Place, 355.27 feet to the point of beginning.

EXHIBIT C

THE NAMES AND ADDRESSES OF ALL PERSONS OWNING ANY REAL
PROPERTY ABUTTING PUBLIC PROPERTY PROPOSED TO BE VACATED.

NAMES

ADDRESSES

Beneson Capitol Co.

708 Third Avenue, 28th Floor
New York, NY 10017

Albertsons, Inc.

Attn: Don Duncumbe
10230 SW Hall Blvd.
Portland, OR 97223

Gordon F. and
Mary Anne Wolfe

7019 N. Chase Street
Portland, OR 97217

SCHEDULE A

Date of Policy: SEPTEMBER 15, 1988 at 9:00 a.m.

Policy No.: Y63178

Amount of Insurance: \$85,000.00

Premium: \$668.25

1. Name of Insured:

ALBERTSON'S, INC.

2. The estate or interest in the land which is covered by this policy is:
FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

ALBERTSON'S, INC.

4. The land referred to in this policy is described as follows:

PLEASE SEE FOLLOWING PAGE

Order No. Y63178
Page No. 2

DESCRIPTION

A portion of Lot 4, HAZELWOOD, in the County of Multnomah and State of Oregon, more particularly described as follows:

The point of beginning is South 0°34'10" West 331.78 feet along the section line common to Sections 34 and 35 in Township 1 North, Range 2 East of the Willamette Meridian, said section line being the center line of N.E. 122nd Avenue, and South 89°40'45" East 460.00 feet from the Northwest corner of said Section 35;
thence South 89°40'45" East 200.00 feet;
thence South 0°34'10" West 79.49 feet;
thence North 89°43'24" West, 200.00 feet;
thence North 0°34'10" East, 79.64 feet to the point of beginning, Except, that portion deeded for street purposes on October 23, 1973 in Book 955, Page 609, Records of Multnomah County.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes for the fiscal year 1988-89, a lien but not yet payable.
2. An easement created by instrument, including the terms and provisions thereof,
Dated: SEPTEMBER 10, 1954
Recorded: DECEMBER 1, 1954
Book: 1693
Page: 437
In Favor Of: Portland General Electric Company
For: Power lines
Affects: Westerly portion
3. Restrictive Covenants regarding street improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;
Recorded: OCTOBER 23, 1973
Book: 955
Page: 610
4. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
5. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.
6. A judgment for the amount herein stated and any other amounts due;
Case No: A8306-03525
Entered: MAY 10, 1984
Amount: \$5,000.00 together with interest thereon at 9%
per annum from APRIL 9, 1984; costs \$492.10
Debtor: Albertsons, Inc. and Risk Protection Corporation
Creditor: Talfart L. Watts
Attorney for Creditor: David N. Hobson

SCHEDULE A

Date of Policy: DECEMBER 28, 1988 at 1:31 p.m.

Policy No.: M64311

Amount of Insurance: \$91,800.00

Premium: \$702.90

1. Name of Insured:

ALBERTSON'S, INC., a Delaware corporation

2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

ALBERTSON'S, INC., a Delaware corporation

4. The land referred to in this policy is described as follows:

PLEASE SEE FOLLOWING PAGE

Order No. M64311
Page No. 2

DESCRIPTION

A portion of Lot 4, HAZELWOOD, County of Multnomah and State of Oregon described as follows:

Beginning at a point on the North line of Section 35, Township 1 North, Range 2 East of the Willamette Meridian, said point being 452 feet East of the Northwest corner of said section;
running thence Southerly and parallel with the West line of said section, 330.41 feet to a stake which is the true point of beginning of the tract to be described;
thence Easterly and parallel with the North line of said section, 108 feet to a stake;
thence Northerly and parallel with the West line of said section, 85.00 feet to a point;
thence Westerly and parallel with the North line of said section, 108 feet;
thence Southerly and parallel with the West line of said section 85.00 feet to a point, said tract of land being part of Tract 5 in an unrecorded subdivision plat of the North one-half of Lot 4, HAZELWOOD.

Order No. M64311

Page No. 3

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. An easement created by instrument, including the terms and provisions thereof,
Dated: SEPTEMBER 10, 1954
Recorded: DECEMBER 1, 1954
Book: 1693
Page: 437
In Favor Of: Portland General Electric Company
For: Power lines
Affects: Exact location not disclosed
2. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.
3. A judgment for the amount herein stated and any other amounts due;
Case No: A8306-03525
Entered: MAY 10, 1984
Amount: \$5,000.00 together with interest thereon at 9%
per annum from APRIL 9, 1984; costs \$492.10
Debtor: Albertson's, Inc., and Risk Protection Corporation
Creditor: Talfart L. Watts
Attorney for Creditor: David N. Hobson

12/29/88

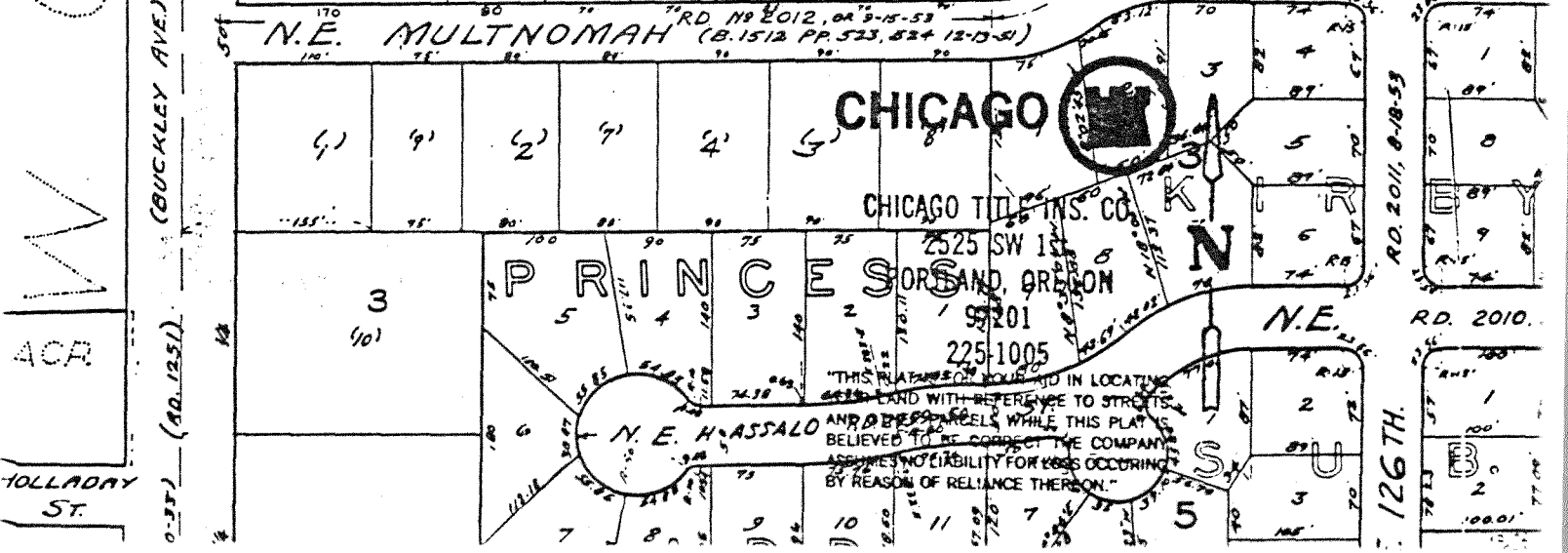
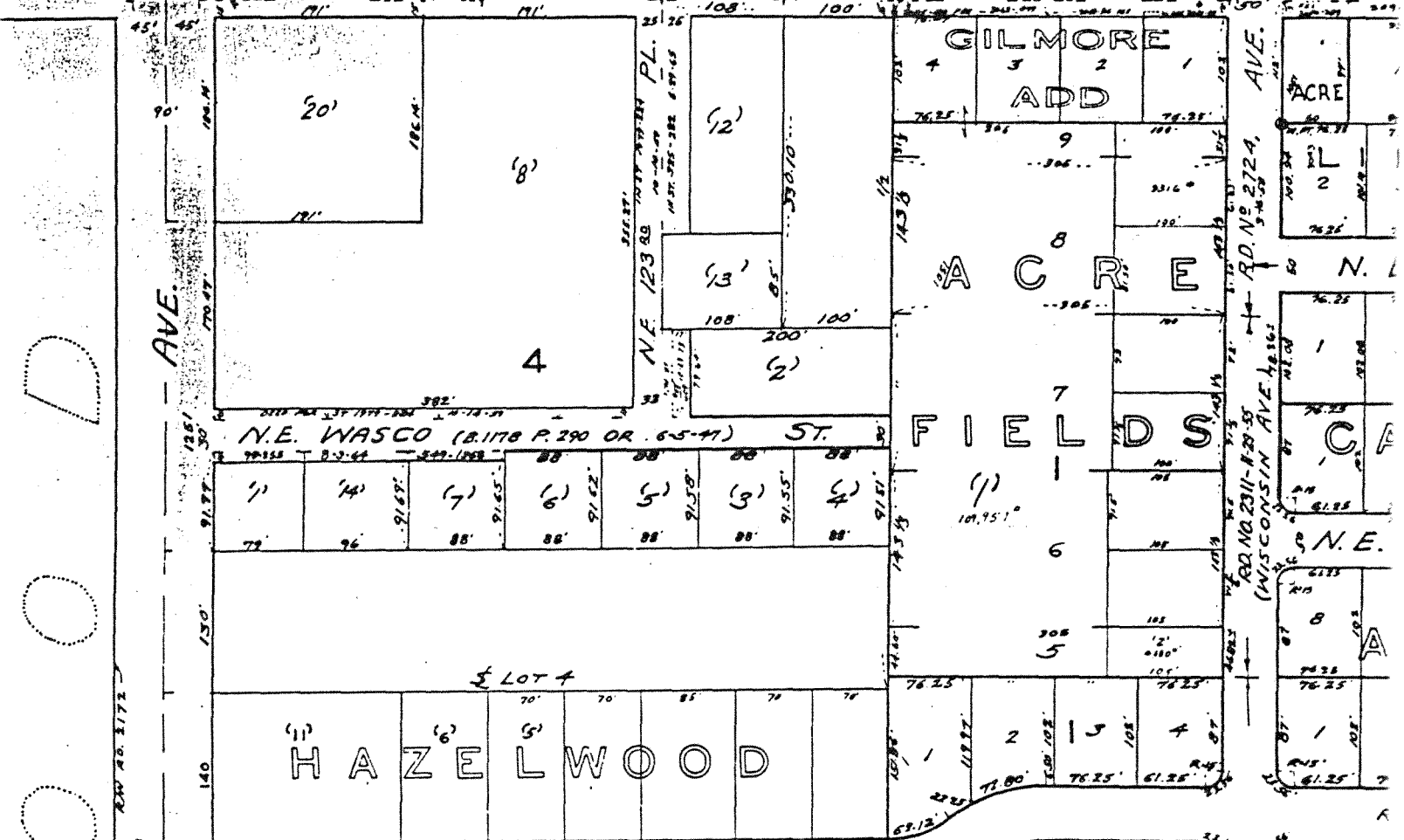
E358B

N.W. RD. 2314-
ON N. SIDE FROM 112+00 TO 112+77.82 IS 45'
ON S. SIDE FROM 112+00 TO 112+69.18 IS 45'
FROM 112+69.18 TO 112+77.82 IS 40'

HAZELWOOD

39

RD. 2314 N.E. HALSEY END 112+77.82 112+69.18
RD. 2314 BFG. RD. 3087
112+69.18 L. MAP. GILMORE ADD



SCHEDULE A

Date of Policy: NOVEMBER 16, 1988 at 3:32 p.m.

Policy No.: Y64130

Amount of Insurance: \$380,000.00

Premium: \$1,831.50

1. Name of Insured:

ALBERTSON'S, INC., a Delaware corporation

2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

ALBERTSON'S, INC., a Delaware corporation

4. The land referred to in this policy is described as follows:

PLEASE SEE FOLLOWING PAGE

Order No. Y64130
Page No. 2

DESCRIPTION

A portion of Lot 4, HAZELWOOD, situated in the Northwest one-quarter of Section 35, Township 1 North, Range 2 East of the Willamette Meridian, County of Multnomah and State of Oregon, said portion of Lot 4 being more particularly described as follows:

Beginning at the intersection of the South line of Northeast Halsey Street and the East line of Northeast 122nd Avenue, said intersection being South 00°34'10" West, 45.00 feet (Deed reads: South 45 feet) and South 89°31'17" East, 45 feet (Deed reads: East 45 feet) from the Northwest corner of said Northwest quarter of Section 35;

thence South 89°31'17" East along the South line of Northeast Halsey Street, 191.00 feet (Deed reads: East on the South line of N.E. Halsey, 191 feet) to the West line of that certain parcel described in Book 1824, on Page 463, recorded May 16, 1985 in Multnomah County Deed Records;

thence South 00°34'10" West along said West line, parallel with Northeast 122nd Avenue, 186.14 feet (Deed reads: South along said West line parallel with N.E. 122nd, 186.14 feet) per said Deed Record Book 1824, Page 463;

thence North 89°31'17" West, parallel with Northeast Halsey Street, 191.00 feet (Deed reads: Westerly parallel with N.E. Halsey, 191 feet) to the East line of Northeast 122nd Avenue;

thence North 00°34'10" East along said East line of Northeast 122nd Avenue, 186.14 feet (Deed reads: North 186.14 feet) to the point of beginning.

Order No. Y64130
Page No. 3

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. A judgment for the amount herein stated and any other amounts due;
Case No: A8306-03525
Entered: MAY 10, 1984
Amount: \$5,000.00 together with interest thereon at 9%
per annum from APRIL 9, 1984; costs \$492.10
Debtor: Albertsons, Inc. and Risk Protection
Corporation
Creditor: Talfart L. Watts
Attorney for Creditor: David N. Hobson

11/18/88

E358B

R/W - RD. 2314 -
ON N. SIDE FROM 112+00 TO 112+77.82 IS 48'
ON S. SIDE FROM 112+04.89 TO 112+69.18 IS 48'
FROM 112+69.18 TO 112+77.92 IS 40'

HAZELWOOD

39

RD. 2314 N.E. HALSEY END 112+77.82 RD. 2314 112+69.18 (BAR)
15BY ST. 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

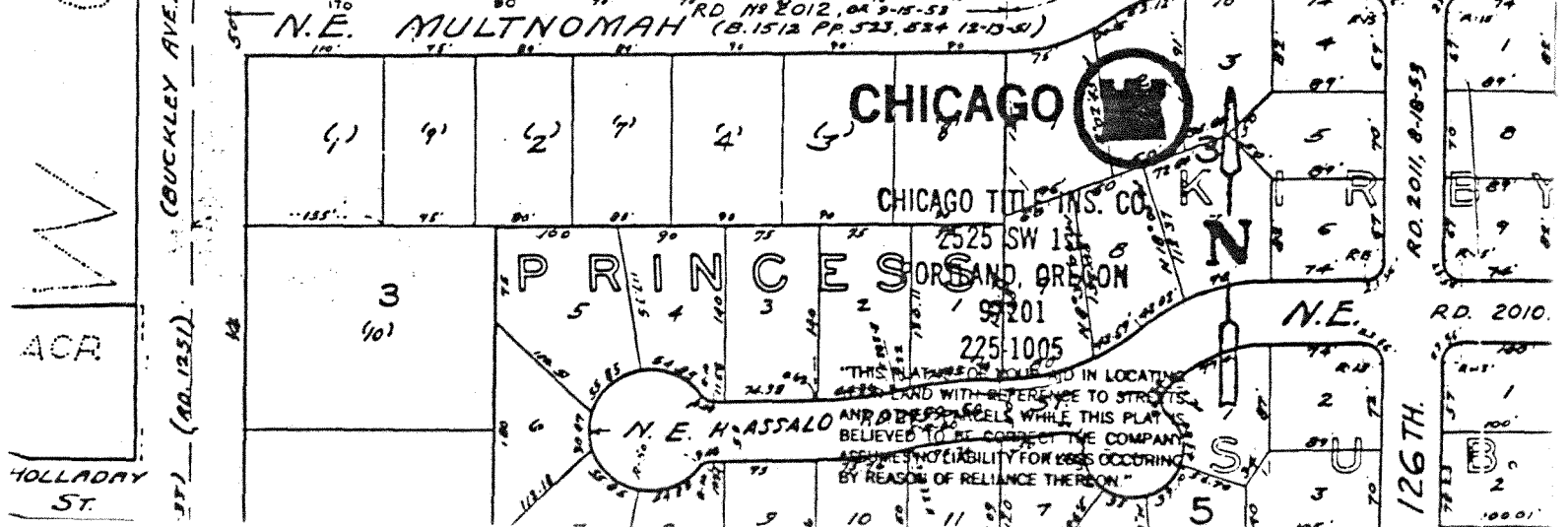
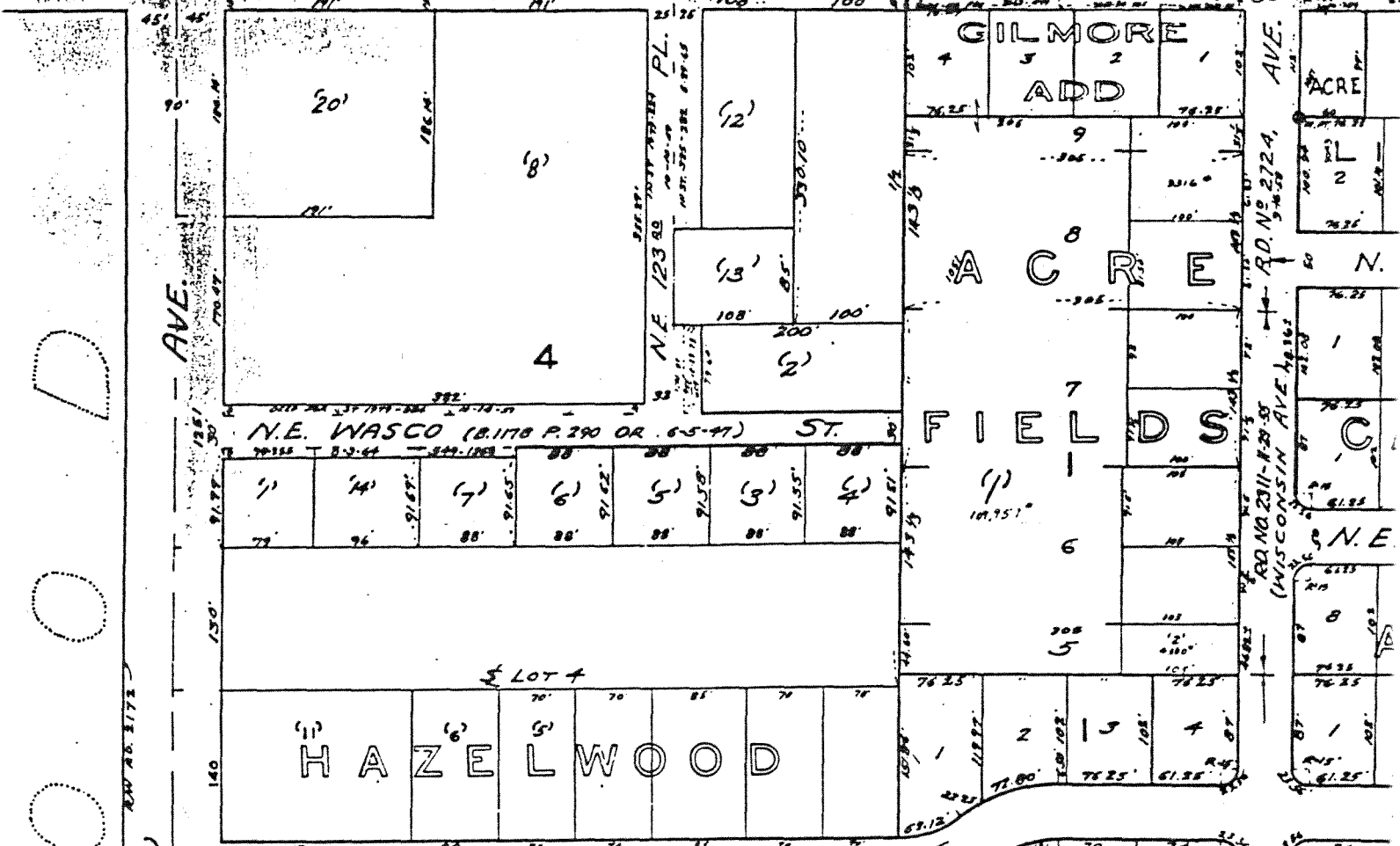
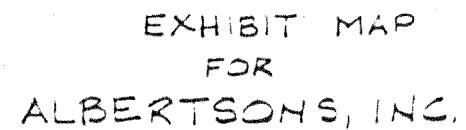


EXHIBIT E



17 N.W. 1/4, SEC. 35
MULTNOMAH COUNTY, OREGON

EXHIBIT F



EXHIBIT G

January 3, 1989

To Whom It May Concern;

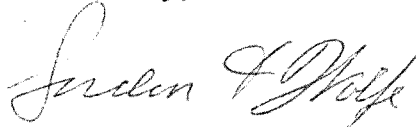
This is a summary of an agreement between Gordon F. Wolfe, property owner adjacent to N.E. 123 rd Place of Portland, Oregon and Don Duncombe, real estate manager for Albertson, Inc. on January 3, 1989.

If the city of Portland agrees to vacate the above property, then the area between present Taps Plastic Co. and Albertsons Inc. will be divided equally between the present adjacent property owners.

Also, Albertsons Inc. agrees that if a fence is constructed by them on the new property line it will end at the northern most portion, nearest N. E. Halsey, at the northern end of the Taps Plastics building. The purpose of this is to allow as much visibility to Taps Plastic from 122nd Street and N.E. Halsey Street as possible.

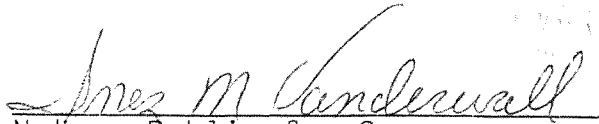
In addition if Albertsons Inc. blacktops this vacated property described above, that Gordon F. Wolfe will pay to Albertsons Inc. his pro rata share,

Sincerely,



Gordon F. Wolfe

GFW/maw



Notary Public for Oregon
My Commission Expires: 10-07-91

Don Duncumbe

Notary Public for Oregon
My Commission Expires:

HENNAGIN & SHONKWILER

ATTORNEYS

624-0917

JOHN W. SHONKWILER, P.C.
ROGER HENNAGIN, P.C.

KRUSE WOODS ONE
5285 MEADOWS ROAD, SUITE 191
LAKE OSWEGO, OREGON, 97035

January 23, 1989

Multnomah County Assessor's Office
Attn: Mr. James Czmowski
Oregon National Building
610 SW Alder Street, Third Floor
Portland, OR 97204

Re: Petition for Vacation of a Public Road - N. E. 123rd Place

Dear Mr. Czmowski:

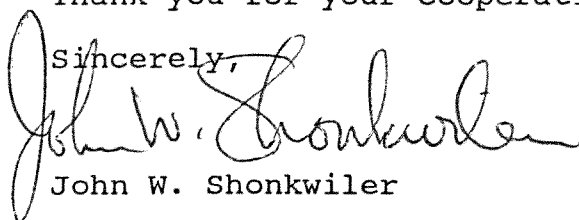
Enclosed please find a Petition for the Vacation of N.E. 123rd Place between N. E. Halsey and N. E. Wasco. Also, enclosed is a check in the amount of \$300 for the filing fee.

The Petition includes the signatures of 66.6% of the owners of property abutting the proposed vacated portion of N. E. 123rd Place. However, one of the petitioners (Albertsons, Inc.) is also a long-term lessee of Parcel I as shown on Exhibit E. Albertsons, Inc. has recently purchased Parcels III and IV as designated on Exhibit E to accommodate the proposed expansion of their existing store located on Parcel I and II of Exhibit E.

It appears from the configuration of the Petition that a public hearing is required. Please let me know at your earliest convenience what the projected date would be for that hearing.

Thank you for your cooperation.

Sincerely,



John W. Shonkwiler

JWS:sc
Enclosures

2/23/89

RECEIVED FROM JANE MCGARVIN

CLERK, BOARD OF COUNTY COMMISSIONERS - MULTNOMAH COUNTY, OREGON

ENGINEERING

PETITION #4973 FOR STREET VACATION - NE 123RD PLACE - FOR INVESTIGATION
& REPORT

R-8

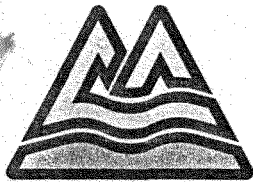


R. Howard

BOARD OF
COUNTY COMMISSIONERS

1989 MAR -3 PM 3:49

MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON

126-127
J162

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
• District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

February 23, 1989

Mr. Dave Warren
Planning & Budget
1120 SW Fifth
Portland, OR

Dear Mr. Warren:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

Budget Modification Nondepartmental #12 making)
an appropriation transfer in the amount of)
\$23,509 within Board of County Commissioners,)
District 3, moving unexpended funds from previous)
District 3 Commissioner to new District 3, and)
providing for two staff assistants R-9)

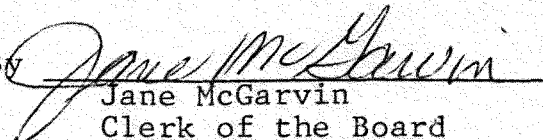
Commissioner Bauman submitted a revised budget modification for consideration.

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

ORDERED that said revised request be approved, and budget modification be implemented.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By 
Jane McGarvin
Clerk of the Board

jm
cc: Finance
Commissioner Bauman
Employee Relations

(For Clerk's Use) Meeting Date 2/22/89
Agenda No. R-9

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR 02/09/89
(Date)
DEPARTMENT Board of County Commissioners DIVISION BCC/Commissioner Bauman
CONTACT Fred Christ TELEPHONE 248-5276
*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD _____

SUGGESTED

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

Moves unspent balance from previous Commissioner District 3 budget to new
Commissioner District 3 budget. Authorizes two Staff Assistant positions.

(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.)

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

No budget increases are necessary; funds are available in current District 3 budgets. Changes are necessary to transfer funds from Materials & Services category to Personal Services. Authorizes staffing levels for new Commissioner District 3 (two Staff Assistants) through the fiscal year, bringing District 3 up to par with the other Commissioners.

To Budget
3/1/89

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

BOARD OF
COUNTY COMMISSIONERS
1989 FEB 22 PM 4:35
MULTI-COUNTY
REGON

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

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

\$ _____

After this modification

\$ _____

Originated By	Date	Department Director	Date
		<i>Fred Bauman</i>	<i>2/22/89</i>
Finance/Budget	Date	Employee Relations	Date
<i>Malinda J. Feely</i>	<i>2/21/89</i>	<i>Louise H. Winkley</i>	<i>2/21/89</i>
Board Approval	Date		
<i>Dorcas E. Jones</i>	<i>2/23/89</i>		

EXPENDITURE

TRANSACTION EB []

GM [] TRANSACTION DATE.

ACCOUNTING PERIOD

BUDGET FY_

[illegible]

TOTAL EXPENDITURE CHANGE

- 0 -

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2
--	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	---

PERSONNEL DETAIL FOR BUD MOD NO. _____

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

FTE Increase (Decrease)	POSITION TITLE	A n n u a l i z e d		
		BASE PAY Increase (Decrease)	FRINGE Increase (Decrease)	TOTAL Increase (Decrease)
2	Staff Assistant	74,000	20,743.40	94,743.40
	TOTAL CHANGE (ANNUALIZED)	74,000	20,743.40	94,743.40

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.)

Full Time Positions, Part-Time, Overtime, or Premium	Explanation of Change	C u r r e n t F Y		
		BASE PAY Increase (Decrease)	FRINGE Increase (Decrease)	TOTAL Increase (Decrease)
2 FTE	1/1/89 through 6/30/89 costs for 2 staff assistants	36,000	10,217	46,217

BUDGET MODIFICATION NO. NOND #12

REVISED 2/22/89

R-9

(For Clerk's Use) Meeting Date _____

Agenda No. _____

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR 02/09/89

(Date)

DEPARTMENT Board of County CommissionersDIVISION BCC/Commissioner BaumanCONTACT Fred ChristTELEPHONE 248-5276

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD _____

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

Moves unspent balance from previous Commissioner District 3 budget to new Commissioner District 3 budget. Authorizes two Staff Assistant positions.

(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.)

☐ PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

No budget increases are necessary; funds are available in current District 3 budgets. Changes are necessary to transfer funds from Materials & Services category to Personal Services. Authorizes staffing levels for new Commissioner District 3 (two Staff Assistants) through the fiscal year, bringing District 3 up to par with the other Commissioners.

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

CLERK OF
COUNTY COMMISSIONERS
1989 FEB 22 PM 4:35
MULTI-COUNTY
REGION

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

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

After this modification \$ _____

Originated By

Date

Department Director

Date

Finance/Budget

Date

Employee Relations

Date

Board Approval

Date

PERSONNEL DETAIL FOR BUD MOD NO. _____

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

FTE Increase (Decrease)	POSITION TITLE	Annualized		
		BASE PAY Increase (Decrease)	FRINGE Increase (Decrease)	TOTAL Increase (Decrease)
2	Staff Assistant	74,000	20,743.40	94,743.40
	TOTAL CHANGE (ANNUALIZED):	74,000	20,743.40	94,743.40

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.)

Full Time Positions, Part-Time, Overtime, or Premium	Explanation of Change	Current FY		
		BASE PAY Increase (Decrease)	FRINGE Increase (Decrease)	TOTAL Increase (Decrease)
2 FTE	1/1/89 through 6/30/89 costs for 2 staff assistants	36,000	10,217	46,217

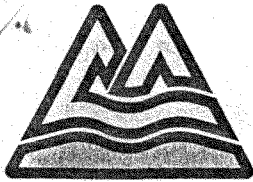
EXPENDITURE
TRANSACTION EB []

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
		100	050	9250			5500			(530)		
							6110			(11,961)		
							6120			(495)		
							6180			(545)		
							6200			(839)		
							6230			(170)		
							6310			(520)		
							7150			(852)		
							7300			(1,402)		
							8400			(1,779)		
											(19,093)	
		100	050	9255			5500			50,000		
							6110			(29,725)		
							6120			(10,000)		
							6230			2,711		
							6310			520		
							7150			852		
							7300			1,402		
							8400			3,333		
											19,093	
TOTAL EXPENDITURE CHANGE										- 0 -	TOTAL EXPENDITURE CHANGE	



MULTNOMAH COUNTY OREGON

127
J162

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
	District 4	• 248-5213
JANE McGARVIN •	Clerk	• 248-3277

February 23, 1989

Ms. Gladys McCoy, Chair of the Board
1021 SW Fourth, Room 134
Portland, OR

Dear Ms. McCoy:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

Budget Modification Nondepartmental #16 making an appropriation transfer in the amount of \$759,234)
from Department of General Services, County)
Counsel's Office, and \$10,882, Directors Office,)
Department of General Services, to Nondepartment-)
tal, Office of the Chair, reflecting transfer of)
County Counsel's Office R-10)

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

ORDERED that said request be approved, and budget modification be implemented.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Jane McGarvin
Jane McGarvin
Clerk of the Board

jm

cc: Dept. of General Services
Budget
Finance
Personel
County Counsel

DATE SUBMITTED 02/13/89

(For Clerk's Use)
Meeting Date 2/23/89
Agenda No. R-10

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Budget Modification

Informal Only* 02/21/89
(Date)

Formal Only 02/23/89
(Date)

DEPARTMENT Office of the Chair DIVISION _____

CONTACT Hank Miggins TELEPHONE 248-3308

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD _____

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

This is a budget modification which shifts County Counsel appropriation from Department of General Services to Nondepartmental, Office of the Chair.

County Counsel's budget will be increased by its' pre-rated share of Education & Training and Capital, now in Department of General Service's budget. Director's budget will be correspondingly decreased. General Services budget will be decreased & Chair's budget increased by \$770,116.

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

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 2 minutes

IMPACT:

PERSONNEL

☒ FISCAL/BUDGETARY

☐ - General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Hank Miggins

BUDGET / PERSONNEL Kathleen Jones 2/13/89

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) Asminda B.

OTHER _____
(Purchasing, Facilities Management, etc.)

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

BUDGET MODIFICATION NO. NOND 16

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

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR _____
(Date)

DEPARTMENT Office of the Chair

DIVISION _____

CONTACT Hank Miggins

TELEPHONE 248-3308

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD _____

SUGGESTED

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

Shifts County Counsel appropriation from Department of General Services to
Nondepartmental, Office of the Chair.

(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.)

☐ PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

Shifts County Counsel appropriation from Department of General Services to
Nondepartmental, Office of the Chair.

County Counsel's budget will be increased by its' pro-rated share of Education and Training and Capital, now in DGS Director's budget. Director's budget will be correspondingly decreased. DGS budget will be decreased and Chair's budget increased by \$770,116.

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

None.

To Budget
3/1/89

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

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

After this modification

\$ _____

\$ _____

Originated By _____ Date _____

Department Director _____ Date _____

Finance/Budget _____ Date _____

Employee Relations _____ Date _____

Board Approval _____ Date _____

5232F/MF/js

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
--------------------	--------	------	--------	-------------------	----------	-----------------------	--------	-------------------	-------------------	----------------------------------	---------------	-------------

		100	040	7050			5100	472,741		(472,741)		
							5500	116,208		(116,208)		
							5550	45,637		(45,637)		
							6110	85,000		(85,000)		
							6120	8,128		(8,128)		
							6180	550		(550)		
							6190	682		(682)		
							6200	3,200		(3,200)		
							6230	3,200		(3,200)		
							6330	3,200		(3,200)		
							6620	8,000		(8,000)		
							7150	8,660		(8,660)		
							7300	1,028		(1,028)		
							8400	3,000		(3,000)		
											759,234	
		100	040	7200			6310	86,884		(4,806)		
							8400	81,934		(6,076)		
											10,882	
		100	050	7050			5100			472,741		
							5500			116,208		
							5550			45,637		
							6110			85,000		
							6120			8,128		

TOTAL EXPENDITURE CHANGE

5232F

TOTAL EXPENDITURE CHANGE

2/23/89

RECEIVED FROM JANE MCGARVIN

CLERK, BOARD OF COUNTY COMMISSIONERS • MULTNOMAH COUNTY, OREGON

BUDGET

BUDGET MODIFICATION NON-DEPT #16 APPROVED

R-10

BOARD OF
COUNTY COMMISSIONERS
1989 MAY -9 AM 10:32
MULTNOMAH COUNTY
OREGON



2/23/89

RECEIVED FROM JANE MCGARVIN

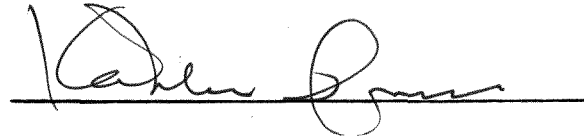
CLERK, BOARD OF COUNTY COMMISSIONERS . MULTNOMAH COUNTY, OREGON

BUDGET

BUDGET MODIFICATION NON-DEPT. #12 APPROVED

R-9

BOARD OF
COUNTY COMMISSIONERS
1989 MAY - 9 AM 10:31
MULTNOMAH COUNTY
OREGON





MULTNOMAH COUNTY OREGON

127-128
5162

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
	District 4	• 248-5213
JANE McGARVIN •	Clerk	• 248-3277

February 23, 1989

Mr. Duane Zussy, Director
Department of Human Services
426 SW Stark
Portland, OR

Dear Mr. Zussy:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

First Reading - An Ordinance establishing the)
Children's Task Force and the Great Start)
Committee R-11)

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

A hearing was held.

Commissioner Kafoury moved, duly seconded by Commissioner Bauman, that the above-entitled matter be approved.

Commissioner Kafoury said that this is the beginning of a process for tracking the Children's Agenda, and establishing a liaison between the Leader's Roundtable and Juvenile Services Commission. These two organizations have gone in different directions in the past, and it is hoped that they now will work together to meet the Governor's challenge to local communities. The Leader's Roundtable has selected nominations to be forwarded to the Chair for appointment to the Committee, and have come up with ideas not suggested before yesterday's meeting. She apologized for not getting the news out earlier to communities that this matter would be on the agenda, but hopes that by next week everyone involved will be able to send in their ideas before the second reading.

Pam Hatton, Morrison Center, said her staff knew the ordinance would be discussed, but received copies only yesterday; and commented she feels it is important to form the committee even though the Children's Agenda is not brought forward as originally

proposed. She is concerned about the design of the Children's Task Force, specifically in the additional appointments. She feels membership should be more representative than proposed, and should include advocates for both mental health and CSD providers; and that should Great Start not survive as proposed, there will not be representatives for the 0-7 year olds. CSD new monies from the Children's Agenda are dedicated to programs, therefore she feels a representative from CSD is imperative for coordination for Task Force success. She discussed other suggestions for representation on the Task Force, and said that duties under Section 7 are vague.

Commissioner Kafoury referred Ms. Hatton to Bill Farver, Commissioner Anderson's staff, for further clarification; and said that the debate over size of committee membership had continued for some time; but that it was decided to have a committed, small, dedicated committee to start the work. She suggested that if Ms. Hatton finds the community is dedicated to having a larger representation, she would welcome those suggestions before next Thursday when the ordinance will be heard again; and that if the community has strong feelings about a plan, it could be prepared and forwarded to CSD for consideration. "Vagaries" were included on purpose because no one can predict what a committee will do; and the ordinance could be changed if there are strong feelings about membership.

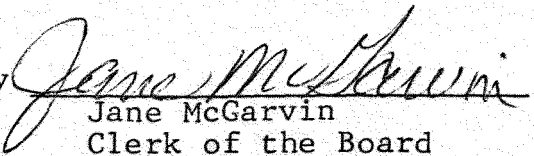
Commissioner McCoy stated there could be ad hoc committees set up for advocacy should the need arise.

Following discussion, the motion was considered, and it is unanimously

ORDERED that the First Reading of the above-entitled Ordinance be approved and the Second Reading be heard Thursday, March 2, 1989 at 9:30 a.m. in Room 602 of the County Courthouse.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By 
Jane McGarvin
Clerk of the Board

jm
cc: County Counsel
Commissioner Anderson

DATE SUBMITTED February 14, 1989

(For Clerk's Use)

Meeting Date 2/23/89

Agenda No. R-11

REQUEST FOR PLACEMENT ON THE AGENDA And - 3/2/89 R-8

Subject: ORDINANCE ESTABLISHING THE CHILDREN'S TASK FORCE & THE GREAT START COMMITTEE

Informal Only* _____
(Date)

Formal Only FEBRUARY 23, 1989

(Date)

DEPARTMENT DHS

YOUTH

DIVISION

CONTACT Bill Farver

TELEPHONE 248-3740

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD Commissioner Pauline Anderson

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

The BCC is responsible for appointing a Children's Task Force and Great Start Committee in order to plan for the best use of additional funds for children that are anticipated in 1989-91 State budget. The Children's Task Force will be the coordinating group for reviewing new Children's Agenda programs in the County. Great Start Committee recommendations will be reviewed by the Children's Task Force & approved by the BCC prior to submittal to the State. (IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ PRELIMINARY APPROVAL ☐ POLICY DIRECTION ☒ APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 15 minutes

IMPACT:

☐ PERSONNEL

☐ FISCAL/BUDGETARY

☐ General Fund

☐ Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Pauline Anderson

BUDGET / PERSONNEL /

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) Jan - King

OTHER _____

(Purchasing, Facilities Management, etc.)

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

1989 LEGISLATURE: JUVENILE JUSTICE BUDGET AND POLICY REVIEW

I. GOVERNOR'S BUDGET HIGHLIGHTS:

The following items are included in the Governor's budget, but are all funded above the expenditure limit. It should also be noted that all items listed below were eliminated in the budget proposal put forth by the Co-chair of the Ways and Means Committee.

- | | |
|---|-----------------------|
| A. McLaren Beds:
(Continuation of 40 recently added + 30 new) | <u>\$3.9 million</u> |
| B. Services for gang-involved youth paroled from McLaren: | <u>\$1.2 million</u> |
| C. Alcohol and Drug services for juvenile offenders:
(JSC Budget) | <u>\$1 million</u> |
| D. Student Retention Initiative increase: | <u>\$1.7 million</u> |
| E. Youth Conservation Corp expansion:
(funded through dedication of amusement device tax) | <u>\$1.6 million</u> |
| F. Homeless and Runaway Youth funding: | <u>\$3 Million</u> |
| G. Elimination of ADC-UN (two-parent family welfare)
until 1990: | <u>\$10.8 million</u> |
| H.* Elimination of services to 18-19 year olds:
(includes parole foster care, parole family
group homes, A&D services, juvenile correction
alternatives) | <u>\$3.5 million</u> |
- * SB 20 would give CSD statutory authority to eliminate services for this population

I. Policy Questions for the BCC:

- o Should the \$3.9 million be allocated exclusively for McLaren bed space or considered for other purposes such as correctional alternatives, adequately funding the cost of downsizing in Multnomah County, or reserve bed space for parolees?
- o Should services to 18-19 year olds (as outlined above) be reduced or eliminated?

II. LEGISLATION OF INTEREST:

A. Preadjudicatory Detention (SB 409, SB 411, SB 562)

- o All three bills remove the requirement to consider least restrictive alternative before considering the crime.

- o SB 409 and SB 411 add specific crimes to the current list that may be considered for preadjudicatory detention, including gang-related crimes.
- o SB 562 comprehensively rewrites the current statute and creates categories of crime that may be considered for preadjudicatory detention.

B. Estimated Fiscal Impact on Multnomah County: \$225,000 per year
 This reflects the amount needed to double the capacity of one detention unit through increased staffing.

C. Policy Questions for the BCC:

- o Should the requirement to consider least restrictive alternative be removed from statute?
- o Should preadjudicatory detention criteria focus only on juvenile offenders who have committed crimes against persons and/or are determined to pose a threat to others if released?
- o Should this legislation be opposed unless state funds are made available?

D. Post Adjudicatory Detention (SB 356, SB 409)

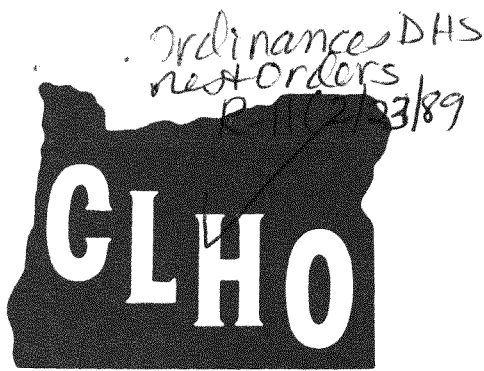
These bills are identical and would increase the current maximum for post adjudicatory detention time from 8 days to:

Class A Felony:	60 days
Class B Felony:	45 days
Class C Felony:	30 days
A Misdemeanor:	15 days
B & C Misd.:	5 days

E. Estimated Fiscal impact on Multnomah County: \$350,000 per year
 This amount reflects the cost of funding the operation of an additional unit and increased staffing in an existing wing in the detention facility.

F. Policy Questions for the BCC:

- o Should the limit on post-adjudicatory detention be increased?
- o Should the limit be increased by a *lesser amount than proposed in the above legislation?
 *The JCAC recommends up to 30 days for all felony convictions.
- o What implications does this legislation have concerning downsizing and Multnomah County's need for juvenile detention space?
- o Should this legislation be opposed unless state funds are made available?



Oregon Coalition of Local Health Officials

Mailing Address: 357 6th Street, Madras, Oregon 97741

OREGON'S CHILDREN IN THE SHADOWS

EACH YEAR

- * 18,000 ARE BORN INTO POVERTY
- * 2,100 ARE BORN TOO SMALL
- * 2,280 ARE BORN ADDICTED
- * 4,400 ARE BORN TO TEENS
- * 10,000 ARE ABUSED/NEGLECTED
- * 2,850 ARE HOMELESS

THESE ARE THE CHILDREN MOST LIKELY TO:

- * FAIL IN SCHOOL
- * ABUSE DRUGS AND ALCOHOL
- * COMMIT SERIOUS CRIMES
- * BECOME PARENTS TOO SOON
- * ABUSE/NEGLECT **THEIR** CHILDREN
- * BE TRAPPED IN THE CYCLE OF DEPENDENCY.

WE CAN CHANGE THE ODDS FOR THESE CHILDREN

PROGRAMS THAT CHANGE THE ODDS:

- * OFFER COMPREHENSIVE AND INTENSIVE SERVICES
- * RESPOND FLEXIBLY TO A WIDE VARIETY OF NEEDS
- * ARE STAFFED BY PEOPLE WITH THE TIME AND SKILL TO ESTABLISH RELATIONSHIPS BASED ON MUTUAL RESPECT AND TRUST.

SUCCESSFUL PROGRAMS EXIST. THEIR SERVICES HAVE PROVEN EFFECTIVE.

- * WE KNOW WHAT THESE SERVICES ARE!
- * WE KNOW HOW TO PROVIDE THEM!
- * WE KNOW WHAT THEY COST!

**THE TIME HAS COME TO FOCUS OUR EFFORTS,
AND CHANGE THE ODDS FOR
OREGON'S CHILDREN IN THE SHADOWS**

PROVEN PREVENTIVE HEALTH PROGRAMS

1. SCHOOL-BASED HEALTH CENTERS

* CONTINUE EXISTING HEALTH CENTERS	\$500,000
* ADD AND MAINTAIN 5 NEW SITES IN 1989/90	\$625,000
* ADD 5 NEW SITES IN 1990/91	\$375,000
* PROVIDE STATEWIDE COORDINATION AND EVALUATION	\$100,000

TOTAL COST \$1,600,000

2. HOME VISIT PROGRAM FOR YOUNG PREGNANT TEENS

* 90 PUBLIC HEALTH NURSES (60,000 HOME VISITS TO 2,400 TEENS)	\$3,325,000
* TRAINING AND SUPERVISION OF PHN'S	\$250,000
* STATEWIDE PROGRAM COORDINATION AND EVALUATION	\$200,000

TOTAL COST \$3,775,000

3. STATEWIDE HIGH RISK INFANT TRACKING

# DEVELOPMENT OF COMPUTERIZED SYSTEM AND STATEWIDE COORDINATION	\$250,000
* LOCAL HEALTH DEPARTMENT MONITORING AND FOLLOW-UP COSTS	\$1,120,000

TOTAL COST \$1,370,000

4. IMPROVED CHILD HEALTH CLINIC SERVICES

* INCREASED PRIMARY CARE ACCESS FOR VULNERABLE CHILDREN AT LOCAL HEALTH DEPARTMENTS	\$1,5000,000
* STATEWIDE COORDINATION AND QUALITY ASSURANCE	\$100,000

TOTAL COST \$1,600,000

1. SCHOOL BASED HEALTH CENTERS

- *10 School Based Health Centers are currently operational in Oregon.
- *6 currently receive State General Funds to support their operations.
- *At least one School Based Health Center is located in each region of the state. (Crater H.S./Jackson Co.; Toledo H.S./Lincoln Co.; North Eugene H.S., Lane Co.; La Grande H.S./Union Co.; Oregon City H.S./Clackamas Co.; Roosevelt, Jefferson, Cleveland, Marshall H.S./Multnomah Co.).
- *The primary goal of each Center is to allow each student to optimize their health and be more physically and emotionally prepared to lead productive adult lives .
- *More than 5,000 students annually have significant physical and emotional health problems identified and treated by caring, adaptable health professionals.
- *State General Funds to continue these essential Health Centers are not included in the Governor's budget.
- *A basic level of state support is essential to the Centers' continued operation. (\$50,000/site/yr.)
- *Many communities are ready to site new Centers if basic state funding is available. Five additional sites should be added during the first year of the biennium.(\$75,000 start up costs/site). These sites should then be continued at \$50,000/site/yr.
- *Five more Centers should be added the second year of the biennium. (\$75,000 start up cost/site).
- *Average annual total cost/Center is \$120,000. A partnership of local health funds and school resources pay for costs over and above the basic \$50,000 state support per site.

COSTS TO MAINTAIN AND EXPAND HEALTH CENTERS

*Continue existing Centers	\$500,000
*Start 5 new sites in 1989-90 and continue them	\$625,000
*Start 5 new sites in 1990-91	\$375,000
*Statewide Coordination and Evaluation	<u>\$100,000</u>
TOTAL COST	\$1,600,000

2. HOME VISITATION PROGRAM FOR YOUNG PREGNANT & PARENTING TEENS

Major Studies indicate that intensive Public Health Nurse home visiting can effectively improve the health and long term social functioning of young pregnant and parenting teens.

Major findings of Nurse Home Visitation Programs:

- *80% reduction in Child abuse during first two years of life
- *60% reduction in Foster Home Placements
- *47% reduction in Emergency Room Visits
- Increased completion of high school and subsequent decrease in dependency on public assistance
- *75% reduction in second teenage pregnancy within two years
- *decreased premature delivery
- *improved baby birthweights (3/4 lb. heavier)

*1,566 Young Teens (age 17 yrs. or younger) gave birth in Oregon in 1987

COST OF HOME VISITATION IMPLEMENTATION

*90 Public Health Nurses to make 60,000 Home Visits	\$3,325,000
*Supervision and training of Nurses at local level	250,000
*Statewide coordination and quality assurance	<u>200,000</u>
TOTAL COST	\$3,775,000

SHORT AND LONG TERM SAVINGS

- *360 fewer cases of child abuse in a two year period
- *312 fewer cases of Foster Home placement (2 years)
- *1,700 fewer Emergency Room visits (2 years)
- *540 fewer second teenage pregnancies within two years
- *24 fewer VERY LOW birthweight babies (less than 3 lbs.)
- *75 fewer LOW birthweight babies (3 to 5 1/2 lbs.)

*D.L. Olds, PhD., Dept. of Pediatrics, University of Rochester, 1986 & 1988
J. Velasquez, PhD., Ramsey County Human Services, 1984

3. STATEWIDE HIGH RISK INFANT TRACKING

- * Systematic identification and follow-up of infants known to be in danger of significant health and developmental problems in childhood can prevent serious and unnecessary disability.
- * 10 - 12% of all births have known biologic and environmental risks.
(3,800 - 4,000 births per year in Oregon.)
- * Several states have successfully developed and implemented statewide tracking and follow-up systems utilizing Public Health Nurses, who use consistent criteria, assessment and intervention strategies.
- * Without such a system, many vulnerable infants are lost to appropriate health and developmental interventions until they arrive at school, often too late for prevention or early, cost-effective intervention.

COST OF IMPLEMENTATION

- | | |
|---|-------------|
| * State development of computerized data tracking system and coordination. | \$250,000 |
| * Local Health Department costs for monitoring Public Health Nurse home visits to high risk infants for follow-up and referral. | \$1,120,000 |

Total Cost \$1,370,000

4. CHILD HEALTH CLINICAL SERVICES

- * 22 of Oregon's 34 local health departments provide well-child examinations for infants and preschool children from low-income families.
- * 14 of Oregon's local health departments also provide some level of medical diagnosis and treatment services for infants and children from low-income families.
- * Relatively small additional investments of funds would allow more health departments to provide these necessary services to children lacking access to care and increase the limited services now available to children statewide.

COST OF IMPLEMENTATION

* Direct service costs at local health departments for staff and supplies. (10,000 children served.)	\$1,500,000
* Statewide coordination, training, and quality assurance.	\$100,000
Total Cost	\$1,600,000



MULTNOMAH COUNTY OREGON

128-129
5162

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
	District 4	• 248-5213
JANE McGARVIN •	Clerk	• 248-3277

February 23, 1989

Ms. Gladys McCoy, Chair of the Board
1021 SW Fourth, Room 134
Portland, OR

Dear Ms. McCoy:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

Discussion regarding Board supervision of East)
District staff regarding programs.)

The Board agreed to work with the staff to provide any supervision necessary.

Commissioner Bauman asked for clarification as to how assignment redistribution was to be accomplished.

Commissioner McCoy said her preference would be to leave staff assignments as assigned by Commissioner Casterline with the agreement that the new Commissioner would pick up where the staff leaves off following the election.

Commissioner Bauman voiced his concern that programs such as "The Gorge" requires special interests, and that he feels once the new Commissioner is on board, perhaps Department liaisons might need to be redistributed according to Board interest.

The Board concurred that the matter could be considered at that time.

Chris Moir, East District staff, explained that her responsibilities cross most Departmental lines, but that she would not mind being supervised by more than one Commissioner.

Ramsey Weit, East District staff, explained his responsibilities are for an overall view of programs plus projects for DHS and DJS.

Ms. Moir described programs she is interested in and hopes to continue, and gave details about the Oregon Tourism Alliance monies proposed for Multnomah County. She said that it is important to continue these programs because she feels they are in the best interest of Multnomah County.

Commissioner Bauman again questioned how responsibility for these programs would be transferred once the new Commissioner is elected, and how the transition would work.

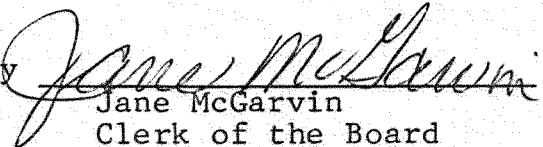
Following discussion, it was decided that the East County staff would report to liaison Commissioners for programs until further notified, but that the Chair will prepare a proposed list of who will report to whom by next Thursday.

Laurence Kressel, County Counsel, was asked to work out a plan or send a memo to the Board about the Casterline proposal.

Following the Board meeting next week, the matter will again be discussed, and final decisions made.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By 
Jane McGarvin
Clerk of the Board

jm
cc: Board of Commissioners

POLLY CASTERLINE
Multnomah County Commissioner
District 4



605 County Courthouse
Portland, Oregon 97204
(503) 248-5213

MEMORANDUM

TO: CHAIR MC COY, COMMISSIONERS, BAUMAN, KAFOURY, AND ANDERSON
FROM: Chris Moir, District Four

RE: Current Assignments/Commitments

In the following outline, I will entail my duties in District Four.

Basic responsibilities included tracking DES and DGS. That included research and interviews on the issues. Polly also assigned to me several other responsibilities.

Much of my work is DES, DGS, and Intergovernmental. I, like Ramsay, will defer to you where to report. I also feel that it is important for District Four to remain as an entity, representing the constituency. There is some fear in the district that there will not be a smooth transition. I think that can be attained by a "business as usual" posture. I welcome the idea of us being assigned to a commissioner so that the constituent and tracking issues have a vehicle through the Board.

ASSIGNMENTS:

Columbia Gorge Legislation

Tracking all sub-committees including: Recreation, Economic Development, Cultural Resources, Marketing, and Environmental. I also attend the Commission meetings.

There is \$15,000,000 allocated for Oregon in the Legislation. \$5,000,000 economic development, \$5,000,000 in recreation development and \$5,000,000 for the Interpretive Center in Wasco County. Multnomah County should receive a portion of those funds because of the special problems we have in the Scenic Area, with the amount of tourists, and the lack of facilities.

Gateway Interpretation/Orientation Center Advisory Committee

This is a committee that I staff, and it is a subject that is extremely timely, fitting into the Columbia Gorge Commission's masterplan for interpretation.

Responsibilities are, meeting minutes, agendas, mailings, and scheduling. It is important to attend all meetings.

Columbia Gorge Counties Consortium

Responsibilities include a proxy vote from Polly. Issues include regional marketing promotion, economic development, multi-county lobbying efforts towards the goals of the Act and the current residents of the legislated area.

Emergency Management Consortium

Staff person, responsible for all sub-committees, and the executive committee. This consortium has representatives from all gorge counties that are concerned with emergency management. Some include Life Flight, Search and Rescue, County Emergency Management representatives, Hospitals, Police, Fire, Parks, Inter-Tribal Fisheries, Mazamas, Coast Guard and Air Rescue. Again, all the agendas, meeting minutes and mailings.

Oregon Tourism Alliance

Liaison to the Board (in Polly's stead).

Voting member of the Visitor Attractions Committee. This committee makes final recommendations to the OTA Board on projects to be funded through lottery dollars

Voting member of the Visitor Services Committee that provides technical assistance to participating counties.

Responsible for writing the final grant that will be submitted to the State of Oregon.

Juvenile Services Commission

Voting member of the Juvenile Services Commission. I am also a member of the Prevention Committee and was the co-chair of the Native American Youth Conference. I will also assist with the Hispanic Youth Conference.

Other Assignments:

Sewer and Water Consortium
Rustic Inn
Charitable Solicitations Task Force
Liaison to the Columbia River Heritage Project
Charter Review Committee
Percent for Art for Jails
Cable
Office Budget
Styrofoam/Recycling

Chris

POLLY CASTERLINE
Multnomah County Commissioner
District 4



605 County Courthouse
Portland, Oregon 97204
(503) 248-5213

To: Board members
Fr: Ramsay
Re: The Future

2/21/89

Colleagues: These are the major issues I would foresee tracking over the next three months. With the exception of beginning the development planning for the teen clinic in East County, none of it represents "anything new." I leave it to you whether to have me report to individual commissioners on topics they are tracking or report to one Commissioner overall. If the latter is the choice, I guess my preference would be to report to Commissioner Kafoury because of her responsibility for DJS and her history of involvement with DHS, the two areas I tracked for Polly.

I do think it is important that Susan, Chris, and I be there for the District over the next three months. Already I have heard some apprehension about whether or not the constituents "will be represented." Although none of us was represented to do the job, I think we should be able to work with the Board to protect and articulate the concerns arising from Polly's district.

THE ISSUES

Public Guardian-bring home the Task Force Report and work with ASD on the budget implications of expanding the caseload.

Aging Services Contract with PDX

Teen Clinic in east county-explore interest, probably await funding decision from Salem

Mid-County clinic-hopefully select site for Peck and eventual consolidated operation of David Douglas and Peck

Dental Program at MHCC-new initiative by Health Access Project in East County may need support (financial and political) to establish "after-hours and Saturday" operation with support of College.

Ambulances-words can't describe

Vacant/Abandoned Housing-pulling the pieces together with HAP, PDC, the City, and our Department so that something constructive is done with the properties.

Outside In's new IV initiative-likely M/C will be asked to run it.

Mt. Hood Parkway (Oregon Tourism Alliance)-keep the project on track vis-a-vis competing projects.

Restaurant Fees- prepare report on recommendations/timing

Annexation-have asked city/county staff to outline the projected savings which could justify the rumored forthcoming request by the City for \$100,000 in annexation support.

MCA- budget battles, Price Waterhouse audit on MCA operations,eventual county operation (?)

HSI-level of funding for 89-90 per spinoff agreement

Housing management planning-future placement of CDBG,role of HAP countywide (including BCC appointments),consolidation with PDX(?)

Rural Patrol-see annexation above

Budget Process.Though lacking a Commissioner, I would hope my skills could be useful as needed in reviewing/crafting the budget, including participating as planned in the meetings set for next week and working with the Board as its staff on request.

To all of you, I very much appreciate the opportunity to stay for the next few months, and perhaps more than anything else over the last week, I have come to appreciate the community of people who work together here.

February 23, 1989

Susan Lorain

Duties of Legislative/Administrative Secretary

Newspapers

Peruse Oregonian and Outlook. Clip pertinent articles.

Mail

Date stamp

Read

Route

Phones

Route all phone calls coming into the office.

Take messages if staff assistants are unavailable.

Constituent complaints: document, call appropriate department/agency, follow concern to its resolution.

Budget

Initiate payment vouchers.

Mileage

Travel

Invoices

In-House Charges

Keep running accounting of expenditures.

Calendars

Coordinate schedules/appointments.

Staff Committees

Metropolitan Community Action

Michael Jans called 2/28 to say that MCA does not want to lose contact with the commissioner for East County.

He would like me to continue to attend meetings as a non-voting liaison in the interim.

Youth at Risk--Gresham.

Correspondence

Take dictation/produce correspondence-documents.

Compose correspondence relating to constituents/departments.

Send out meeting notices.

Files

Maintain filing system

Archive computer files and keep running index



MULTNOMAH COUNTY OREGON

129-131
J/62

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
	District 4	• 248-5213
JANE McGARVIN •	Clerk	• 248-3277

February 23, 1989

Mr. Duane Zussy, Director
Department of Human Services
426 SW Stark
Portland, OR

Dear Mr. Zussy:

Be it remembered, that at a meeting of the Board of County Commissioners held February 23, 1989, the following action was taken:

Informal Discussion regarding Legislative matters)
for Juvenile Justice Services)

Commissioner Kafoury said that the issue of MacLaren vs other facilities has been determined, and the Board has little dispute, if any; and that the Board has consistently supported State funding for community proposals. She said the Board wants to have a secure place for serious juvenile offenders, but that she feels support for this matter weakens the position for a strong community-based system.

Commissioner Bauman reported that this is a continuing issue at the Legislature, and that he feels CSD, the Governor, and the Legislature need to get together to determine policy which is not in existence at this time. He also feels the Board should request that policy be determined, so it can know what response is best.

Commissioner McCoy said that she feels the Legislature should give the County enough money to care for hardened juvenile offenders. However, the Board's primary long range interest has been what could be accomplished in the community with adequate funding.

Howard Klink, Human Services, said the primary issue at present is the temporary 40 beds added to MacLaren which was for sex offenders (25 beds), and gang-involved youth (15 beds); and funding for 30 new beds. He clarified that what he feels the Board supports is 1) continued maintenance of the 40 beds; and to encourage funding for the 30 new beds be used for community service programs.

The Board concurred.

Hal Ogburn, Juvenile Court Director, stated he feels that the process in place which has referred the Juvenile Justice Plan to the steering committee for recommendation fits with the direction just reaffirmed. Recommendations should be coming to the Board in mid-May. He explained, in answer to Commissioner McCoy's question, that the State Human Resources Department was asked to determine some savings within this year's budget to pay for the increase in State employee salaries; and when the Children's Services Division was asked to make a cut, they had decided it would be best to discontinue services for 18 and 19 year olds rather than for younger children. His staff recommends that some policy debate on this budgetary decision should be held because it has a major impact on policy. He feels that services should be continued for those committed to MacLaren before their 18th birthday.

Commissioner McCoy said that she does not want to cut services to 18 and 19 year olds because some of these juveniles are still salvageable. "When services are cut for 18 and 19 year old fathers, you cut services for the whole family".

Mr. Klink explained that there is a policy contradiction in cutting funding for 18 and 19 year olds, and yet the funding for the Governor's Children's Agenda monies for drug and alcohol and gang related problems cannot be used for the 18 and 19 year olds.

Mr. Ogburn said there are many juveniles involved in foster care that are not necessarily involved in the justice system which this cut would leave without funding, thereby making them very vulnerable when left on their own. There are monies for transition from MacLaren to the community, but it is not yet clear how those monies will be spent even though it is assumed 18 and 19 year olds will be covered under the adult system. He feels there will be a tremendous impact on the adult system should this be the resulting process. In answer to Commissioner McCoy's question, he stated that the remanding restrictions would not cover many of those involved, and leave many ineligible for services.

The Board concurred it supports retaining services for 18 and 19 year olds.

Commissioner McCoy stated she would not like to "tamper" with the standard set by the Board of starting with the "least restrictive" to the "most restrictive" sentencing depending upon the crime. The Board concurred.

Mr. Klink, in answer to Commissioner Bauman's question, replied that he feels the District Attorney's Association is sponsoring the legislation.

Mr. Ogburn said he feels that the Senate Bill regarding 18 and 19 year olds was drafted by Judge Stephen Herrell at the request of the Governor; and that other bills are being sponsored by the District Attorneys Association. He added that the criteria for release of juveniles may be too strict; he realizes there must be some criteria for not releasing those who need to be kept, but the dilemma is in determining criteria for community release without opening it so broad that those who do not need to be held are kept. He added that County Juvenile facilities are full, and that any change making it necessary to keep more individuals will impact those facilities. If there is a change in the length of time served, there will be a financial impact on the Division which may make it necessary to request budget increases.

Commissioner McCoy suggested that perhaps it is now time to develop a classification system for juveniles which will be similar to adult sentencing guidelines; and it should be one that is "consistent for all juvenile offenders".

Mr. Ogburn said that there is "no such creature at this time"; but that the law, as it now stands regarding who may be admitted to detention, is very structured and clear, but is difficult to administer. He feels there are those now, who don't fit that particular menu, and many of the bills in the Legislature are attempting to correct the deficiencies.

Commissioner Bauman said that he feels the Board should support some "tampering" with the system, but not to support the general idea of "getting them off the street, and locked up" nor abandonment of the present policy. The change should only affect those on the margins of that policy, but not a wholesale reorganization of the policy.

Commissioner Kafoury stated she feels that it is necessary to weigh all changes against the impact upon the entire system; and that there cannot be full scale changes without financial backup.

Commissioner McCoy added, following response by Mr. Klink, that the Board supports SB 562. The Board concurred.

Mr. Klink clarified what the bill does, and following discussion, the Board was advised by Mr. Ogburn that the Board should not support SB 562 yet even though it has many of the priorities supported by the Board in it. The Board agreed.

Mr. Ogburn stressed that any change in detention criteria will have a budgetary impact on the Division, because it cannot pick up any additional financial responsibilities. He requested Board commitment to future staff requests should it be necessary to increase the Division budget. How much those costs will be is difficult to access at this time because there are so many different variations to the bills now in progress at the Legislature. No definite commitment was given by the Board at this point.

Mr. Ogburn advised that regulations only allow holding a youngster eight days now as a consequence of a parole violation or as a condition, but he feels that is too low. He favors a thirty day maximum. Some bills would allow up to 60 days, but he feels the County could not financially support that cost. He would rather use the monies in community programs which would provide some detention space before the offender goes into permanent detention. Thirty days should provide enough time for treatment.

Commissioner Bauman said he feels longer detention results in punishment rather than treatment; and that he does not support punishment for those who "screw up" in a program rather than having committed a crime.

Mr. Ogburn said that there are many who feel the same way, and that there are no sanctions that are meaningful, and there is a move toward "making a mockery of the system" by requiring only eight days. Those people would favor thirty days. He feels that the thirty days should not be for detention only, but for requiring participating in programs focused on treatment. His staff feels that if the offender should be involved in some skill-building activities, there would be some who could complete these programs with success, rather than being sent to MacLaren. The hope would be that the County would not have as many going to MacLaren, and thereby reducing overall costs. In response to Board questions, he added the length of time served is determined by the Court, and he feels this is the correct way to proceed.

Commissioner Kafoury requested more information about the bills being introduced to the Legislature; and said that it is necessary to have funding to provide programs during the thirty day detention.

Commissioner McCoy asked if it would be helpful to meet with the Court to discuss strategy.

Commissioner Bauman suggested that would be good if the focus was on programming, and the need for accompanying funding. The Board concurred.

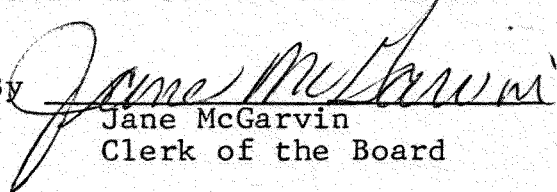
Mr. Ogburn clarified that if the bill for adjudication changes is passed as written, there will be no accompanying funding, and the Division will find it necessary to come to the Board for additional General Fund monies.

Commissioner Bauman stated that he feels if one of the bills is passed, there would be justification for requesting policy changes.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By


Jane McGarvin
Clerk of the Board

jm

cc: Juvenile Justice
Juvenile Court
Fred Neal
Howard Klink
Board of Commissioners