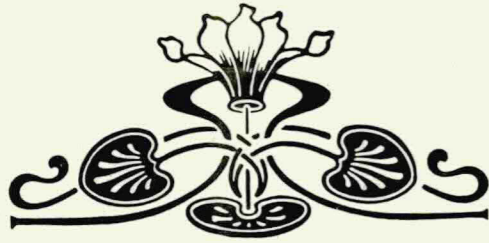
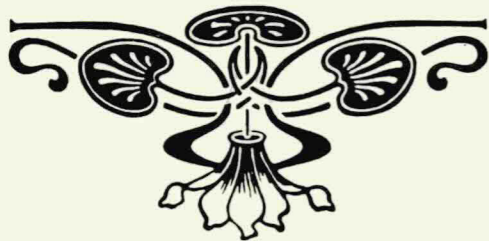


# Metropolitan Service District

Swearing-in Ceremony  
January 1, 1979  
Western Forestry Center  
3:00 p.m.



# Metropolitan Service District



Welcome ..... Commissioner  
Robert Schumacher,  
former MSD  
Board Chairman

Swearing-in Ceremony ..... The Honorable  
Arno H. Denecke,  
Chief Justice, Oregon  
Supreme Court

Tribute to Tri-County  
Local Government Commission. . . Rick Gustafson

Reception

## MSD Council

Donna Stuhr . . . . .	District 1
Charles Williamson . . . . .	District 2
Craig Berkman . . . . .	District 3
Corky Kirkpatrick . . . . .	District 4
Jack Deines . . . . .	District 5
Jane Rhodes . . . . .	District 6
Betty Schedeen . . . . .	District 7
Caroline Miller . . . . .	District 8
Cindy Banzer . . . . .	District 9
Gene Peterson . . . . .	District 10
Marjorie Kafoury . . . . .	District 11
Mike Burton . . . . .	District 12

## MSD Executive Officer

Rick Gustafson

We're glad you could share in this occasion today . . . you are seeing a unique concept in government officially getting under way. The nation's first voter-approved regional government with directly elected councilors and executive officer will now take on for this metropolitan area solid waste disposal management, land use and transportation planning, operation of the Washington Park Zoo, and drainage and flood control studies, with possible authority for several other metropolitan functions in the future.

The regional government concept was approved in May but had its beginnings years ago, aided by the formation of such groups as the Metropolitan Study Commission in 1963, looking at situations crossing local government boundaries and resulting in the formation of the Columbia Region Association of Governments, reviewing local applications for federal grants and later involved in regional planning; the Boundary Commission, assuring orderly and logical extension of local government boundaries; and the Metropolitan Service District, providing regional solid waste disposal, studies in drainage control, and operation of the zoo.

Then, in 1975, the Tri-County Local Government Commission was formed to study new ways to deliver and finance public services in the urban area. Their recommendations to the Legislature resulted in the passage of House Bill 2070, establishing the new Metropolitan Service District.

The new MSD begins its work today with the belief that many aspects of the metropolitan area can be handled more efficiently at a regional level. We are hopeful for its success in solving problems that are truly regional in concern, and believe the hard work necessary to achieve this will be well worth the effort in proving the value of the Metropolitan Service District for the people of this area.



METROPOLITAN SERVICE DISTRICT

COMMITTEE OF THE WHOLE

AGENDA

January 11, 1979

5:30 p.m.

Conference Room "c"

1. Proposed Landfill Siting Process
2. Proposed Legislative Program
3. Discussion of Local Government Assessments  
January 1 through June 30, 1979

BREAK

4. Banfield Light Rail System Briefing
5. Status of Zoo Construction Bids
6. Facilities Report
7. Executive Session

Summary Existing Office Space and Budget -- January 11, 1979

- Combined totals of former MSD and CRAG space is 21,425 square feet.
- Combined budgeted cost of space is \$133,600/year at \$6.23/square feet per year. With a reduction of tax exemption, the current annual rate at the University Center Building resulted in an annual rate of \$91,020/year or \$4.98/square foot/year.
- In addition to the above, there is currently budgeted an amount of \$9,600 per year for parking which has provided 3 spaces at the former MSD Office and 12 staff spaces and 40 public spaces at the University Center Building.

Needed Space and Parking Requirements

- Office space required = 19,000-23,000 square feet
- Parking required = minimum of 12 (secured) spaces plus 60 spaces reserved for Council members and the public

RRM:bc  
1987A  
0010A

PRENDERGAST MOORE COMPANY

R E C E I V E D

December 14, 1978

DEC 15 1978

1400 COMMONWEALTH BUILDING  
421 S.W. 6th  
PORTLAND, OREGON 97204  
(503) 223-6605

COLUMBIA REGION  
ASSOC. OF GOVERNMENTS

Mr. Rick Gustafson  
Executive Director  
METROPOLITAN SERVICE DISTRICT  
527 S.W. Hall  
Portland, Oregon 97201

RE: Barbur Blvd. Office Building

Dear Rick:

On behalf of BPS Associates, Mr. Melvin Peters, principal, the following is hereby submitted for your review.

Location:	Barbur Blvd. just north of Tri-Met Terminal
Size:	37,000 sq. ft. (three story)
Rent:	\$9.50 plus (fully serviced) P.F.O
Photo:	Aerial of Metro Portland
Floor Size:	Enclosed
Parking:	100 Spaces for the building (No additional charge)
Estimated Completion:	June 1979

If you need further information or have any questions please don't hesitate to call Melvin Peters or myself.

Sincerely yours,



PATRICK R. PRENDERGAST

PRP/blo

P.S. Congratulations on your election!



MELVIN MARK PROPERTIES

520 SOUTH-WEST SIXTH AVENUE

PORTLAND, OREGON 97204

(503)223-4777

January 10, 1979

Mr. Bob McAbee  
Metropolitan Service District  
527 S.W. Hall  
Portland, Oregon 97201

Dear Mr. McAbee:

We are happy to have this opportunity to provide you with a revised proposal for locating the MSD offices in Columbia Square. The original proposal of 22,214 square feet has been reduced to 18,638 square feet on the sixth floor and 650 square feet of storage in the basement. This reduction was made possible by redesigning the conference rooms and by moving storage to basement space, as you directed.

At your request, we have estimated the impact of the refund to MSD of its prorated share of the property taxes levied on Columbia Square. We estimate a yearly cost of \$1.40 per square foot. This amount effectively reduces your base rent from \$10.95 per square foot to \$9.55 per square foot.

We would be proud to have MSD as tenants in Columbia Square, and look forward to working with you on this project.

Sincerely,

J. Scott Andrews  
Leasing Manager

/lh

Enclosure

PROPOSAL

FOR

METROPOLITAN SERVICE DISTRICT

PREMISES

Approximately 18,638 square feet located on the sixth floor of Columbia Square. Approximately 650 square feet of storage space located in the basement of Columbia Square.

RENTAL

Sixth Floor:	18,638 sq. ft. x \$10.95 =	\$204,086.10
Basement:	650 sq. ft. x \$ 4.95 =	3,217.50
	Gross Total Annual Rental	\$207,303.60
	Less: Property Tax Refund	
	(estimated) 18,638 sq. ft. x \$ 1.50 =	(26,093.20)
		<u>\$181,210.40</u>

ESCALATION

Operating cost, as per attached lease form.

TERM AND  
COMMENCEMENT

Five years beginning June, 1979.

IMPROVEMENTS

As per the attached Work Letter Agreement.

SERVICES

First-class janitorial and security services.  
All utilities furnished.

PARKING

Nineteen spaces within the Columbia Square parking facility at the posted rate. Columbia Square parking facility available for evening meetings.



# UNITED STATES NATIONAL BANK OF OREGON

A Subsidiary of U.S. Bancorp

TRUST GROUP

321 S.W. SIXTH AVENUE

P.O. BOX 3168, PORTLAND, OREGON 97208

January 11, 1979

Board of Directors  
Metropolitan Service District  
527 SW Hall  
Portland, OR 97201

Gentlemen:

Re: Proposal on Space at 527 SW Hall, Portland, Oregon

On behalf of the lessor of University Center, the following offer is made to modify and extend the existing CRAG lease.

It is proposed that the present space be expanded out onto the parking deck at the south end, adding approximately 9,300 sq. ft. of new improved area. Our architect has done a rough layout applying the guidelines given to us, and it appears possible to include all the requirements with the exception of the large meeting room. Our estimate of the requirement of seating for 200-300 persons would involve an area of 4,500-5,000 sq. ft., and this area does not lay out well in this amount of space.

Our budget quote includes the following items:

1. No front-end costs to MSD.
2. A new base year for operating cost escalations.
3. Complete recarpeting of the existing space.
4. Complete repainting of the existing space.
5. The finish in the expanded area to be similar to those existing in the present CRAG quarters.

The budget quotation assumes the continued exemption of property tax obligation of MSD by Multnomah County. The lessor, U.S. Bancorp Realty and Mortgage Trust, is agreeable to the assumption of the existing MSD lease obligation of \$1,758.00 per month in the terminal sales building.

As the lessor is a real estate investment trust (REIT), parking is not a customary service and the new MSD parking requirement has been excluded from this proposal. The lessor, however, will assist in completing satisfactory parking arrangements with University Center Parking.

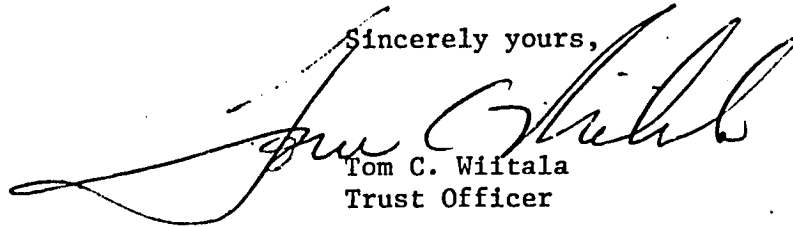
Board of Directors, Metropolitan Service District  
Page 2  
January 11, 1979

From the signing of a mutually acceptable lease, it is estimated that the complete expansion should take 90-120 days.

The budget cost per square foot per year based on a 5-year lease term is \$7.60. This would convert to an annual rental of \$209,646.00, with the lessor furnishing energy and full building maintenance including janitorial 5 nights per week.

Our architect and his design staff stand ready to proceed with your direction.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Tom C. Wiitala". The signature is written in dark ink and is positioned above the typed name and title.

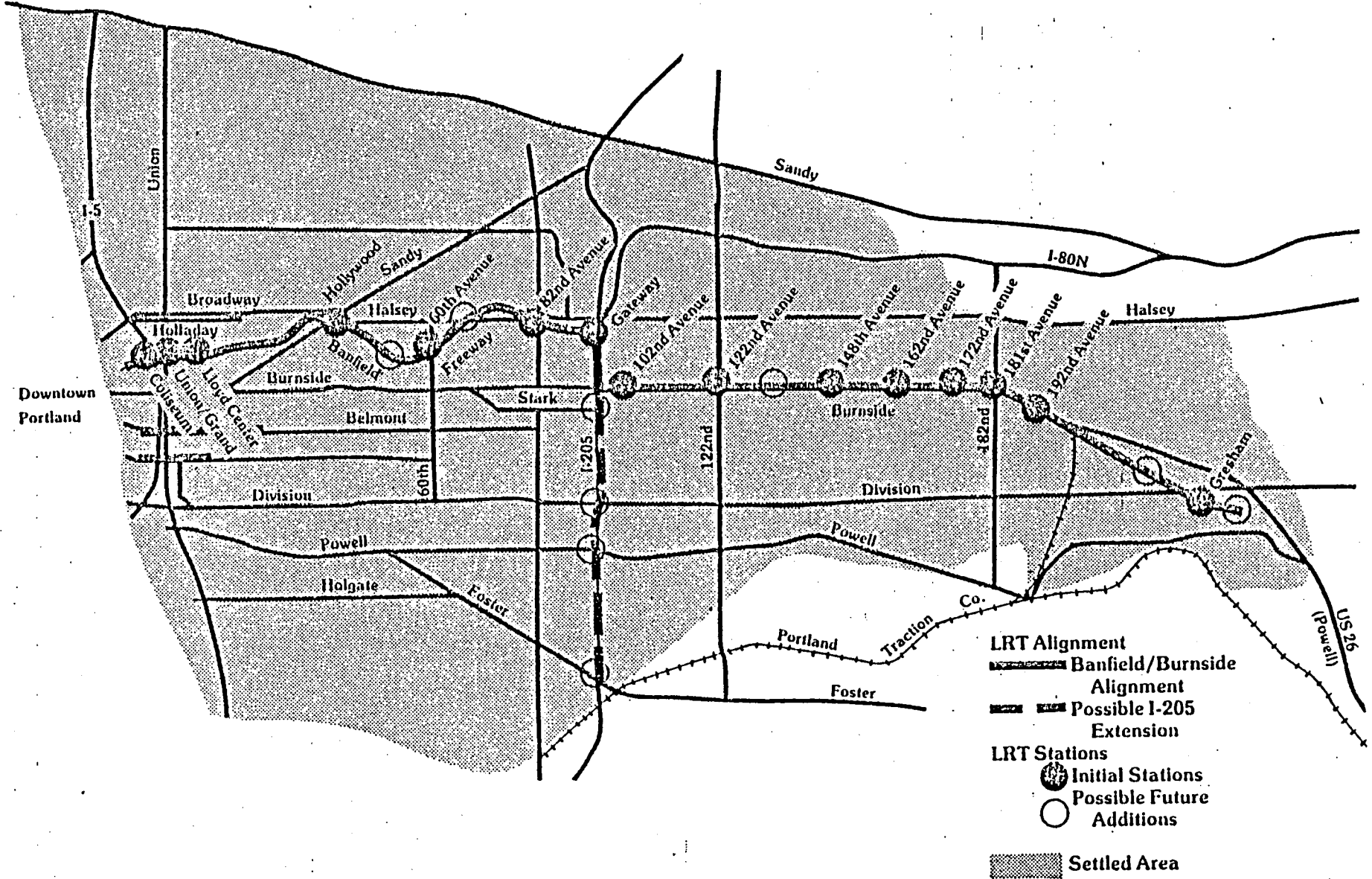
Tom C. Wiitala  
Trust Officer

TCW:ljs

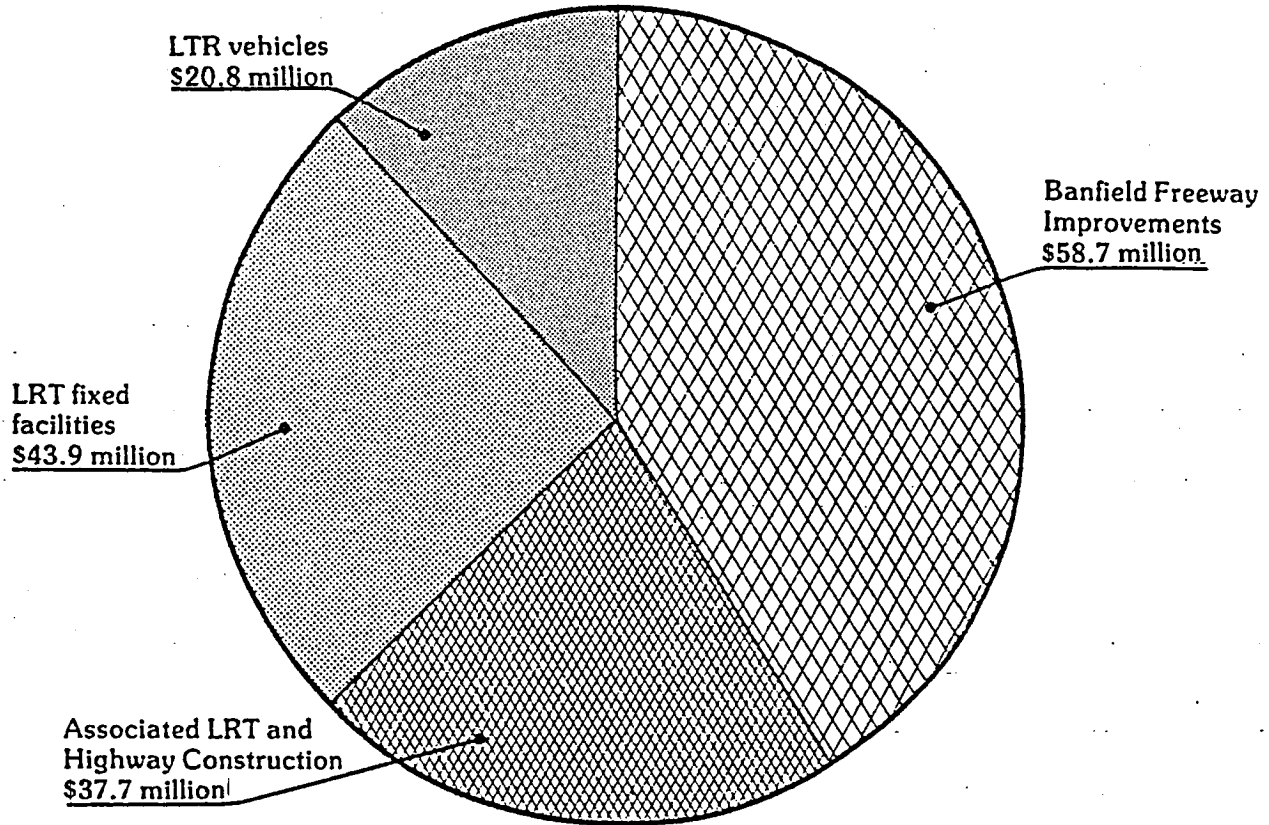
xc: Peter Bechen



# RECOMMENDED LIGHT RAIL ALIGNMENT AND STATIONS

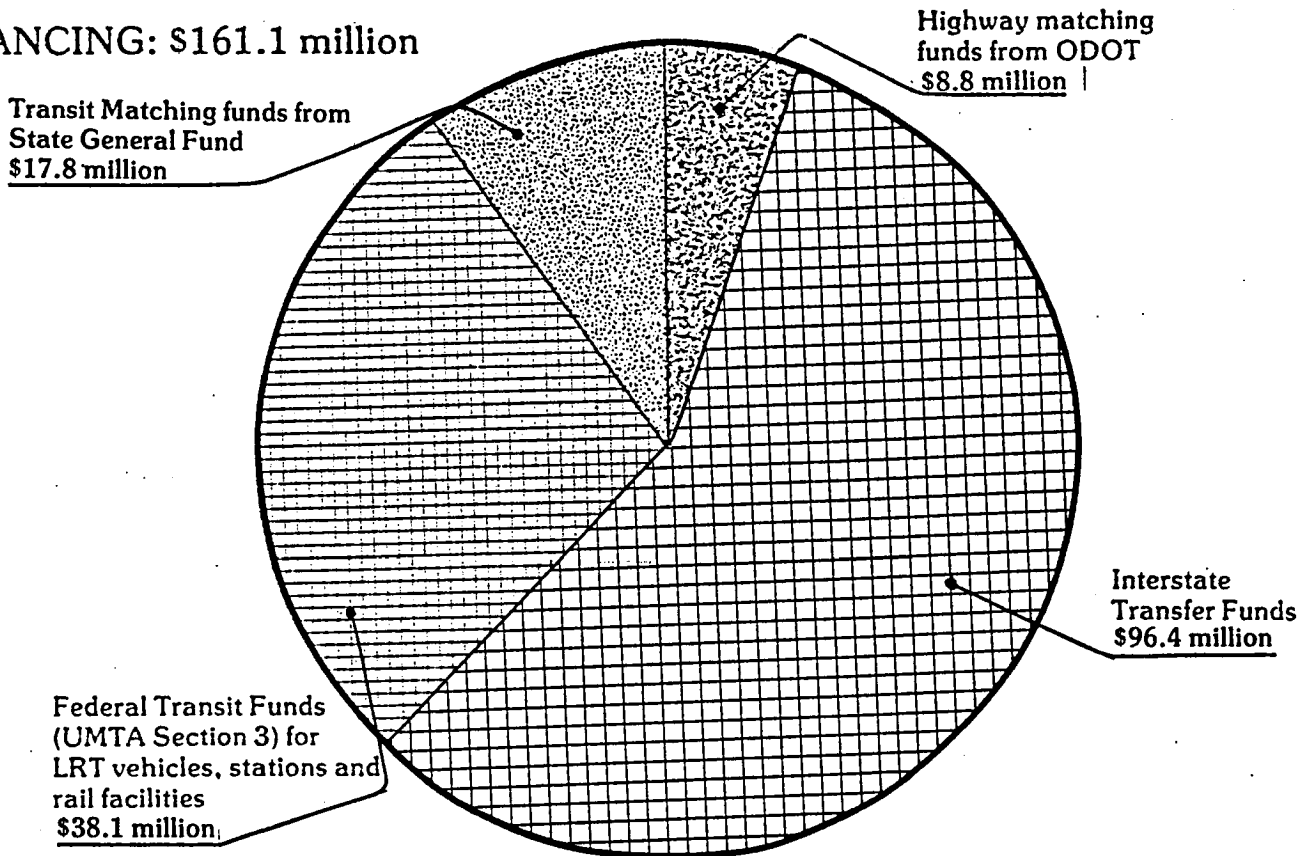


**COST: \$161.1 million**



The total cost of \$161 million includes widening of the Banfield Freeway to six lanes, with shoulders, west of the Gateway area, plus construction of the 14-mile light rail line to Gresham, 22 transit stations, a light rail maintenance facility and 26 light rail vehicles.

**FINANCING: \$161.1 million**



SUMMARY ALTERNATIVES

BUILDING	ADDRESS	OWNER/MGR.	SPACE	PROPOSED SPACE	PRICE	OCCUPANCY	PARKING	TENANTS	TOTAL COST
Barbur Boulevard Office Building	Barber Blvd. just north of Tri-Met term.	BPS Assoc. Melvin Peters, Principal	37,000 sq. ft. 3 floors	25,100	\$8.50 plus fully serviced	Approx. completion June, 1979	100 sp. for bldg. No addi- tional charge	None	\$213,350.00
Columbia Square	1st & Columbia	Melvin Park Prop.	15 floors; 280,000 sq. ft.; 35,000 sq. ft. flr.	18,638	\$9.55 sq. ft. remodeled	June 1979	1 sp. per 1000 sq. ft. cov. within bldg. city parking adjacent	Fred S. James & Co. Citicorp Horst Mager Lindsay, Nahstoll, Hart, Neil & Weigler Par West Savings Bri's Deli Alport of London US Bank	\$181,210.00
University Center Bldg.	527 SW Hall St.	US Bancorp	Unknown	27,585	\$7.60 sq. ft.	90-120 days	Sublevel 11 sp. for staff cars + 40 \$24 mo.	Univ. Book- store J.C. Penney CRAG	

SELECTION CRITERIA

BUILDING	ONE FLOOR	PUBLIC HEARING ROOM	EFFICIENT OFFICE SPACE	ACCESS AND PROXIMITY TO DOWNTOWN	PARKING	PARKING COST	OFFICE SPACE COST PER SQ. FT. PER YR.	TOTAL OFFICE COST PER YR.
Barbur Boulevard Office Building	2 Floors	Yes	?	Poor	Excellent	No cost	\$8.50	\$213,350
Columbia Square	1 Floor	Yes	Yes	Excellent	Good	?	\$9.55	\$181,210
University Center Bldg.	1 Floor	No	?	Good	? (Good)	? (Currently \$24.00 per mo. per sp.)	\$7.60	\$209,646

MSD COUNCIL  
ROLL CALL ROSTER

*Up from Telephone Call*

<u>AGENDA ITEM</u>	<u>MEETING DATE</u>	
	<u>AYE</u>	<u>NAY</u>
<u>DISTRICT 1</u> Donna Stuhr	(✓)	_____
<u>DISTRICT 2</u> Charles Williamson	✓	_____
<u>DISTRICT 3</u> Craig Berkman	✓	_____
<u>DISTRICT 4</u> Corky Kirkpatrick	✓	_____
<u>DISTRICT 5</u> Jack Deines	✓	_____
<u>DISTRICT 6</u> Jane Rhodes	✓	_____
<u>DISTRICT 7</u> Betty Schedeen	(✓)	_____
<u>DISTRICT 8</u> Caroline Miller	_____	_____ ✓
<u>DISTRICT 9</u> Cindy Banzer	(✓)	_____
<u>DISTRICT 10</u> Gene Peterson	✓	_____
<u>DISTRICT 11</u> Marge Kafoury	✓	_____
<u>DISTRICT 12</u> Mike Burton	(✓)	_____
Total	_____	_____

*Could not reach by probably yes*

*Has to leave early*

*will try*

*probably not*

*will try*

*could not reach but probably yes*