

FOR THE PURPOSE OF AUTHORIZING)
AN AMENDMENT TO THE LEASE)
AGREEMENT BETWEEN METRO AND)
THE CITY OF PORTLAND BUREAU OF)
GENERAL SERVICES FOR THE)
COMMUNITY POLICING CENTER)
LOCATED IN THE METRO REGIONAL)
CENTER)

RESOLUTION NO. 97-2531A

Introduced by Mike Burton,
Executive Officer

WHEREAS, Metro has a lease agreement, adopted by the Metro Council on September 23, 1993, between Metro and the City of Portland Bureau of General Services for the Community Policing Center in the Metro Regional Center; and

WHEREAS, this lease has a duration of ten years, said lease commencing on October 1, 1993, and continuing through September 30, 2003; and

WHEREAS, Metro is in support of the community policing efforts and the Lloyd District, District Attorney's program, which are "housed" in the leased premises, and believe that such efforts have a direct and positive effect in promoting public safety in the Lloyd District; and

WHEREAS, in addition to the general public safety benefit within the Lloyd District, the presence of the office has a more immediate value for Metro/MERC employees, and, in order to continue to provide a safe environment for Metro/MERC employees; and,

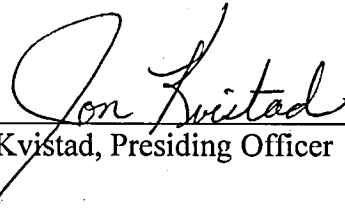
WHEREAS, the property which is the subject of the lease is not needed for other public use for the period from July 1, 1997, through June 30, 1998; now, therefore,

BE IT RESOLVED,

That the Metro Council hereby authorizes the Executive Officer to execute Amendment 1 (attached as Exhibit 1) to the lease agreement with the City of Portland, Bureau of General Services, subject to reciprocal action by Multnomah County, and the City of Portland. The authorization is effective upon receipt of a contribution, prior to February 1, 1998, of \$10,000


from private contributors and approval of a \$5,000 fund transfer from MERC funds to the Building Management Fund.

ADOPTED by the Metro Council this 6th day of November, 1997.



Jon Kvistad, Presiding Officer

Approved as to form:



Daniel B. Cooper, General Counsel

GOVERNMENT AFFAIRS COMMITTEE REPORT

RESOLUTION NO. 97-2531A, FOR THE PURPOSE OF AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN METRO AND THE CITY OF PORTLAND BUREAU OF GENERAL SERVICES BUREAU OF GENERAL SERVICES FOR THE COMMUNITY POLICING CENTER LOCATED IN THE METRO REGIONAL CENTER

October 28, 1997

Presented by: Councilor Naito

Committee recommendation:

At the October 21st meeting, the Government Affairs Committee voted 2-0 to recommend Council adoption of Resolution 97-2531A. Voting in favor: councilors McCaig and Naito.

Committee Discussion:

Action on this resolution was carried over from a July 22, 1997 meeting of the Government Affairs Committee, pending a funding package which would satisfy the requirements of the resolution and of the Government Affairs Committee.

This resolution authorizes an amendment to the Lease Agreement between Metro and the City of Portland Bureau of General Services for the Community Policing Center, which is located in the southwest corner of the Metro Regional Center. The amendment covers the period of one year; July 1, 1997 to June 30, 1998, this year being the fourth year of a ten year agreement. It continues a partnership between Multnomah County, the City of Portland and Metro, to house and operate the community policing office, but responds to a request of Metro to waive rent and operating expenses in the amount of \$30,000 for one year. This request was made due to the impact of Measures 47 and 50 on the city and county.

The Metro 1997-98 adopted budget includes the \$30,000 revenues from the agreement with the city, and the staff report to the resolution did not clarify from what other portion of the budget replacement revenues would be forthcoming.

Discussion prior to October 21, 1997:

Several individuals from the Lloyd District Association testified in favor of this resolution and stated that there were many benefits from this program in terms of public safety, not only in the Lloyd district itself, but also extending to the central city area. The

district association is attempting to form an assessment district which could provide a stable funding base for this program beginning with the 1998 fiscal year.

Committee members attempted to clarify the future role of the Lloyd District Association and public partners in continuing this program. Evidently there will be future discussion of these roles prior to the next fiscal year, depending on the success and timing of forming the assessment district.

Committee members also expressed interest in defining where Metro replacement revenues would come from. Scott Moss, Risk and Contract Division Manager was not clear if the contingency line of the building management fund was suitable, because that balance was low. General fund was suggested as a possibility, but committee members pointed out that the general fund had already been tapped several times in the budget process.

Mark Williams MERC General manager testified in favor of the project, and stated that MERC would be responsible for raising \$5,000 towards the \$30,000 required of Metro.

Chair Naito welcomed this, and recommended that the issue be held over to see if business interests could raise additional funds towards this one year package.

Discussion at October 21,1997 meeting:

Having secured a commitment by business interests to contribute \$10,000 to the project, Councilor Naito recommend an "A" version of this resolution which acknowledges the contributions both from MERC and business community, with Metro thus forgoing \$15,000 of the original \$30,000 rent and utility obligation of the City of Portland. The resolution authorizes enactment of the amendment to the lease agreement with the condition that these contributions be made prior to February 1, 1998.

Chair Naito thanked all the parties to this agreement for their patience, work and resources, and believes that until a district association can be formed, this will be a good solution.

GOVERNMENT AFFAIRS COMMITTEE REPORT

RESOLUTION NO. 97-2531, FOR THE PURPOSE OF AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN METRO AND THE CITY OF PORTLAND BUREAU OF GENERAL SERVICES BUREAU OF GENERAL SERVICES FOR THE COMMUNITY POLICING CENTER LOCATED IN THE METRO REGIONAL CENTER

October 15, 1997

Prepared by: Michael Morrissey

Committee recommendation:

At the July 22, 1997 meeting of the Government Affairs Committee, Resolution 97-2531 was continued to a future meeting, pending a funding package which would satisfy the requirements of the resolution and of the Government Affairs Committee.

Committee Discussion:

This resolution authorizes an amendment to the Lease Agreement between Metro and the City of Portland Bureau of General Services for the Community Policing Center, which is located in the southwest corner of the Metro Regional Center. The amendment covers the period of one year; July 1, 1997 to June 30, 1998, this year being the fourth year of a ten year agreement. It continues a partnership between Multnomah County, the City of Portland and Metro, to house and operate the community policing office, but responds to a request of Metro to waive rent and operating expenses in the amount of \$30,000 for one year. This request was made due to the impact of Measures 47 and 50 on the city and county.

The Metro 1997-98 adopted budget includes the \$30,000 revenues from the agreement with the city, and the staff report to the resolution did not clarify from what other portion of the budget replacement revenues would be forthcoming.

Several individuals from the Lloyd District Association testified in favor of this resolution and stated that there were many benefits from this program in terms of public safety, not only in the Lloyd district itself, but also extending to the central city area. The district association is attempting to form an assessment district which could provide a stable funding base for this program beginning with the 1998 fiscal year.

Committee members attempted to clarify the future role of the Lloyd District Association and public partners in continuing this program. Evidently there will be future discussion

of these roles prior to the next fiscal year, depending on the success and timing of forming the assessment district.

Committee members also expressed interest in defining where Metro replacement revenues would come from. Scott Moss, Risk and Contract Division Manager was not clear if the contingency line of the building management fund was suitable, because that balance was low. General fund was suggested as a possibility, but committee members pointed out that the general fund had already been tapped several times in the budget process.

Mark Williams MERC General manager testified in favor of the project, and stated that MERC would be responsible for raising \$5,000 towards the \$30,000 required of Metro.

Chair Naito welcomed this, and recommended that the issue be held over to see if business interests could raise additional funds towards this one year package.

Now, as of October 15, there is an indication that business interests will contribute \$10,000 towards this effort.

Councilor Naito will be recommending at the October 21 Government Affairs Committee meeting an A version of this resolution which acknowledges the contributions from MERC and the business community, and authorizes enactment of the amendment to the lease agreement with the condition that these contributions be made prior to February 1, 1998.

end

AMENDMENT NO. 1

METRO AND THE CITY OF PORTLAND BUREAU OF GENERAL SERVICES

LEASE AGREEMENT

Metro Contract No. 903224

This Amendment No. 1, is made and entered into by and between Metro ("Landlord"), a metropolitan services district, and the City of Portland Bureau of General Services ("Tenant"). The effective date of this Amendment No. 1 is July 1, 1997.

Landlord owns and occupies the Premises located at 600 N.E. Grand Avenue, Portland, Oregon 97232-2736.

Landlord and Tenant have entered into a Lease Agreement commencing October 1, 1993 and continuing through September 30, 2003.

Landlord and Tenant desire to amend this Lease Agreement to waive any costs related to occupancy of the leased premises for the period from July 1, 1997 through June 30, 1998.

NOW THEREFORE, in consideration of the mutual promises of the parties set forth in this Amendment No. 1, the Landlord and Tenant agree as follows:

SECTION 3 - RENT

Base rent payments due according to Section 3 of the Lease Agreement are hereby waived for the period from July 1, 1997 through June 30, 1998.

SECTION 4 - UTILITIES; CUSTODIAL; OTHER CHARGES

Utility payments, custodial charges, and other charges due as additional rent according to Section 4 of the Lease Agreement are hereby waived for the period from July 1, 1997 through June 30, 1998.

All other terms and conditions of the Lease Agreement remain unchanged.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 1 to be effective on the date first shown above.

LANDLORD:

Metro, a metropolitan services district

By: _____

Title: _____

TENANT:

City of Portland, Bureau of General Services

By: _____

Title: _____

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 95-2531 FOR THE PURPOSE OF AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN METRO AND THE CITY OF PORTLAND BUREAU OF GENERAL SERVICES FOR THE COMMUNITY POLICING CENTER LOCATED IN THE METRO REGIONAL CENTER

Date: June 25, 1997

Presented by: Scott Moss
Senior Manager

PROPOSED ACTION:

Resolution No. 95-2531 requests the approval of a resolution to authorize an amendment to the Lease Agreement between Metro and the City of Portland Bureau of General Services for the Community Policing Center in the Metro Regional Center.

This amendment waives all costs including rent and payments for operating expenses for the period from July 1, 1997 through June 30, 1998, which payments are due according to the terms of the original lease agreement adopted by the Metro Council on September 23, 1993 and entered into October 1, 1993.

FACTUAL BACKGROUND AND ANALYSIS:

Metro and the City of Portland entered into a lease (Contract No. 903224) for 1630 square feet of office space in the Metro Regional Center to house a community policing center. The space also accommodates the Multnomah County District Attorney program for the Lloyd District. The commencement date of the ten year lease was October 1, 1993.

Previously, funding of the activities of the community policing center came from both the City of Portland and Multnomah County. Recently, due to budget cuts resulting from Ballot Measure 50, the City of Portland and Multnomah County are not able to fully fund the lease payments associated with the space.

Metro is being asked to waive the base rent and additional rent amounts for the period of one year only (approximately \$30,000), acting in partnership with the City and the County.

A Community Policing Effort. Metro is in support of the community policing effort and the Lloyd District, District Attorney's program, and recognizes the value of this office to the convention and tourism business at OCC and the safety of the neighborhood.

In order to continue to promote public safety in the Lloyd District area, as well as provide a safe environment for employees, it is felt this lease agreement amendment is

in the public interest of Metro. It is also noted that the property which is the subject of the lease is not needed for other public use for the amendment period; i.e. from July 1, 1997 through June 30, 1998.

A Community Partnership. A one year partnership approach between the City, Multnomah County and Metro has been suggested which would fund the community policing center for one year. This partnership would help provide the time needed for the Lloyd District business community to establish an assessment/improvement district, which would then take over the program, and these funds are committed with that understanding.

\$74,400	Multnomah County District Attorney's Office
\$55,000	City of Portland block grant
\$30,000	Metro waiver of rent & operating expenses

BUDGET IMPACT

This lease agreement amendment will result in a \$30,000 reduction in revenue to the Building Management Fund FY 1997-98. Staff will attempt to make up for this revenue reduction in other ways; however, a budget adjustment may be required near the end of of this fiscal year.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends Metro Council adoption of Resolution No. 97-2531.

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Executive Officer

WHEREAS, Metro has a lease agreement, adopted by the Metro Council on September 23, 1993, between Metro and the City of Portland Bureau of General Services for the Community Policing Center in the Metro Regional Center; and

WHEREAS, this lease has a duration of ten years, said lease commencing on October 1, 1993, and continuing through September 30, 2003; and

WHEREAS, Metro is in support of the community policing efforts and the Lloyd District, District Attorney's program, which are "housed" in the leased premises, and believe that such efforts have a direct and positive effect in promoting public safety in the Lloyd District; and

WHEREAS, in addition to the general public safety benefit within the Lloyd District, the presence of the office has a more immediate value for Metro/MERC employees, and, in order to continue to provide a safe environment for Metro/MERC employees; and,

WHEREAS, the property which is the subject of the lease is not needed for other public use for the period from July 1, 1997, through June 30, 1998; now, therefore,

BE IT RESOLVED,

That the Metro Council hereby ~~approves~~ authorizes the Executive Officer to execute Amendment 1 (attached as Exhibit 1) to the lease agreement with the City of Portland, Bureau of General Services, subject to reciprocal action by Multnomah County, and the City of Portland. ~~Amendment 1 provides for waiving any costs for base rent as well as any additional rent amounts due for operating expenses for the period from July 1, 1997 through June 30, 1998. The~~

authorization is effective upon receipt of a contribution, prior to February 1, 1998, of \$10,000 from private contributors and approval of a \$5,000 fund transfer from MERC funds to the Building Management Fund.

ADOPTED by the Metro Council this _____ day of _____, 1997.

Jon Kvistad, Presiding Officer

Approved as to form:

Daniel B. Cooper, General Counsel

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WHEREAS, the property which is the subject of the lease is not needed for other public use for the period from July 1, 1997 through June 30, 1998; now therefore,

BE IT RESOLVED,

That the Metro Council hereby approves Amendment 1 (attached as Exhibit 1) to the lease agreement with the City of Portland, Bureau of General Services, subject to reciprocal action by Multnomah County, and the City of Portland. Amendment 1 provides for waiving any

costs for base rent as well as any additional rent amounts due for operating expenses for the period from July 1, 1997 through June 30, 1998.

ADOPTED by the Metro Council this _____ day of _____, 1997.

Jon Kvistad, Presiding Officer

Approved as to form:

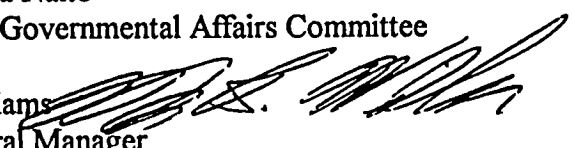
Daniel B. Cooper, General Counsel



METROPOLITAN EXPOSITION-RECREATION COMMISSION

DATE: October 20, 1997

TO: Councilor Lisa Naito
Chair, Metro Governmental Affairs Committee

FROM: Mark B. Williams 
MERC General Manager

RE: Funding Plan for Metro Contact District Attorney's Office

This is to confirm our discussions of the past week regarding the funding plan for the District Attorney's contact office located at the Metro Regional Center.

My understanding is that you have worked out an arrangement to continue this valuable program by waiving the rent that would otherwise be charged to the District Attorney's office for their space at the Metro Regional Center. My understanding is that this is a one year plan which calls for the \$30,000 rent waiver to be made up from a variety of sources, as follows:

- \$15,000 Metro contribution by way of rent waiver
- \$10,000 cash contribution from Lloyd District area private businesses
- \$5,000 cash contribution from MERC

As you know, we at MERC view the presence of the District Attorney's office in this area as a very positive contribution to the fight against crime in our district. We believe that this is a valuable program for Metro, for the neighborhood, and for the entire Lloyd District. Accordingly, as I indicated in our discussion, MERC is willing to contribute \$5,000 towards the continuation of this program, as outlined above.

Thank you for your attention to this important issue, and please do not hesitate to contact me if you have any further questions or concerns on this or any other subject.

cc: Metro Councilors
Metro Executive Mike Burton
MERC Chair Alice Norris
MERC Management Team
Multnomah County District Attorney Mike Schrunk
Deputy District Attorney Wayne Pearson
Virgil Oval
Mat Kline
Nancy Goss-Duran
Jeff Stone