

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2022-015

Declaring a Portion of the Juvenile Justice Complex Temporarily Surplus; and Approving a Lease.

The Multnomah County Board of Commissioners Finds:

- a. The Oregon Department of Justice (DOJ) has primary responsibility for representing the state in juvenile dependency court proceedings. These hearings occur primarily in the Juvenile Court, which is located within the County's Juvenile Justice Complex. In order to effectively and efficiently perform their duties, it is necessary for the DOJ assistant attorneys general to have space in the facility to complete their work responsibilities. Presently, all other agencies that are part of the juvenile delinquency and juvenile dependency systems have allocated work space within the Juvenile Justice Complex. DOJ is the only system partner who does not.
- b. DCJ Juvenile Services Division discontinued most of its support for juvenile dependency matters two years ago, reducing FTE as a result. This change, as well as other reductions in administrative staffing, created vacant space within the Data & Document Services area of the Juvenile Justice Complex.
- c. Specifically, the County does not intend at this time to use approximately 1,221 rentable square feet of office space (1st Floor Offices 1115,1116,1117,1118,1119,1120, & 1121 in the Southwest wing) ("Premises") of the Juvenile Justice Complex building at 1401 NE 68th Ave, Portland, Oregon ("Building"). Per FAC-3, Sec. IV, it is appropriate to declare the Premises temporarily surplus in order to lease the space.
- d. It is in the best interests of the County to declare the Premises temporarily surplus and to execute a lease substantially in conformance with the terms set forth in Exhibit 1 (Terms Sheet) to this Resolution.

The Multnomah County Board of Commissioners Resolves:

1. The Premises is declared temporarily surplus for the term of a lease (as extended by renewal or amendment) executed in substantial conformance with the terms set forth in Exhibit 1 (Terms Sheet) to this Resolution.
2. The Chair is authorized to execute such lease and any ancillary instruments and to execute renewals or amendments of the same without further Board action.

ADOPTED this 3rd day of March, 2022.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Jed Tomkins*
Jed Tomkins, Sr. Asst. County Attorney

SUBMITTED BY: Tracey Massey, Director, DCA

EXHIBIT 1

Terms sheet – Lease of Premises in JJC to OR DOJ

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| 1. | Landlord | Multnomah County |
| 2. | Tenant | The State of Oregon, Department of Justice |
| 3. | Premises
Building:
Street: | Juvenile Justice Center
1401 NE 68th Avenue Portland, OR
97213 |
| 4. | Premises Rentable Square Footage
Building Rentable Square Footage | 1,221 rsf, 1 st Flr, SW wing
12,210 rsf |
| 5. | Tenant’s Proportionate Share | 10.00% |
| 6. | Estimated Completion Date | TBD |
| 7. | Term | 72 whole calendar months, upon completion of Premises Improvements (estimated late Q2/earlyQ3) |
| 8. | Monthly Base Rent | To be calculated for cost recovery (initial rate ~\$2.4442/month/rsf); 3%/yr annual escalation |
| 9. | Improvement Allowance
Tenant’s Share of Improvement Costs | \$0.00
All of the Improvement Costs |
| 10. | Use | the general purposes of government office use |
| 11. | Parking Rights | unreserved parking in Common Areas |
| 12. | Utilities and Services | |

Utility/Service	Included in Base Services	Paid directly by Tenant
Water	YES	
Sewer	YES	
Electricity	YES	
Gas	YES	
Trash removal	YES	
Recycling	YES	
Janitorial services and supplies	YES	
Window washing	YES	
Snow and ice removal	YES	
Security	YES	
Pest control	YES	