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Memorandum Date: May 17, 2011

Order Date: June 8, 2011

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**TO:** Board of County Commissioners

**DEPARTMENT:** Management Services

**PRESENTED BY:** David Suchart, Director

**AGENDA ITEM TITLE:** ORDER/IN THE MATTER OF signing a twenty year lease for RiverStone employee parking from The Olympic, LLC

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**I. MOTION**

Move Order Number 11- 06- 08-\_\_\_ in the matter of signing a twenty year lease for RiverStone employee parking from The Olympic, LLC

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**II. AGENDA ITEM SUMMARY**

The Board is being asked to authorize the signing of a twenty year lease for 51 parking spaces in the WILCO/True Value parking lot for employees. The lease is in the amount of \$240,000.

**III. BACKGROUND/IMPLICATIONS OF ACTION**

**A. Board Action and Other History**

Lane County has developed a Community Health Center (CHC) in Springfield known as the RiverStone Clinic. The CHC opened in March, 2011. In order to accommodate parking for employees the option for leasing property at an already developed lot is the most feasible.

**B. Policy Issues**

The policy objective being pursued is to continue the efficient and effective delivery of primary health care services to the public.

**C. Board Goals**

Same as 'B' above.

**D. Financial and/or Resource Considerations**

The lease would call for the County to pay \$60,000 on the commencement of the lease (April 1, 2011) and \$60,000 on the second, third and fourth anniversary of the lease. The terms would lock in the rate for the twenty years of the lease. Employees would pay for their parking. Such payment was negotiated with the employees' bargaining group.

**E. Analysis**

When the County acquired the SELCO/Olympic building, options for parking were evaluated. With client parking covered, there were a number of ground parking lots within one block that were evaluated for employee parking. The potential for the County developing its own parking are expensive, and maintaining a lot is also expensive. The WILCO/True Value lot is one block from RiverStone, and the favorable lease terms made this option viable.

**F. Alternatives/Options**

Alternatives to this purchase are limited. Development of a new lot is expensive and would be less convenient for employees. The lease gives the County the first right of refusal on purchasing the lot should the current owner decide to sell.

**IV. TIMING/IMPLEMENTATION**

If the Board accepts the recommendation, a lease will be prepared and signed by the County Administrator.

**V. RECOMMENDATION**

It is recommended that the Board of Commissioners accept the recommendation and approve the leasing of said property.

**VI. FOLLOW-UP**

Management Services will proceed with preparation and signing of lease.

**VII. ATTACHMENTS**

Board Order

**IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON**

Order No. 11- 06- 08-

) In the Matter of signing a twenty year  
) lease for RiverStone employee parking  
) from The Olympic LLC

**WHEREAS**, the County has developed the Community Health Center in Springfield known as the RiverStone Clinic; and

**WHEREAS**, the acquisition of parking for employees is the most efficient for employees and has the least impact on the neighborhood; and

**WHEREAS**, Lane County has negotiated a twenty year lease with The Olympic, LLC in the amount of \$240,000, effective April 1, 2011; now, therefore,

**IT IS HEREBY ORDERED** that the Management Services Director is hereby authorized to execute such documents as are necessary to lease 51 spaces in the WILCO/True Value parking lot.

**IT IS FURTHER ORDERED** that the County Administrator is authorized to execute the contract.

DATED this 8<sup>th</sup> day of June, 2011.

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Faye Stewart, Chair  
Lane County Board of Commissioners

APPROVED AS TO FORM

3 Date 5-24-11 lane county

  
OFFICE OF LEGAL COUNSEL