

BOARD OF EDUCATION  
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON

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May 12, 2015

Other Matters Requiring Board Approval

The Superintendent RECOMMENDED adoption of the following items:

Numbers 5087 through 5089

During the Committee of the Whole, Director Koehler moved and Director Regan seconded the motion to adopt Resolution 5087. The motion was put to a voice vote and passed by a vote of 6-0-1 (yes-6, no-0, abstain-1 [Morton]; with Student Representative Jayaswal absent).

Director Belisle moved and Director Morton seconded the motion to adopt Resolutions 5088 and 5089. The motion was put to a voice vote and passed unanimously (yes-7, no-0; with Student Representative Jayaswal absent).

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**RESOLUTION No. 5087**

Authorization to enter into agreements with the City of Portland and the Native American Youth and Family Center (NAYA) for developing a Regional Early Learning Academy and Longhouse Community Center at the Foster School Site.

**RECITALS**

- A. There is a shortage of appropriate facilities to house and mentor foster children and adoptive families in the greater Portland area. Native American children in particular are overrepresented in the foster care program and are less likely to succeed if they remain in a foster setting.
- B. Intergenerational housing is a way to increase a child's success, utilizing seniors as mentors for children. This model has been extremely successful in providing a stable platform for children's growth with a community that has developed and sustained an intergenerational neighborhood for adoptive families of foster children.
- C. The Native American Youth and Family Center (NAYA) is seeking to develop this intergenerational housing model and partner with Portland Public Schools (PPS) to develop a Regional Early Learning Academy and Longhouse Community Center at the Foster School Site.
- D. One May 30, 2012, the Portland City Council authorized a memorandum of understanding (MOU) with PPS that provided for a long-term lease on a portion of the Foster School site for development of an intergenerational community by NAYA, referred to as the "Housing Tract."
- E. On October 1, 2012, the City and PPS executed an intergovernmental agreement regarding the City's commitment to provide \$500,000 in funding in exchange for leasing the Housing Tract so that the City could in turn sublease the Housing Tract to NAYA.
- F. The MOU contemplates that PPS would also enter into separate agreements with NAYA to jointly operate the existing school building and school grounds (or a replacement school and grounds) as an early childhood education center.
- G. On March 11, 2013, the Board approved resolution 4737 authorizing PPS to enter into Agreements for the Lease of the Foster Housing Tract to the City of Portland and to sublease to NAYA for intergenerational housing. In July 2013, that lease was amended to obligate NAYA to develop a Good Neighbor Agreement with the Lents Neighborhood Association.
- H. PPS and NAYA have developed a final site plan that contemplates intergenerational housing on the west half of the site and a regional early learning academy and "longhouse" community center, with new and improved public streets, based in part on input from the Lents community.
- I. NAYA has amassed the funding required to begin construction of the intergenerational housing in fall, 2015.

**RESOLUTION**

The Board hereby authorizes the following:

- 1. The Superintendent's Designee shall execute the second amendment to the ground lease to place the Housing Tract on the western side of the site and add the obligation of PPS to dedicate land for public street improvements and for the costs of land dedication and street construction to be shared by PPS and NAYA as set forth in the pre-development agreement.

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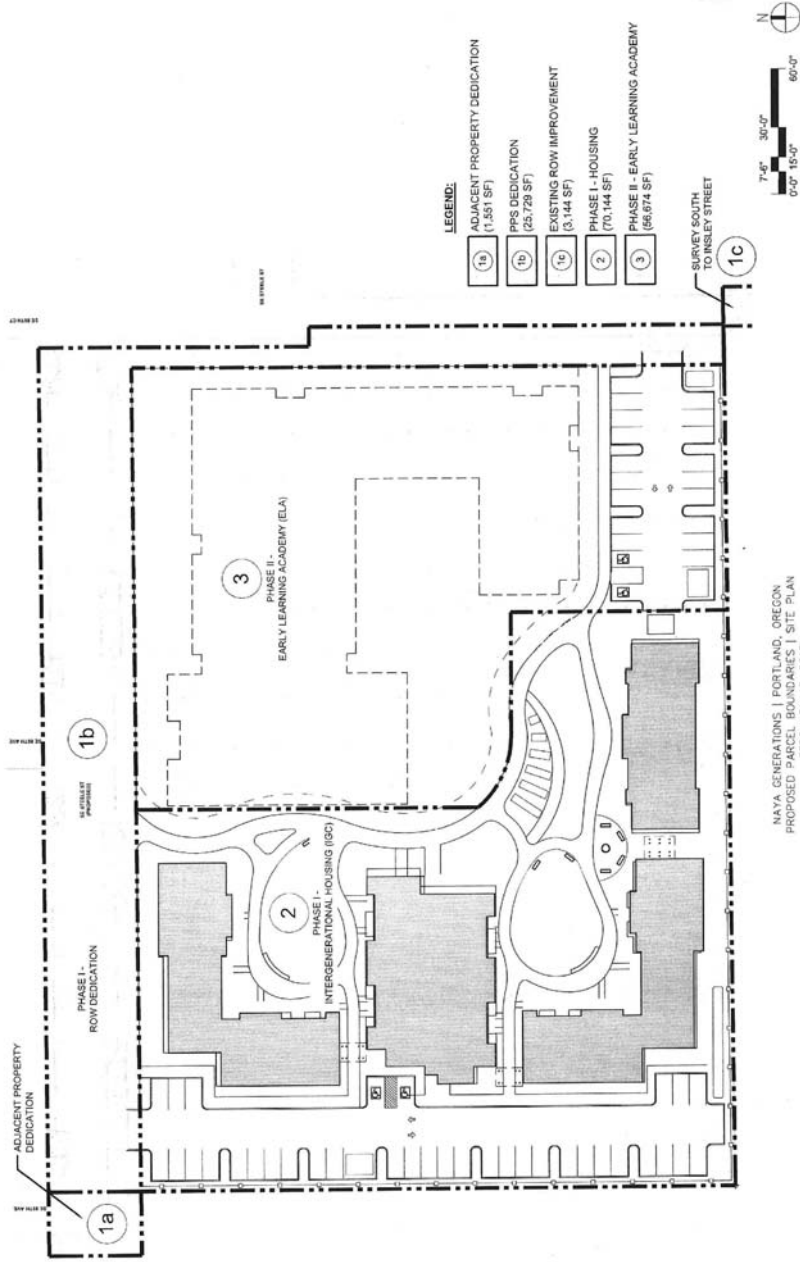
2. The Superintendent's Designee shall dedicate land and sign a petition for a local improvement district for public street improvements in the location shown in Exhibit A as "PPS Dedication."
3. The Superintendent's Designee shall execute a pre-development agreement with NAYA for the purpose of defining roles, responsibilities, anticipated budget and schedule for developing the regional early learning academy and longhouse community center on the terms described in Exhibit B Summary of Pre-development Terms.
4. The Superintendent's Designee shall execute any other documents required in conjunction with these transactions for the purposes of fulfilling the obligations of the ground lease, land dedication, local improvement district and the pre-development agreement terms.
5. The Superintendent's Designee shall execute any other amendments to the ground lease necessary for the approval of the housing site development as long as they do not affect rent, the 99-year term, or overall intent of the ground lease.
6. The District and NAYA shall continue to actively pursue fundraising and partnerships to support development of the Regional Early Learning Academy in order to help defray the costs to both parties.
7. The Superintendent's Designee will bring to the Board for review the plan and context for kindergarten spaces in SE Portland prior to the beginning of design work.

Exhibits:

- A. Tract Plan
- B. Summary of Pre-development Terms

*S. King*

# EXHIBIT A



## EXHIBIT B

Topic	Term
<b>Program</b>	<p>@33,000 sq. ft. building:                      @20,016 Early Learning Academy – 8 classrooms + support space:</p> <ul style="list-style-type: none"> <li>• 3 classrooms Kindergarten</li> <li>• 3 classrooms of PPS Head Start</li> <li>• 2 classrooms of day care</li> </ul> <p>@12,000 sq. ft. Longhouse/community center and kitchen                      Outdoor spaces</p>
<b>RELA/LH Owner, manager</b>	<p>PPS to own and operate the RELA;                      NAYA to operate the Longhouse;                      Shared spaces per Lease agreement.</p> <p>PPS to own building, SE parking lot for 20 spaces;                      NAYA to use 2 classrooms for day care via long term lease;                      PPS to use Longhouse community space and kitchen via shared space agreement;                      Both parties agree to share site parking, outdoor spaces and to develop operating agreement.</p>
<b>RELA/LH Developer</b>	<p>PPS to develop building; is responsible for building design and permitting, selection of architect and contractor, coordination of financing and completion of project per schedule.</p>
<b>RELA/LH Design Cost Sharing</b>	<p>Site master planning split 55%/45% between NAYA and PPS, respectively, including LID;                      Building design cost split 50%/50% between NAYA and PPS.</p>
<b>Preliminary RELA/LH Construction Funding</b>	<p>This agreement does NOT authorize construction spending.                      Preliminary building cost estimated at \$12,500,000.                      Anticipated other funding preliminary estimated @ up to \$4,150,000 (public sources and new Market tax Credits;</p> <ul style="list-style-type: none"> <li>• PPS preliminary share estimated @ up to \$4,500,000 plus @\$780,000 land contribution;</li> </ul>
<b>Demolition of Foster School</b>	<p>To be demolished during housing phase by NAYA; parties to share cost of demolition 50%/50%.</p>
<b>Creation of Local Improvement District (LID)</b>	<p>Requires initial petition approval by PPS;                      Requires agreement to dedicate land – 25,729 sq. ft.;                      Requires financial commitment – between \$610,000 and \$730,000;                      Costs to be shared between PPS and NAYA 45%/55% based on final costs and appraisal.</p>
<b>Negotiate a Development Agreement for Board Approval</b>	<p>Includes:</p> <ul style="list-style-type: none"> <li>• Project schedule</li> <li>• Funding commitments by both parties</li> <li>• Direction for lease, draft operating and share use agreements</li> <li>• Shared use of parking lots</li> <li>• Construction cost and cost sharing</li> <li>• Provision of wrap-around services</li> </ul>

May 12, 2015

**RESOLUTION No. 5088**

Establish One New Fund: Fund 470 – Partnership Funds

**RECITALS**

- A. School Districts should maintain only those funds that are required to meet legal and operating requirements.
- B. Government Accounting Standards call for capital construction and improvement work to be conducted in a capital projects fund, rather than a general fund.
- C. On February, 2014, by way of Resolution No 5025, the Board of Education (“Board”) of Portland Public Schools authorized the Superintendent to enter into a Disposition and Development Agreement with Concordia University.
- D. Portland Public Schools anticipates the potential for future capital construction projects conducted with external partners and using funds that are generated separately from authorized capital bonds.
- E. Staff has determined that establishing a fund for partnership activities separate from either the GO Bonds Fund (450) or the Facilities Capital Fund (438) will help to ensure proper financial controls and greater public transparency.

**RESOLUTION**

- 1. The Board hereby establishes Fund 470 - Partnership Funds, which will separately account for resources and requirements resulting from the non-bond-funded capital improvement work conducted by Portland Public Schools in conjunction with external partners.

*Y. Awwad / D. Wynde*

**RESOLUTION No. 5089**

Minutes

The following minutes are offered for adoption:

May 5, 2015