

MACKENZIE.



**La Grande Police**  
**Public Safety Building**  
Needs Analysis Summary | 2.26.2024



#### **MACKENZIE**

Jeff Humphreys - Project Principal

Austin Zeitz - Project Architect

Quincey Gerow - Architecture



#### **FCS GROUP**

Martin Chaw - Senior Project Manager

Tim Wood - Assistant Project Manager

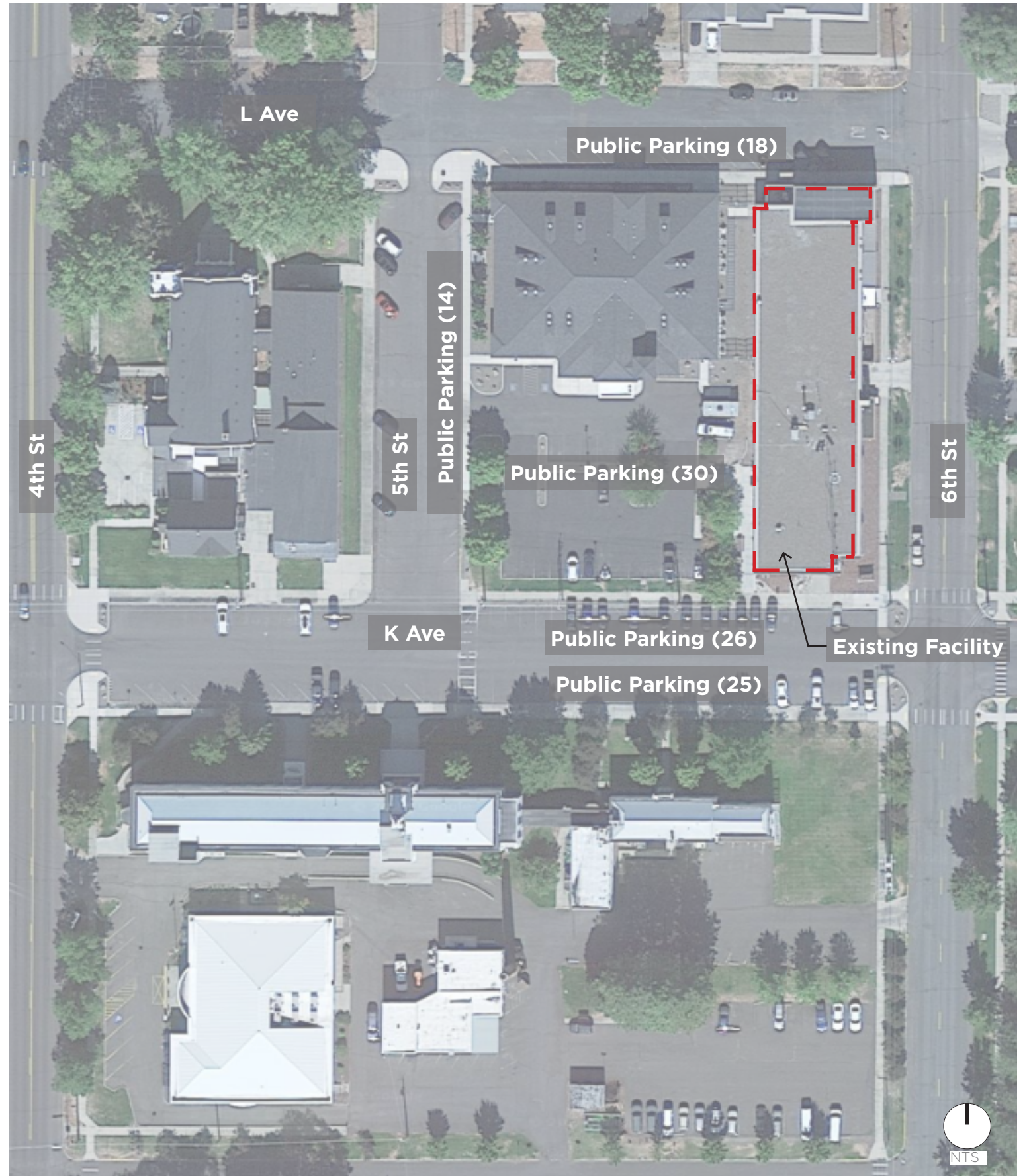
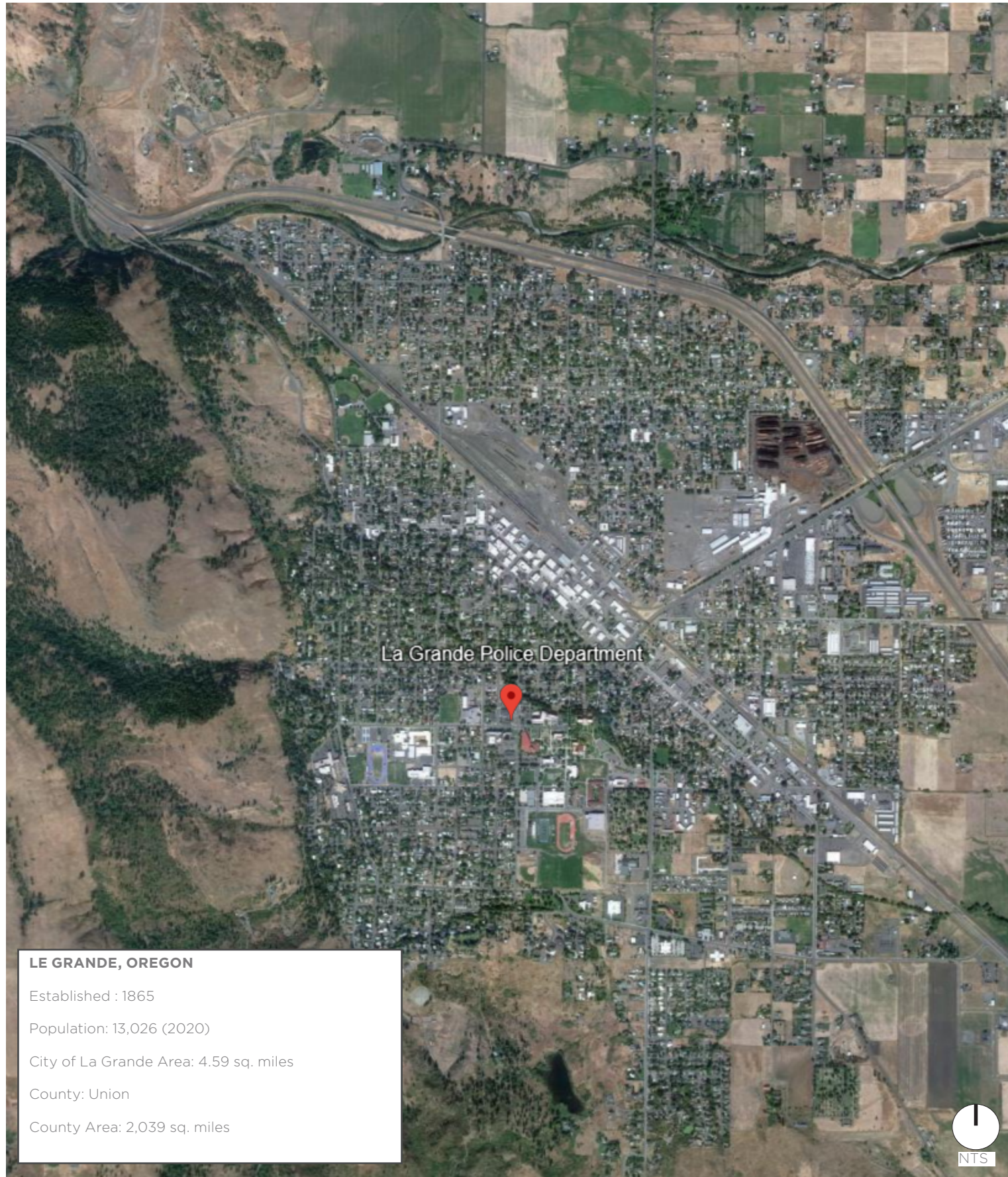


#### **CONSTRUCTION FOCUS**

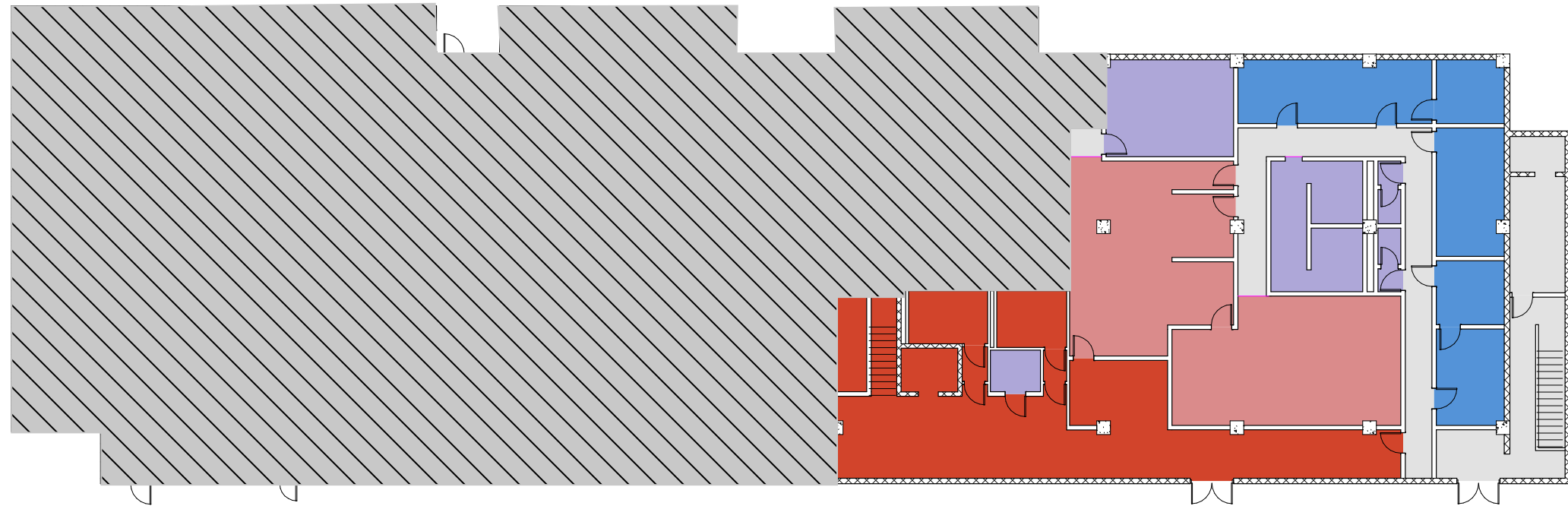
Steve Gunn - Principal

Nick Arvidson - Estimator





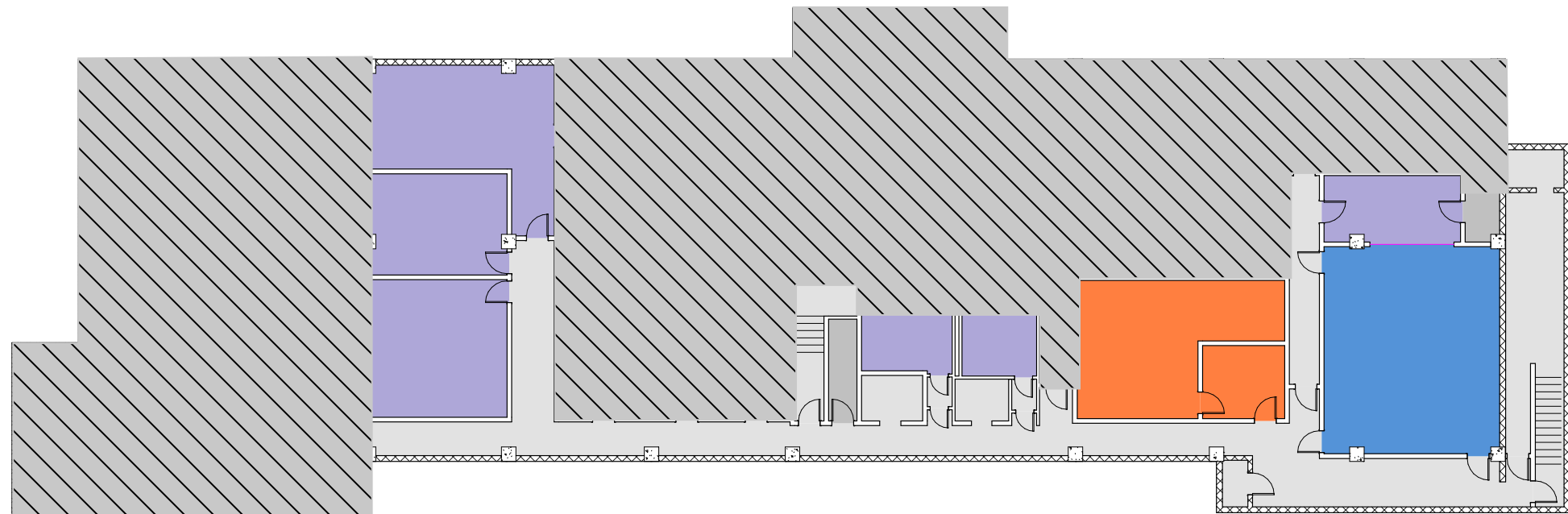




Existing First Floor Plan  
N.T.S.

**LEGEND**

- Public Spaces
- Records/Dispatch
- Administration
- Operations
- Evidence
- Support
- County Only Space
- Circulation



Existing Basement Floor Plan  
N.T.S.



Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments	
	Exist	2023	2053	Exist	2023	2053	W	L	Area	Exist	2023	2053		
<b>Department: Police Support Functions</b>														
<b>Police Restrooms/Showers/Bunks</b>														
Men's Restroom			0	1	1	10	25	250		250	250	2x vanities, 2x urinals, 2x toilets		
Men's	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments	
Men's	Exist	2023	2053	Exist	2023	2053	W	L	Area	Exist	2023	2053		
<b>Department: 911 Dispatch</b>														
Women's	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments	
Women's	Exist	2023	2053	Exist	2023	2053	W	L	Area	Exist	2023	2053		
Women's	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments	
Women's	Exist	2023	2053	Exist	2023	2053	W	L	Area	Exist	2023	2053		
Staff Lobby / Entry			0	0	0	5	5	25		0	0			
911 Dispatch														
911 Dispatch														
Storage	<b>Department: Public Functions &amp; Facility Core</b>													
Conferer	<b>Public Lobby</b>													
Commur	Entry Vestibule				0	1	1	8	10	80		80	80	PUBLIC
Supply	Public Lobby Waiting Area				0	1	1	15	20	300	644	300	300	PUBLIC
Copy	Training / EOC / Briefing				0	1	1	25	30	750		750	750	PUBLIC Prescription Drug Disposal; 10-12 people
Break R	EOC Storage				0	1	1	10	10	100		100	100	SECURE
Quiet R	Training Storage				0	1	1	10	10	100		100	100	SECURE
Unisex T	Chair Storage				0	1	1	0	0	0		0	0	
Lockers	AV Closet				0	1	1	5	5	25		25	25	
Fitness F	Lobby Information				0	1	1	5	10	50		50	50	PUBLIC
Lobby Information	Display Area				0	1	1	5	10	50		50	50	PUBLIC
Display Area	Soft Interview Room				0	1	1	10	14	140	70	140	140	PUBLIC
Soft Interview Room	Juvenile Conference / Evid. Display				0	0	0	10	14	140		0	0	PUBLIC
Juvenile Conference / Evid. Display	Public Restrooms / Men's & Women's				0	2	2	8	8	64		128	128	PUBLIC
Public Restrooms / Men's & Women's	Vending Vestibule				0	0	0	8	12	96		0	0	PUBLIC
Vending Vestibule	Group Total		0	0	0						714	1723	1723	drinking fountain
Group Total	<b>Department: Public Functions &amp; Facility Core</b>													
<b>Facility Core</b>														
Janitor					0	1	1	6	6	36		36	36	1x per floor
Stairway					0	0	0	12	20	240		0	0	
Elevator					0	0	0	6	8	48		0	0	
Elevator Equipment Room					0	0	0	5	6	30		0	0	Adjacent Elevator
Mechanical Shaft					0	0	0	5	10	50		0	0	
Central Server Room					0	0	0	0	0	0		0	0	Included w/ Information Technology

Space / Room Use	Staffing Requirements			Space Requirements			Space Size			Total Required Square Footage			Comments
	Exist	2023	2053	Exist	2023	2053	W	L	Area	Exist	2023	2053	
<b>Department: La Grande Police Department Space Requirements Summary</b>													
Public Functions & Facility Core	0	0	0							714	2439	2439	
Police Department	24	24	29							4163	8548	9083	
911 Dispatch / Information Technology	10	10	18							732	1323	1323	
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	<b>34</b>	<b>34</b>	<b>47</b>							<b>5609</b>	<b>12309</b>	<b>12844</b>	

<b>Department: La Grande Police Department Site Requirements Summary</b>												
Public Functions & Facility Core	0	0	0							714	2439	2439
911 Dispatch	10	10	18							502	948	948
Information Technology	0	0	0							230	375	375
Police Administration	4	4	4							720	1208	1208
Police Records	2	2	2							800	785	785
Police Operations	15	15	18							558	1395	1485
Police Support Services	3	3	5							1188	2014	2264
Police Support Functions	0	0	0							898	3147	3342
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	<b>34</b>	<b>34</b>	<b>47</b>							<b>5609</b>	<b>12309</b>	<b>12844</b>
<b>TOTAL EXTERIOR REQUIREMENTS</b>										<b>0</b>	<b>22764</b>	<b>30260</b>
<b>TOTAL SITE REQUIREMENTS</b>										<b>5609</b>	<b>35073</b>	<b>43104</b>

Space Use	Square Footage
Public Functions & Facility Core	2,439 SF
911 Dispatch	948 SF
Information Technology	375 SF
Police Administration	1,208 SF
Police Records	785 SF
Police Operations	1,485 SF
Police Support Services	2,264 SF
Police Support Functions	3,342 SF
<b>Total Building (Includes 25% Circulation)</b>	<b>12,844 SF</b>
<b>Total Site Requirements</b>	<b>43,104 SF</b>





GLADSTONE PD







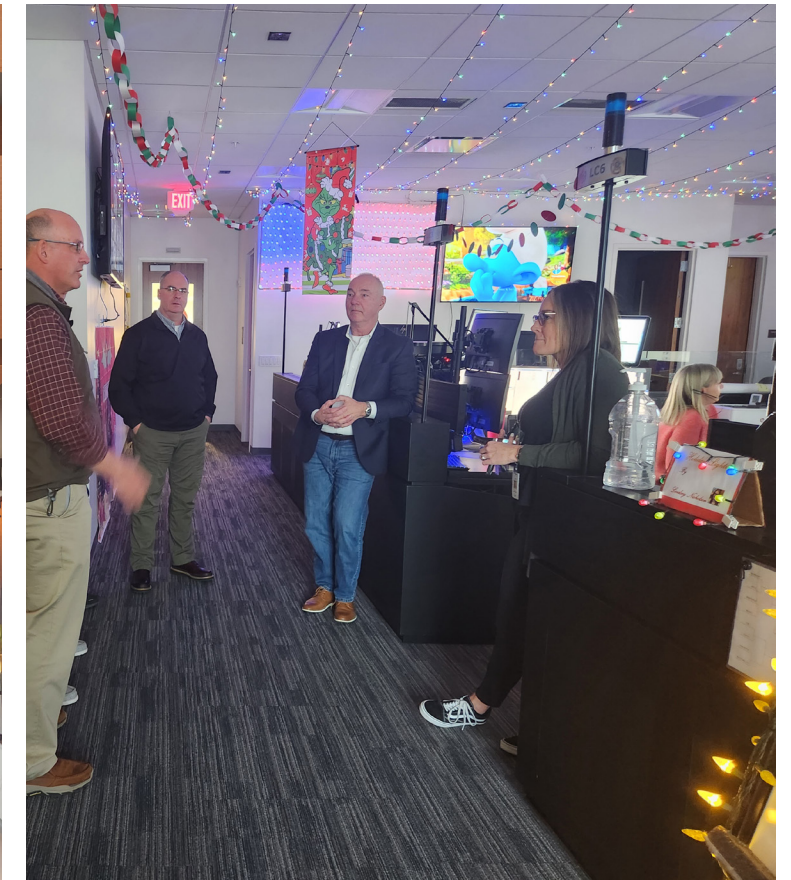
WEST LINN PD



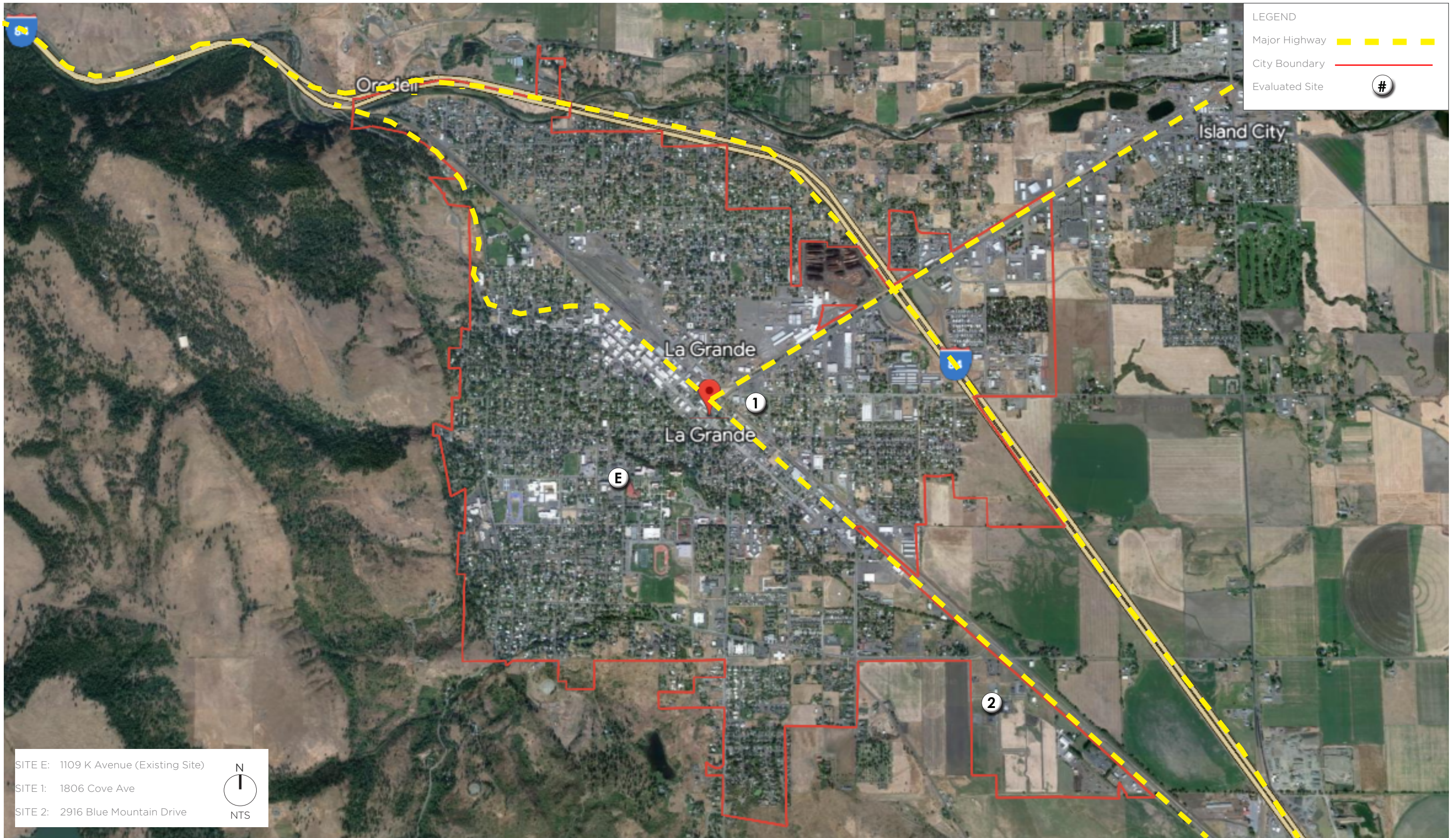




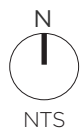
LAKE OSWEGO PD & DISPATCH







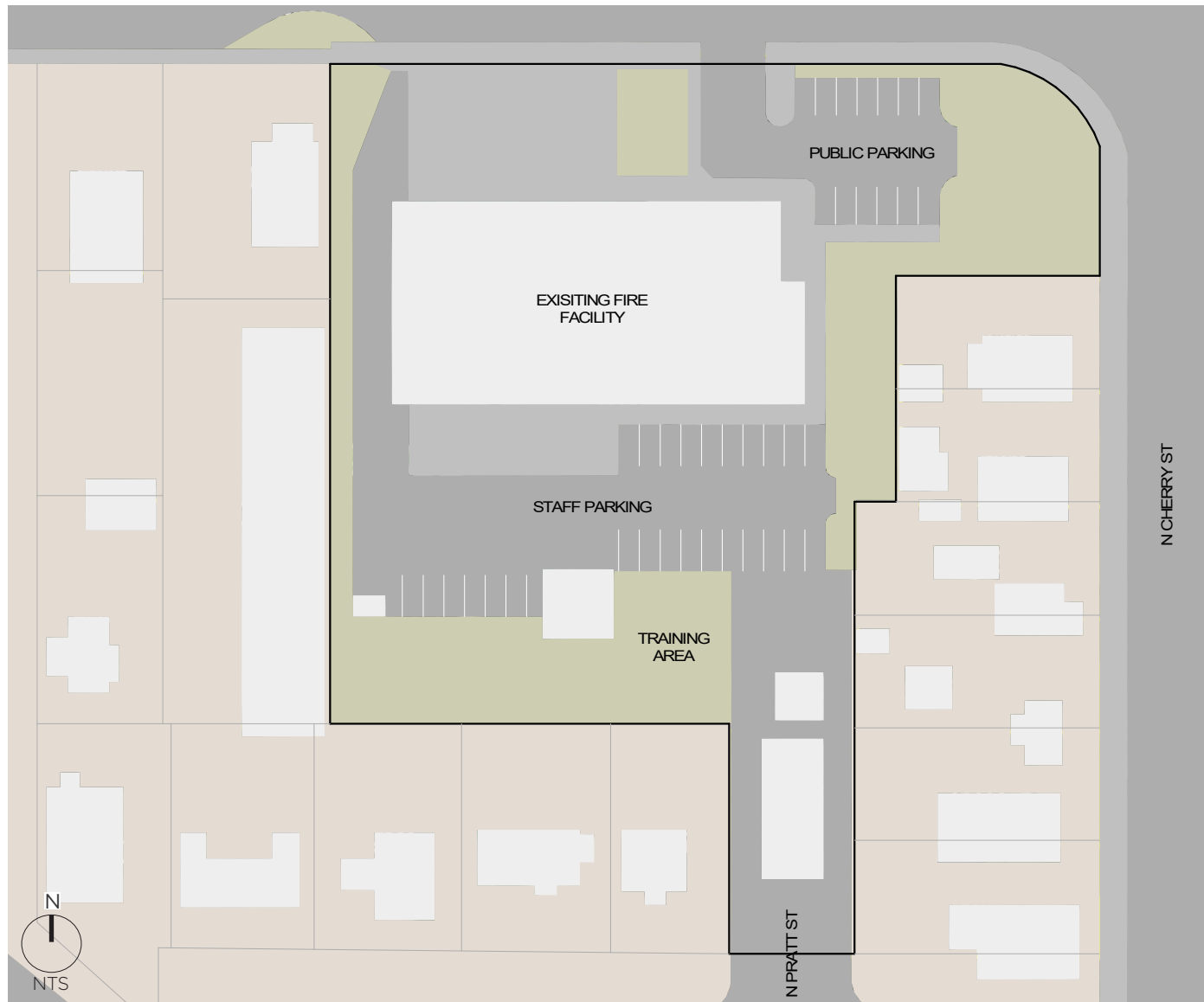
SITE E: 1109 K Avenue (Existing Site)  
 SITE 1: 1806 Cove Ave  
 SITE 2: 2916 Blue Mountain Drive



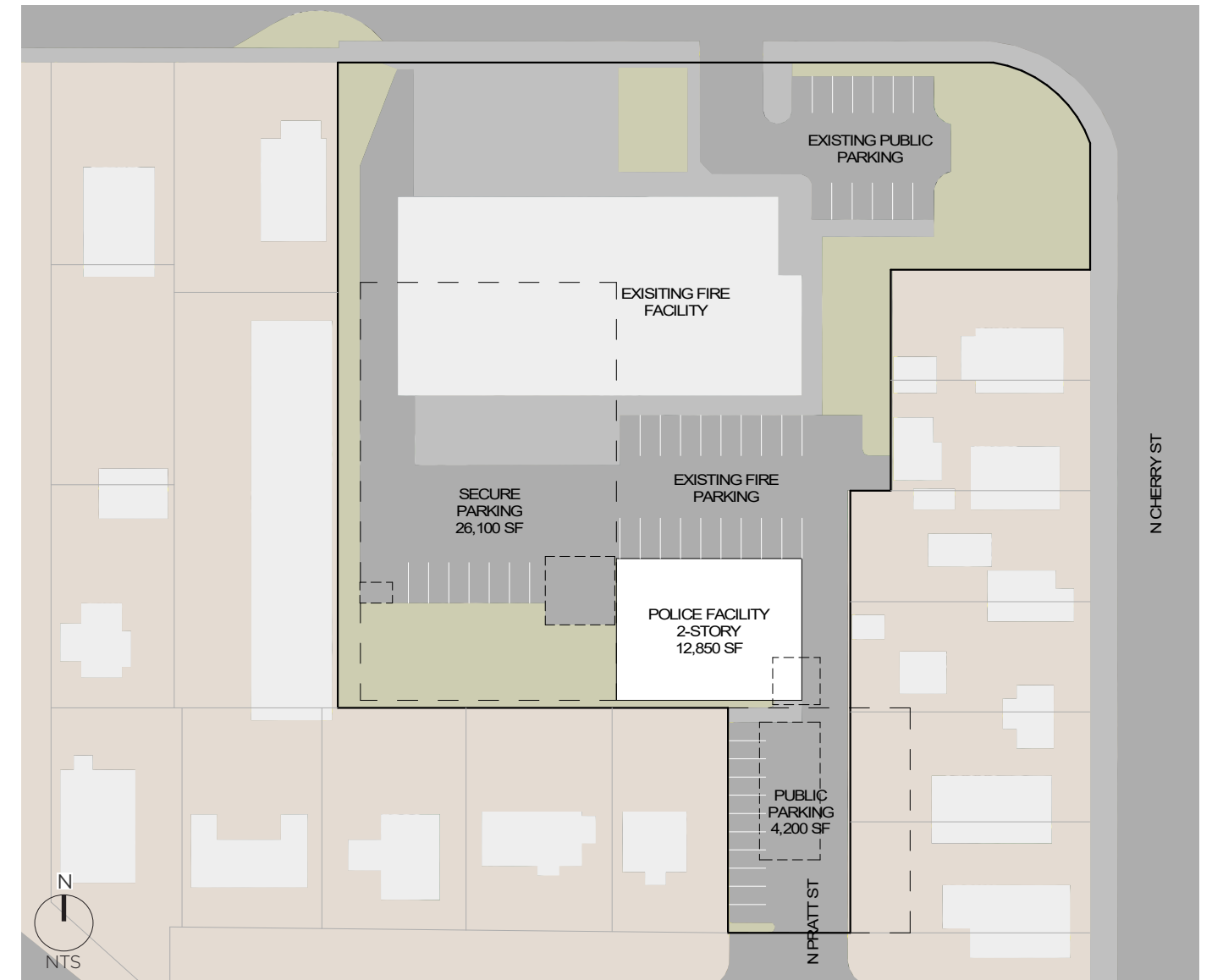


	SITE E: La Grande Police Department (Current)	SITE 1: La Grande Fire Department	SITE 2: La Grande Business & Technology Park
PROPERTY ADDRESS:	1109 K Avenue	1806 Cove Ave	2916 Blue Mountain Drive
SITE AREA	2.37 Acres (Inclusive of existing Courthouse and vacated K Ave)	2.14 Acres (Inclusive of existing Fire Station and associated outbuildings)	.93 Acres (Currently undeveloped)
TAX LOT(S)	O3S38E08BC/Tax Lot 600	O36S3808AB/Tax Lot 1500	T3SR38E16BA/ Tax Lot 700
OWNER	Union County	City of La Grande	City of La Grande (Urban Renewal Agency)
ZONE & JURISDICTION	Residential Professional (RP), City of La Grande	Public Facilities (PF), City of La Grande	Business Park (BP), City of La Grande
ALLOWED USE	Law Enforcement permitted outright, Jail under Conditional Use	Public Safety Building permitted	Public Safety Building & Police Station are Permitted Use per Land Use Code Ordinance 3266, Series 2023, Section 2.2.014(B)(10)
MIN. LANDSCAPE REQUIREMENTS	10% of developed site area	10% of developed site area	5% of developed site area
MAX. LOT COVERAGE	Not Applicable	Not Applicable	Not Applicable
MIN/MAX PARKING RATIO	No Maximum. Minimum parking per LDC Section 5.7.009.	No Maximum. Minimum parking per LDC Section 5.7.009.	No Maximum. Minimum parking per LDC Section 5.7.009.
MAX BUILDING HEIGHT	35' plus 1' additional height for each 10' of building setback from a residential zone. Max height may not exceed 60'	35' plus 1' additional height for each 10' of building setback from a residential zone. Max height may not exceed 60'	60'; no FAR standard
MAX. BUILDING SETBACKS	No Minimum.	No Minimum.	No Minimum.
SLOPE/TREES	1 Parking lot tree per 6 spaces; right-of-way trees required where there is adequate space	1 Parking lot tree per 6 spaces; right-of-way trees required where there is adequate space, trees shall be planted in all landscape areas with adequate space	No slope reported. 1 Parking lot tree per 6 spaces; street trees are required
TRAFFIC IMPACT	Required per LDC Section 6.2.020(D)	TBD, required if the project is projected to generate >400 ADT or where known traffic conflicts exist	No traffic impact analysis or review required for this scale of development at this location.
PROPERTY AVAILABILITY	County Owned	City Owned	City Owned
WETLANDS/SENSITIVE AREAS	None	None reported	No wetlands, property is currently within the AE 100-yr floodplain. The floodplain is in the process of being remapped and this property is anticipated to be removed from the floodplain by mid-late 2025.
FRONTAGE IMPROVEMENTS	No comprehensive overlay zone reported.	No comprehensive overlay zone reported.	Property is located within a subdivision inclusive of CC&R's and specific design standards. Property is located with the City of La Grande Urban Renewal District.
TREE REQUIREMENTS	No additional requirements provided.	No additional requirements provided.	No additional requirements provided.





Site 1: La Grande Fire Department



Site 1: Test Fit

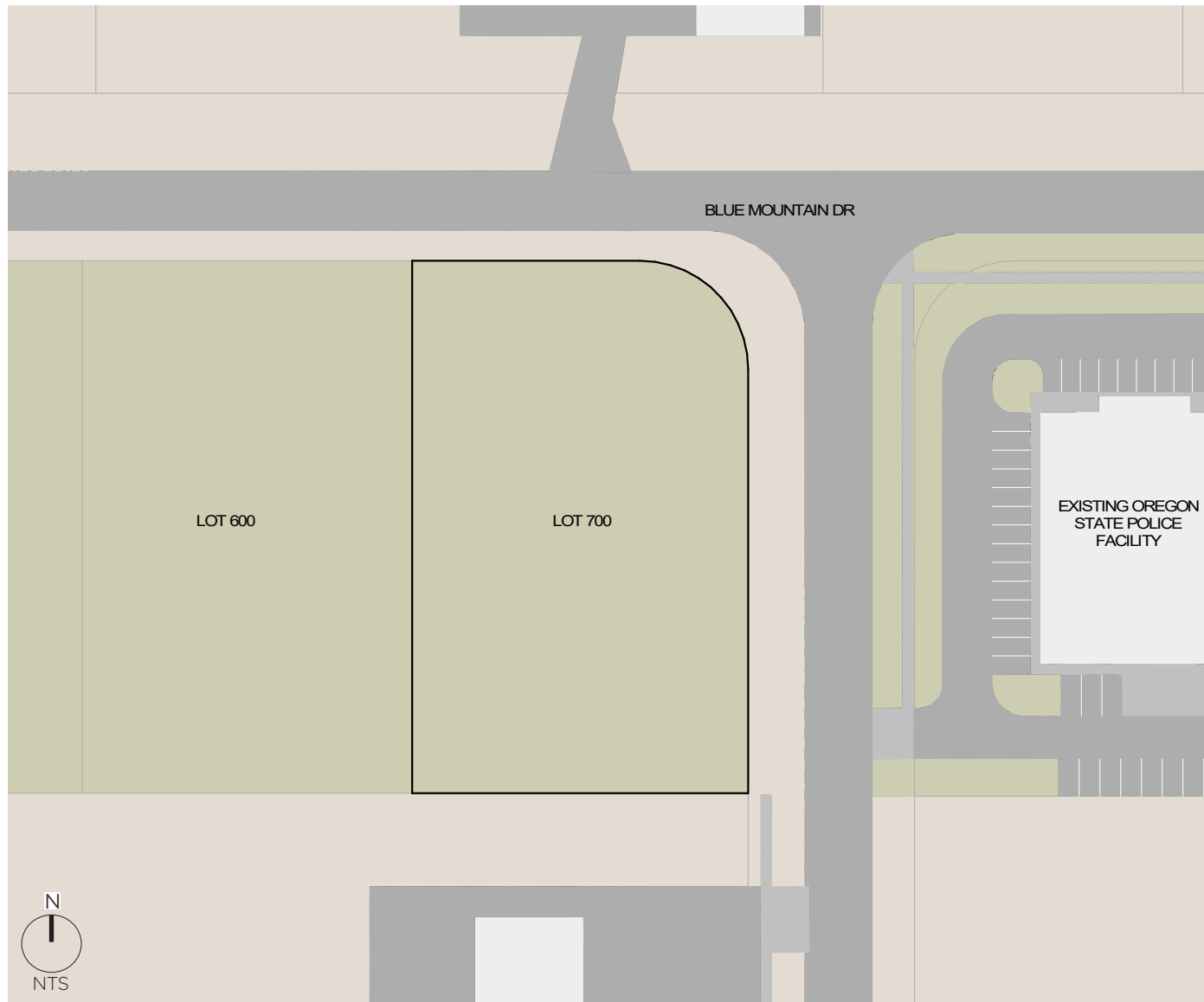
### Advantages

- Proximity to existing Fire Department facility provides potential to share public facing program such as parking, lobby and community accessible spaces.
- Centrally located.
- Existing City owned property within the Urban Renewal District.

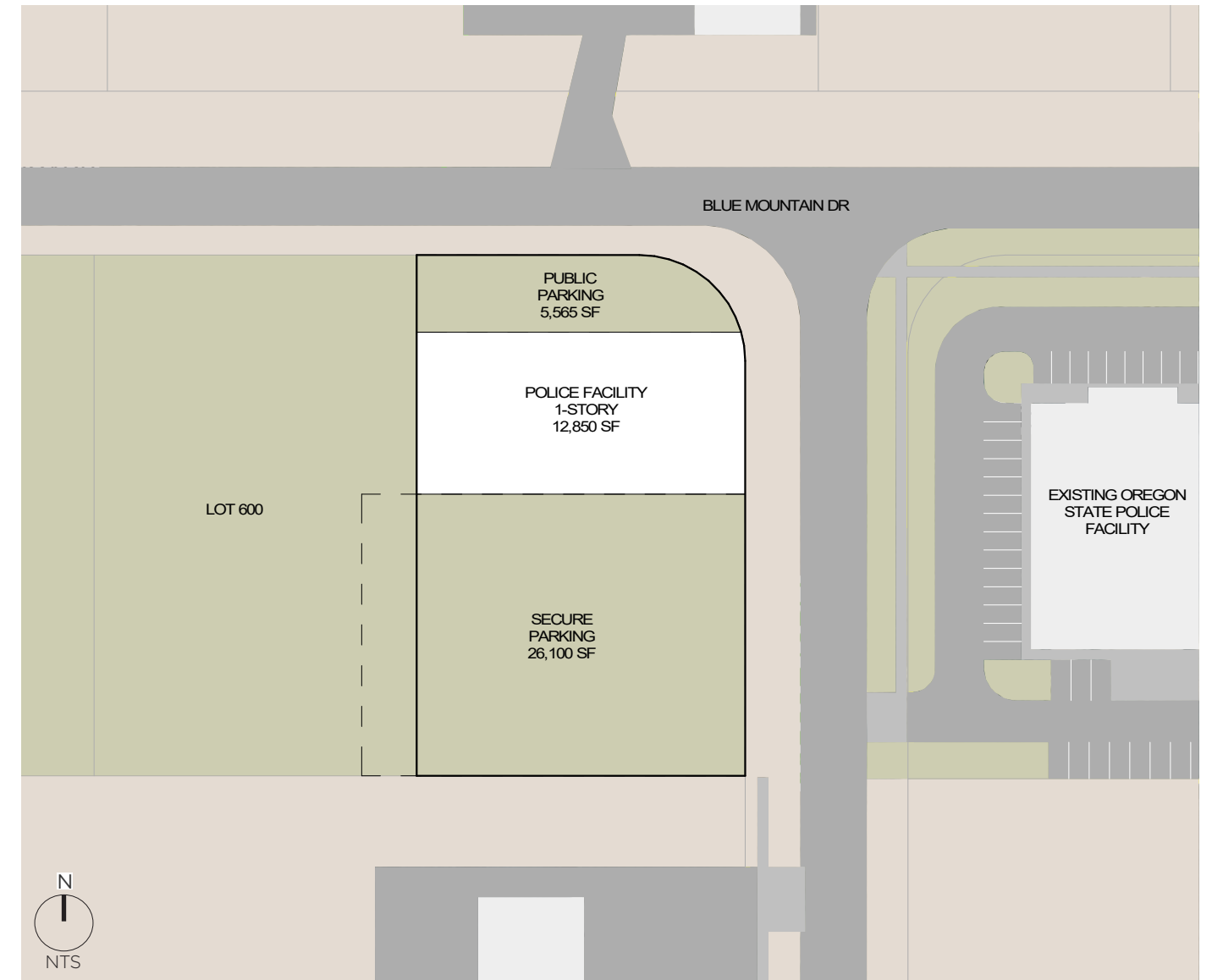
### Disadvantages

- The majority of the site is already developed with Fire Department specific programming and many large paved areas need to be maintained to preserve Fire Apparatus access requirements.
- The approved Police Station programming area would entail demolition of either existing site elements or adjacent property structures to meet Department needs.
- Adjacent lots are privately owned and already developed making expansion challenging and incurring added acquisition and demolition costs.





Site 2: La Grande Business & Technology Park



Site 2: Test Fit

### Advantages

- Proximity to existing State Police facility.
- Lot is currently City owned greenfield that is relatively flat and ready for new development.
- City possession of adjacent Lot 600 and 500 provides ample flexibility for site layout, expansion or additional City facilities.

### Disadvantages

- Lot 700 alone does not have sufficient area to host the approved program building and site square footage.
- This site is more remotely located than the existing Fire Station site.
- Property is currently designated as within the 100-year floodplain but this is something that is in the process of being revised.



SYSTEM DESCRIPTION		QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL ESTIMATED COST	NOTES
<b>BUILDING HARDCOSTS</b>						
A10	Substructure - Foundations	12,844	BGSF	\$ 32.41	\$ 416,274.04	
B10	Superstructure	12,844	BGSF	\$ 66.46	\$ 853,612.24	
B20	Exterior Enclosure (Includes Canopies)	12,844	BGSF	\$ 71.14	\$ 913,722.16	
B30	Roofing	12,844	BGSF	\$ 34.09	\$ 437,851.96	
C10	Interior Construction	12,844	BGSF	\$ 62.00	\$ 796,328.00	
C30	Interior Finishes	12,844	BGSF	\$ 30.78	\$ 395,338.32	
D20	Plumbing	12,844	BGSF	\$ 29.43	\$ 377,998.92	
D30	HVAC	12,844	BGSF	\$ 59.00	\$ 757,796.00	
D40	Fire Protection	12,844	BGSF	\$ 10.38	\$ 133,320.72	
D50	Electrical	12,844	BGSF	\$ 71.00	\$ 911,924.00	
E10	Equipment	12,844	BGSF	\$ 1.02	\$ 13,100.88	
E20	Casework & Finishings	12,844	BGSF	\$ 16.22	\$ 208,329.68	
F10	Special Construction	12,844	BGSF	\$ 12.47	\$ 160,164.68	
<b>BUILDING HARDCOST SUBTOTAL</b>		<b>12,844</b>	<b>BGSF</b>	<b>\$ 496.40</b>	<b>\$ 6,375,761.60</b>	
<b>ON-SITE SITEWORK HARDCOSTS</b>						
G10	Site Preparation	43,104	SGA	\$ 6.02	\$ 259,486.08	
G20	Site Improvements	30,260	SGA	\$ 18.50	\$ 559,810.00	
G30	Site Civil / Mech Utilities	30,260	SGA	\$ 3.71	\$ 112,264.60	
G40	Site Electrical utilities	30,260	SGA	\$ 3.75	\$ 113,475.00	
<b>ON SITE SITEWORK HARDCOST SUBTOTAL:</b>		<b>43,104</b>	<b>SGA</b>	<b>\$ 24.24</b>	<b>\$ 1,045,035.68</b>	
<b>OFF-SITE SITEWORK HARDCOSTS</b>						
G10	Site Preparation	23,707	SGA	\$ 7.22	\$ 171,259.37	Improvement on two sides.
G20	Site Improvements	23,707	SGA	\$ 12.95	\$ 307,005.65	
G30	Site Civil / Mech Utilities	23,707	SGA	\$ 2.97	\$ 70,362.38	
G40	Site Electrical utilities	23,707	SGA	\$ 3.00	\$ 71,121.00	
<b>OFF SITE SITEWORK HARDCOST SUBTOTAL:</b>		<b>23,707</b>	<b>SGA</b>	<b>\$ 26.14</b>	<b>\$ 619,748.39</b>	
<b>BUILDING &amp; SITEWORK HARDCOST SUBTOTAL</b>					<b>\$ 8,040,545.67</b>	
<b>MARKUPS</b>						
<b>Markups Based on Hardcost Total</b>						
	Design & Estimate Contingency			20.00%	\$ 1,608,109.13	
	General Conditions			7.00%	\$ 675,405.84	
<b>Markups Based on Project Overall Costs</b>						
	Overhead, Profit, Insurance, Bonds			8.50%	\$ 1,140,706.04	
	Escalation to Midpoint (2026 - Qtr 4 - 5% Per yr)			12.50%	\$ 1,677,508.88	
	OR Gross Receipts Tax			0.57%	\$ 76,494.40	
	OR - 1.5% Renewal Energy Requirement			1.50%	\$ 201,301.07	
					\$ 5,379,525.36	
<b>BASE BID TOTAL:</b>					<b>\$ 13,420,071.03</b>	
<b>BASE BID COST / SQ FT</b>		<b>43,104</b>	<b>GSF</b>		<b>\$ 311.34</b>	

	PHASE	Comments
<b>Construction Cost of Facility</b>		
<b>Building Hardcost</b>	<b>\$6,375,762</b>	\$496.40
<b>On-Site Hardcost</b>	<b>\$1,045,036</b>	\$81.36
<b>Off-Site Hardcost</b>	<b>\$619,748</b>	\$48.25
<b>Subtotal</b>	<b>\$8,040,546</b>	
<b>Margins</b>		
Design & Estimate Contingency	\$1,608,109	20.0% Allowance
General Conditions	\$675,406	7.0%
Contractor Mark Up (Overhead, Profit, Insurance, Bonds)	\$1,140,706	8.5%
Escalation to Midpoint (Q4, 2026)	\$1,677,509	5.0% Per YR
OR Gross Receipts Tax	\$76,494	0.57%
OR - 1.5% Renewal Energy Requirement	\$201,301	1.5%
<b>Subtotal</b>	<b>\$5,379,525</b>	
<b>Total Construction Costs</b>		
	<b>\$13,420,071</b>	<b>\$1,044.85 per sf</b>

Consultants Costs		
A/E Design and Contract Administration - Base Reimbursables		
Owner's Project Manager		
Marketing Materials		
Topo and Boundary Survey		
Geotechnical Investigations		
Special Inspections		
Geotechnical Field Inspections		
Environmental Services		
Transportation Engineering		
Haz. Material Survey/Testing/Mitigation Specs		
Commissioning		
Arborist		
<b>Subtotal - Consultants</b>	<b>\$2,684,014</b>	20.0% of Construction Costs
Consultants Contingency	\$134,201	5.0% of Consultant Costs
<b>Total Consultants Costs</b>		<b>\$2,818,215</b>
		<b>\$219.42 per sf</b>

Owner Costs		
Land Acquisition		Contingent on site selection
Fixtures, Furniture & Equipment (FF&E)		
Telephone/Data/AV/Security Equipment		
Sustainability Registration (i.e. LEED)		
Moving Allowance		
Temporary Facilities		
Permit Fees		
BOLI Fees	\$1,342	0.1% of Construction Costs (\$7,500 Max)
<b>Subtotal - Owner Costs</b>	<b>\$2,013,011</b>	15.0% of Construction Costs
Owner Contingency	\$100,651	5.0% of Owner Costs
<b>Total Owner Costs</b>		<b>\$2,113,661</b>
		<b>\$164.56 per sf</b>

<b>Total Project Cost</b>	<b>\$18,351,947</b>	<b>\$1,428.83 per sf</b>
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Building Size (SF):	12,844
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# Recommendations

- **Establish a desired time line and budget for the project.**

Based on the findings of Mackenzie’s analysis, it is determined that the overall projected cost of the project as described in this report is estimated to be \$18.4 million. It is encouraged the City and Police Department agree on an expectation of project costs and schedule development to provide clear direction to those that represent the project.

- **Determine Funding Mechanism.**

Confirm the funding mechanism(s) the City expects to pursue to complete the project. Once determined, the City should assess the financial impact, if any, to the local community in comparison to previous voter approvals, and the timing for pursuing the selected funding mechanism.

- **Begin Public Outreach Campaign/Process.**

Begin the process of presenting the need for the project to the local community. This effort should entail community visioning sessions to allow attendees to observe the condition of the existing station, as well as presenting the findings of the Needs Analysis process. The process for outreach to local community organizations and private business with an interest in the project should strive to reach as many people as possible. Identify advocates for the project and solicit their participation in the assembly of a Public Advisory Committee (PAC). This committee should be comprised of local community members, either active in, or supportive of the needs of the La Grande Police Department.



# City of La Grande

## City of La Grande Police Facilities Funding Options

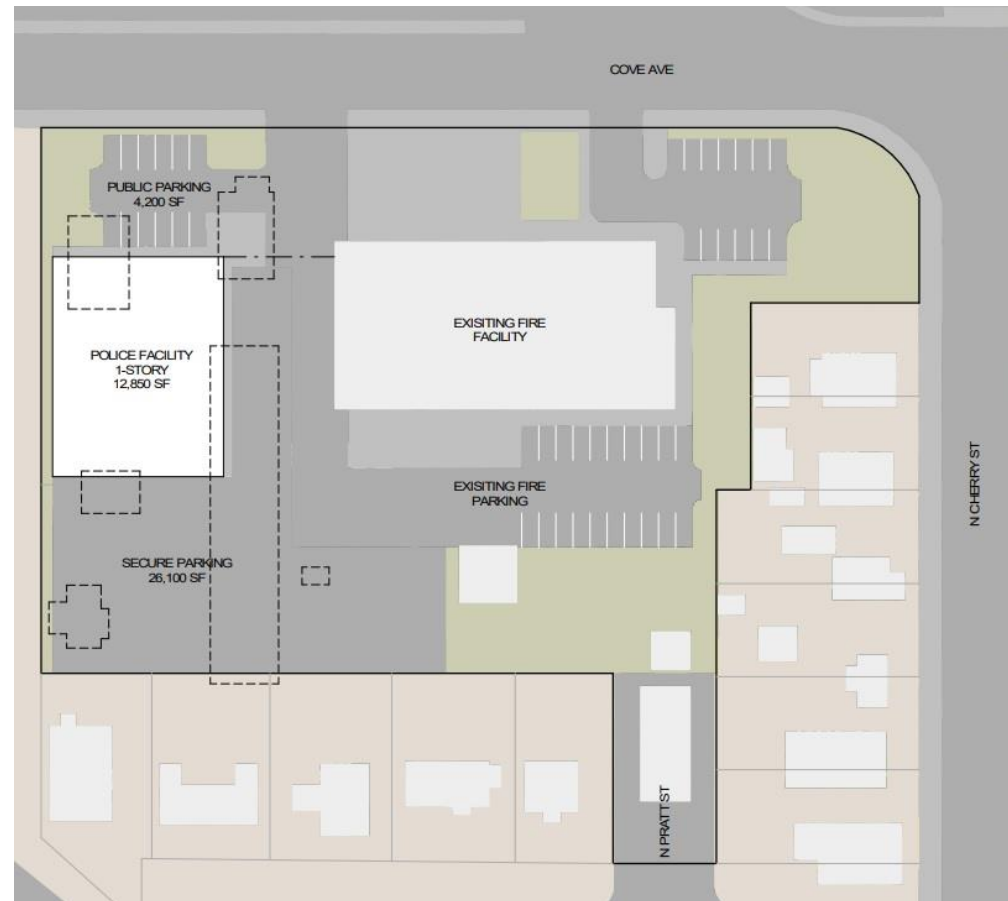
Presentation to City Council  
February 26, 2024





# Project Background

- ◆ City police currently share a building with the Union County Sheriffs Office.
- ◆ The City is seeking to provide La Grande Police with their own building.
- ◆ The facility is estimated to cost \$18.4 million
- ◆ Funding options for the project will be discussed through this effort.







# Funding Options

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- **Funding options for this project include the following:**
  - **Existing URA:** Utilize the City's existing urban renewal area to pay for part of the project.
  - **Public Safety Fee:** Charge utility customers a fee funding police functions, including construction of a new police building.
  - **LTGO Bonds:** City Council votes to take out low-interest debt to be paid back through the General Fund.
  - **GO Bonds:** City Council votes to take out low-interest debt to be paid back through a property tax levy.
  - **Local Improvement District:** Institute a local improvement district in the vicinity with nearby property owners taking on the cost of building construction.





# Urban Renewal Area Background

- **Oregon Revised Statute Chapter 457 gives cities the authority to activate an urban renewal agency.**
- **Urban renewal is a tool used to combat blight in a defined area.**
- **Program “freezes” assessed value within an area, with property taxes collected above the frozen base going to the URA.**
- **La Grande currently has a URA which covers both project sites.**
- **Pros:**
  - Existing revenue source, strong nexus to project
- **Cons:**
  - Limited remaining indebtedness/funding available



# URA Background

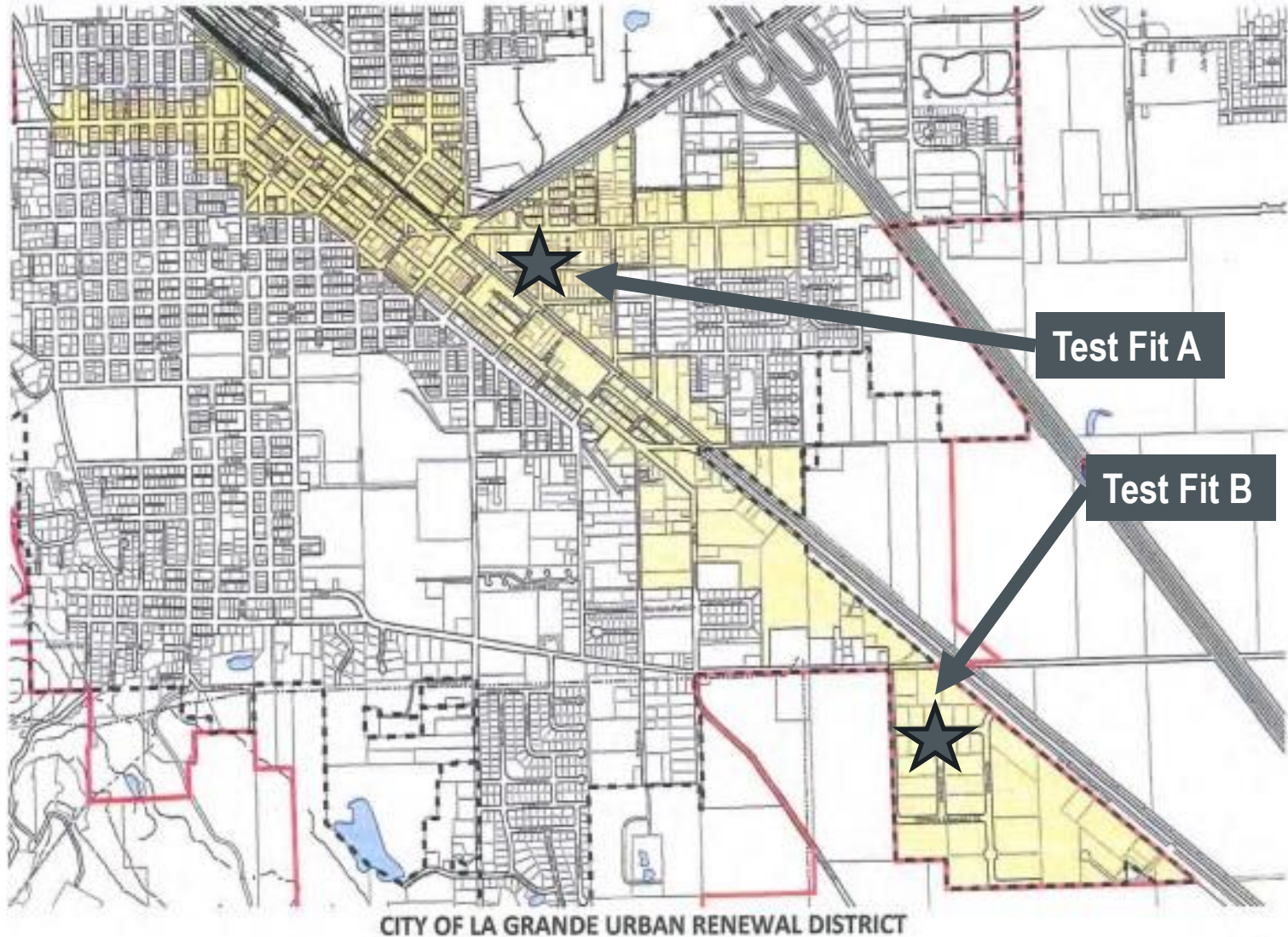
- ◆ The La Grande URA was adopted in 1999
- ◆ The URA is 526 acres
- ◆ Maximum indebtedness was established at \$22 million
- ◆ Remaining maximum indebtedness is \$8.7 million
- ◆ Five projects were funded in FY 2022/23
- ◆ Grants from the La Grande URA ranged from \$33,508 to \$75,000







# URA Background







## **Public Safety Fee Background**

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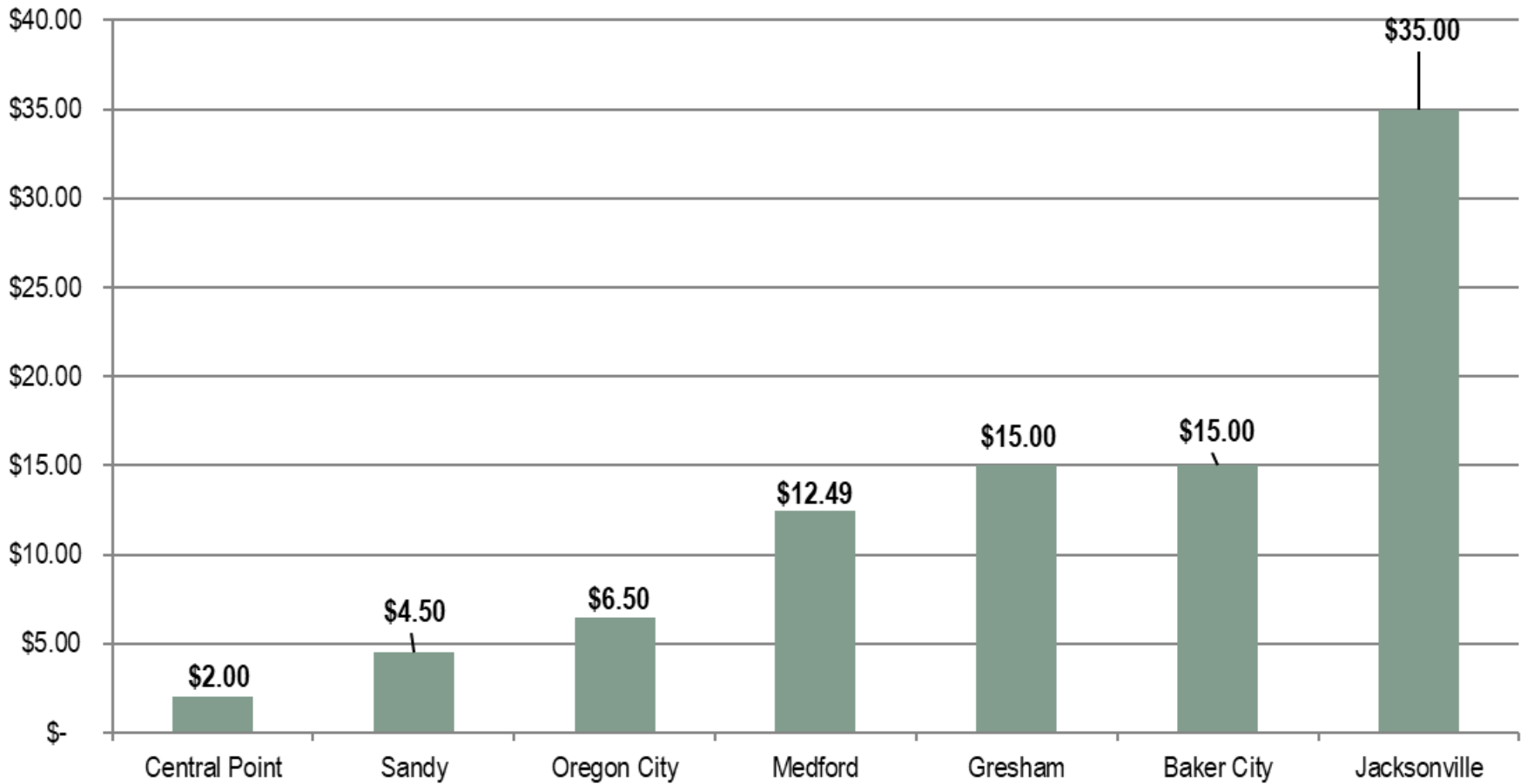
- ◆ **Sideboards around public safety fees were defined in the 2007 Oregon Supreme Court case Knapp v City of Jacksonville**
- ◆ **A flat fee charged to each “developed” property, typically as an add-on to water utility bills.**
- ◆ **Pros:**
  - ◆ Reliable revenue, relatively simple to administer once fee is set up, low-risk to city financially.
- ◆ **Cons**
  - ◆ Less overall revenue potential, politically unpopular, better suited for ongoing operations revenue.





# Public Safety Fee Background

Public Safety Fee Per Account, Select Oregon Cities, 2023



Source: City Websites





# Local Improvement District Background

- ◆ **Oregon Revised Statute Chapter 223 gives cities the authority to enact a local improvement district (LID).**
- ◆ **An LID is a funding mechanism in which property owners in a designated “benefit district” are assessed a portion of the cost of a new capital improvement that benefits that area.**
- ◆ **Pros:**
  - ◆ Reliable revenue generation, low-risk to city finances, private equity shares in project cost.
- ◆ **Cons**
  - ◆ Burdensome to set up & administer, requires buy-in from most property owners in the benefit district.



# Local Improvement District Case Study

- ◆ Lincoln City NE Voyage Rd., NE 15<sup>th</sup> St. & Lake Rd. Sewer and Road Improvement Project.
- ◆ Citizen-initiated LID which allowed neighborhood sewer to reach city pump stations and paved roads.
- ◆ Total Project Cost: \$888,000
- ◆ 53 affected properties
- ◆ Avg. Cost per property: \$16,302







# Full Faith and Credit Bond Background

- ◆ **Oregon Revised Statute Chapter 287A.315 empowers cities to issue bonds backed by “full faith & credit” of the jurisdiction.**
- ◆ **Repaid from any available City resources, including taxes.\***
- ◆ **Can be issued without a vote.**
- ◆ **Pros:**
  - ◆ Immediate revenue source, no public vote, low administrative burden.
- ◆ **Cons**
  - ◆ Ongoing debt service payment with no dedicated funding source.

\*Subject to limitations under Measure 5 and 50.



# General Obligation Bond Background

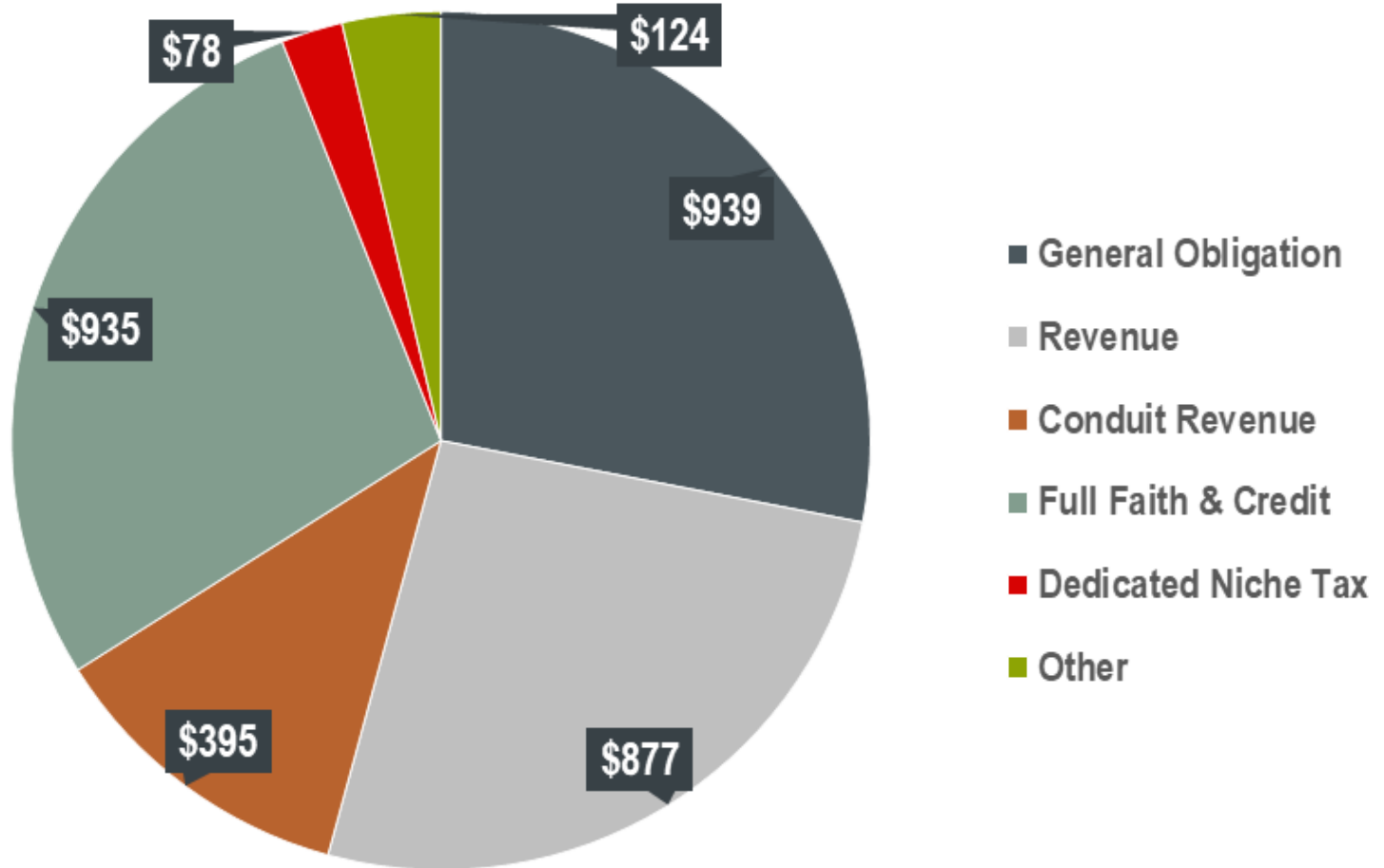
- ◆ **Oregon Revised Statute Chapter 287A.050 empowers cities to issue General Obligation (GO) bonds.**
- ◆ **GO bonds require voter approval and are limited to capital construction and capital improvements.**
- ◆ **Voter authorized GO bonds are supported by an unlimited tax levy outside of the limits imposed by the Oregon Constitution.**
- ◆ **Pros:**
  - ◆ Immediate revenue source, low administrative burden, no impact on City finances.
- ◆ **Cons**
  - ◆ Requires a vote of the public.





# Full Faith and Credit Bond Background

Local Government Issuance by Type, (\$ Millions) Oregon, 2022



Source: Oregon Municipal Debt Advisory Commission Annual Report, 2022



# Three Funding Scenarios

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- ◆ **Scenario 1: Full Faith and Credit Bonds**
  - 20-year repayment
  
- ◆ **Scenario 2: General Obligation Bonds**
  - 20-year repayment
  
- ◆ **Scenario 3: Hybrid**
  - Public Safety Fee (\$8/mo/utility account for 10 years)
  - Urban Renewal Area (\$2.0M)
  - Full Faith and Credit Bonds (remaining \$; 20-year repayment)





# **Scenario 1: 20-year FFC Bonds**

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- ◆ **20-year bonds @ 5.0% interest**
- ◆ **\$18.4M – Principal**
- ◆ **\$10.8M – Interest**
- ◆ **\$29.2M – Total payments**
  
- ◆ **Annual debt service: \$1.457M\***

**\*Subject to limitations under Measure 5 and 50. Annual debt service equal to 6.6% of 2024 GF revenues.**



## **Scenario 2: 20-year GO Bonds**

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- ◆ **20-year bonds @ 5.0% interest**
- ◆ **\$18.4M – Principal**
- ◆ **\$10.8M – Interest**
- ◆ **\$29.2M – Total payments**
  
- ◆ **Annual debt service: \$1.457M**
  
- ◆ **\$1.64/\$1000 AV – Property tax mill rate (\$164/yr for a \$100K home)**





# Scenario 3: Hybrid

## Public Safety Fee

- ◆ \$8/mo
- ◆ 10 years
- ◆ 4,500 utility accounts
  
- ◆ \$4.32M raised
  
- ◆ Potential revenue cash-flow issue
  
- ◆ Funds could be used for debt service

## URA

- ◆ Draw \$2.0M against remaining indebtedness against the URA
  
- ◆ \$8.7M of remaining indebtedness

## FFC Bonds

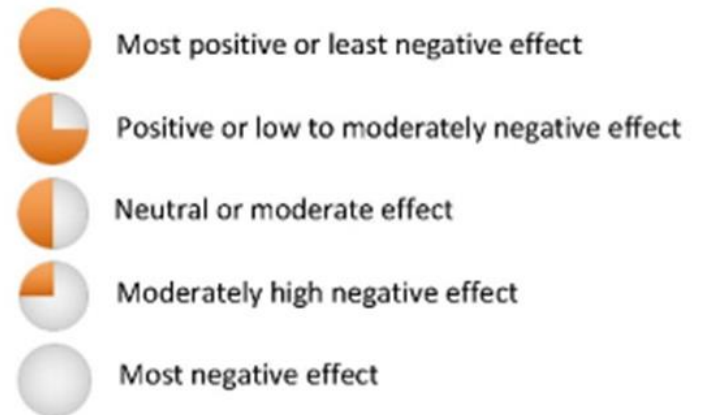
- ◆ 20-year bonds @ 5.0% interest
  
- ◆ \$12.1M – Principal
- ◆ \$7.0M – Interest
- ◆ \$19.1M – Total payments
  
- ◆ Annual debt service: \$957,000\*

\*Subject to limitations under Measure 5 and 50. Annual debt service equal to 4.4% of 2024 GF revenues.



# Comparative Assessment

Policy Consideration	Existing URA	Public Safety Fee	FF&C Bonds	GO Bonds	LID
Ongoing Admin. Cost					
Political Feasibility					
Revenue Potential					
Revenue Reliability					
Implementation Cost					
Financial Risk to City					
Nexus to Project					
<b>Overall Score</b>					





**Thank you!**  
**Questions?**

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