

March 20, 2008

08-075

RESOLUTION TO SUBMIT A MEASURE ELECTION TO
THE ELECTORS OF THE PORTLAND COMMUNITY
COLLEGE DISTRICT (THE DISTRICT) THE QUESTION
OF CONTRACTING GENERAL OBLIGATION BONDED
INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED
\$374 MILLION TO FINANCE THE COSTS OF CAPITAL
CONSTRUCTION AND CAPITAL IMPROVEMENTS,
DECLARING INTENT TO REIMBURSE
EXPENDITURES AND OTHER RELATED MATTERS

PREPARED BY: Wing-Kit Chung, Vice President, Administrative Services

APPROVED BY: Randy McEwen, Vice President
Dr. Preston Pulliams, District President

REPORT: As a result of academic planning and extensive facilities studies, the District has identified needs for additional classroom space and updated facilities to better serve current and future students. Demand for many career training programs is greater than PCC can meet. In addition, equipment and technology in many areas are not up to industry standards. The district will seek voter approval for a capital bond measure in accordance with ORS 341.675 TO 341.702, to meet these needs. If approved, this measure would provide funds to the District to finance the costs of capital construction and capital improvements, including, but not limited to:

- Construct, equip, furnish new buildings for additional classrooms, other college uses at all four campuses, at Washington County Workforce Training Center, and in Newberg;
- Renovate, update existing college facilities needing heating, ventilation, plumbing, lighting, roofing;
- Replace out-of-date equipment and facilities for workforce training;

- Expand and increase efficiency of classroom, library, student support services space in existing buildings at PCC campuses;
- Upgrade technology including distance learning capabilities;
- Make health, life safety, accessibility upgrades including fire alarms, security systems, electrical wiring;
- Increase facilities' energy efficiency;
- Expand students' childcare facilities;
- Acquire some land, buildings for college services;
- Pay associated bond issuance costs.

PCC will conduct and issue annual audits to ensure funds are used as intended in their annual operation;

RECOMMENDATION: That the Board of Directors of Portland Community College District resolve as follows:

1. A measure election is hereby called for the purpose of submitting to the electors of the District the question of contracting general obligation bonded indebtedness in the name of the District in an amount not to exceed \$374,000,000. Bond proceeds will be used to finance the costs of capital construction and capital improvements and pay all bond issuance costs. The Bonds shall mature over a period of not more than thirty (30) years.
2. The measure election hereby called shall be held in the District on the 4th day of November, 2008.
3. The District authorizes the District President or his designee to act on behalf of the District to submit a ballot title and explanatory statement to the Elections Officer of Multnomah County ("the Election Officer") and take such further action as is necessary to carry out the intent and purposes herein in compliance with the applicable provisions of law.
4. The District further authorizes the District President or his designee to act on behalf of the District and take such further action as is necessary to file the

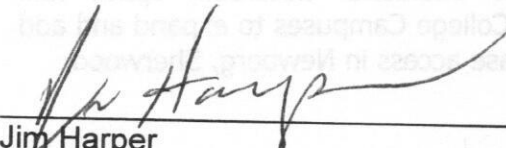
necessary document for the Tax Supervising and Conservation Commission to hold a public hearing on behalf of the District in accordance with Oregon Budget Law before the filing of the ballot measure with the Election Officer.

5. The District shall deliver to the Election Officer, the county of record for the District, the ballot title and explanatory statement not later than September 4, 2008 (61 days prior to the election date). An example of the ballot title and explanatory statement is listed in Exhibit A for information only. The District President or his designee is hereby authorized to prepare and file the final ballot title and explanatory statement consistent with this Resolution.
6. The District hereby declares its official intent to reimburse itself with the proceeds of the Bonds for any of the qualified capital expenditures covered by the ballot title per Oregon Revised Statutes and federal law which are incurred by it prior to the issuance of the Bonds.

ADOPTED by the Board of Directors of Portland Community College District, Multnomah, Washington, Columbia, Yamhill and Clackamas Counties, Oregon, this 20th day of March, 2008.

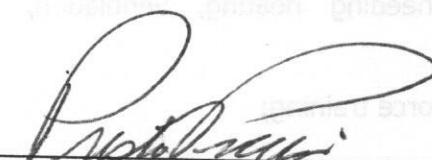
PORTLAND COMMUNITY COLLEGE DISTRICT,

By



Jim Harper
Chair, Board of Directors

ATTEST:



Dr. Preston Pulliams, District President

FOR INFORMATION ONLY

NOTICE OF BOND ELECTION
PORTLAND COMMUNITY COLLEGE DISTRICT
MULTNOMAH, WASHINGTON, COLUMBIA, YAMHILL, CLACKAMAS COUNTIES

NOTICE IS HEREBY GIVEN that on Tuesday, November 4, 2008, an election will be held within the boundaries of Portland Community College, Multnomah, Washington, Columbia, Yamhill and Clackamas Counties, Oregon. The following question will be submitted to the qualified voters thereof:

CAPTION: (10 words)

PORTLAND COMMUNITY COLLEGE BONDS TO UPDATE, EXPAND LOCAL EDUCATIONAL FACILITIES

QUESTION (20 words not counting last line)

Shall PCC expand, modernize, construct facilities for additional students, programs; upgrade technology; issue \$374,000,000 in general obligation bonds; audit spending?

If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11 b, Article XI of the Oregon Constitution.

SUMMARY: (175, 175 words allowed)

If approved, measure would provide funds for additional classroom space and modernizing equipment at all Portland Community College Campuses to expand and add programs, and accommodate more students. Increase access in Newberg, Sherwood.

Specifically, measure would:

- Construct, equip, furnish new buildings for additional classrooms, other college uses at all four campuses, at Washington County Workforce Training Center, and in Newberg;
- Renovate, update existing college facilities needing heating, ventilation, plumbing, lighting, roofing;
- Replace out-of-date equipment, facilities for workforce training;
- Expand and increase efficiency of classroom, library, student support services space in existing buildings at PCC campuses and in Sherwood;
- Upgrade technology including distance learning capabilities;

- Make health, life safety, accessibility upgrades including fire alarms, security systems, electrical wiring;
- Increase facilities' energy efficiency;
- Expand students' childcare facilities;
- Acquire some land, buildings for college services;
- Pay associated bond issuance costs.

PCC will conduct, issue annual audits to ensure funds used as intended;

Bond cost estimated at 35.5 cents per \$1,000 of assessed value over 21 years or less.

Notice is hereby given that a ballot title for a measure referred by PCC has been filed with the Elections Officer of Multnomah, County, Oregon, on _____, 2008. The ballot title caption is PORTLAND COMMUNITY COLLEGE (PCC) BONDS FOR EDUCATION FACILITIES AND IMPROVEMENTS

Signature of authorized District Election Authority

Date signed

Printed name of authorized District Election Authority

Title

Explanatory Statement (496, 500 words allowed)

Portland Community College currently serves over one million residents in five counties, covering 13 public school districts. Two-thirds of residents of the PCC District have someone in their household who has taken one or more courses at PCC.

PCC offers college, and life-long learning opportunities, to people from a wide range of ages and backgrounds. It is the largest provider of vocational training in the area.

However, PCC has more students applying for programs than can fit into current facilities. Programs like nursing and other health care training, as well as welding, computer education and more, are turning students away due to lack of space to accommodate them. There is high demand for even more vocational training programs that PCC cannot offer without additional space.

Further, equipment on which students are trained is out of date and not up to the standards that industry and local employers need. Modernizing existing classrooms and buildings ensures programming and curriculum meet current and future student needs.

Therefore, PCC is asking voters to consider approving general obligation bonds to update and renovate existing facilities, upgrade technology, and construct additional classroom space. Projects will take place at all PCC campuses and facilities including Rock Creek, Sylvania, and Cascade campuses, Southeast Center in Portland, and the Western Washington County Workforce Training Center.

In addition, the bond would allow PCC to create college facilities in Newberg and in Sherwood.

Specifically, the bond measure would fund:

- Construction of new buildings for additional classrooms and college support services, including up-to-date instructional equipment;
- Renovation of existing PCC classrooms and facilities in need of more efficient heating and ventilation, updated plumbing, more adequate lighting, and improved roofing;
- Replacement of out-of-date equipment and facilities for workforce training to meet local employers' needs;
- Expansion of health care training to Washington County;
- Expanding educational opportunities at Southeast Center with additional science labs, career-technical training facilities, library and improved student services area for counseling and advising;

- Expansion and updating of instructional and student support services space in existing PCC buildings, including two libraries;
- Upgrading technology including record-keeping, access for students to internet and computer resources, and increasing distance learning capabilities so students who work or have difficulty commuting to campus can take courses on-line;
- Making health and life safety updates at college buildings including fire alarms, security systems, and electrical wiring;
- Constructing a facility in Newberg and renovating space in Sherwood for PCC classes;
- Improving accessibility to PCC buildings;
- Increasing facilities' energy efficiency;
- Expanding students' childcare facilities;
- Acquiring some land, buildings for these expansions of college services;

The Ballot Measure requires Portland Community College to conduct and issue annual audits to ensure bond funds are used as intended.

The bond cost is estimated at 35.5 cents per \$1,000 of assessed value over the life of the bonds which is 21 years or less. The owner of a home assessed at \$200,000 is estimated to pay additional \$71/ year.