Jeff Krueger (LCOG) received an award from the Oregon Recreation and Park Association Natural Resource Section under the category of Outstanding Contribution to the Natural Resources Field on October 15, 2007.

Jeff has helped local governments in the Eugene-Springfield metropolitan area with diverse natural resource planning efforts, from long-range, multi-jurisdictional plans to individual site restoration plans. His work includes project management for the Rivers to Ridges Regional Parks and Open Space Plan, a long-range planning document that has set the framework for the next twenty years of natural resources land protection in the Eugene-Springfield area. Jeff has also been the lead author of several site-specific management plans including the Wild Iris Ridge Management Plan, Coyote Prairie Wetland Mitigation Plan, and Dragonfly Bend Wetland Mitigation Plan. These management plans have been implemented successfully. The cohesive, ecologically sound, and easy to read plans that Jeff created were a key reason for the projects’ successes.

Jeff is currently serving as project manager for an EPA-funded research project on site preparation techniques for wetland restoration projects, the Ridgeline Area Vision and Open Space Plan, and the Coburg Wetland Habitat Enhancement Plan.

Jeff Krueger (left), Lane Council of Governments Senior Landscape Architect, at the ORPA Conference. Eric Wold, City of Eugene Parks and Open Space Natural Resource Manager, presented the award.
Director’s Desk

Jurisdictional Similarities and Differences Still Call for Collaboration

One of the truly exciting, and yet challenging, aspects of working for a regional organization with our diverse array of member governments is the fact that local needs and expectations differ. This dynamic is exciting because diversity of outlook refreshes and informs the work of the agency. It demands tolerance and receptivity to different ideals. It is challenging for exactly the same reasons.

On February 23, I had the opportunity to attend a Saturday morning League of Women Voters-sponsored workshop that focused on the similarities and distinctions between the approaches and visions of the two largest cities of our region—“Springfield and Eugene, Shared Attributes, Shared Borders: What separates and what joins the two cities?”

The substantive insights of the six panelists at the workshop have been reported in the press and do not need much elaboration here—except to affirm the obvious reality that space, demographics and history shape our outlook and our dreams, both as individuals and as communities. Indeed, the two cities differ from one another by virtue of their civic styles and their needs. But too easily missed is the important fact that there exists a long and successful history of substantial cooperation between the two cities, the benefits of which have served well the interests of citizens. The listing of shared interests and partnership is long, ranging from public safety, waste management, and planning through economic development and the use of technology. And yet, there are aspects of civic life where approaches will be significantly different.

That pattern of similarity and difference, of common interest and self-interest, is everywhere. It is a part of life. It is a part of the balancing that each of us does every day. Moreover, the phenomenon that unites and, at the same time, separates Eugene and Springfield is at play in all of our intergovernmental relationships, in this region and elsewhere. The distinct viewpoints held in communities are natural and healthy. Sometimes, however, they emerge in ways that cause uncertainty and tension. Of course the “trick” is to find that most enlightened point of balance between a joint-venture and independence.

Not every public enterprise is perfectly suited for collaboration and partnership. But a large proportion of local government endeavors can be enhanced by surveying the experience and learnings in other communities, analyzing both the successes and mistakes of others, and by seeking joint-ventures when they make sense. In my view, that is precisely what a council of governments can do. Without sacrificing jurisdictional independence or autonomy, collaboration—if only at the fact-finding level—is likely to serve the public interest.

Working through the council of governments, twenty seven independent units of local government in this region have found ways to stretch limited resources and serve the public interest—without sacrificing their sovereignty.
Michael Dubick, Bill VanVactor, Terry McDonald, Honored at LCOG Appreciation Dinner

Newood Display Fixture Manufacturing Praised for Economic Enhancement, United Front Named Outstanding Team

The Lane Council of Governments presented LTD Board member, former Creswell Mayor and LCC Board member Michael Dubick, with the Outstanding Elected Officials award at LCOG’s 2007 Appreciation Dinner, held on January 24 at LCC’s Center for Meeting and Learning. More than 100 elected and appointed officials and active citizens from across Lane County attended the dinner, marking LCOG’s 62nd year of service. Also honored were Bill VanVactor, retired Lane County Administrator, St. Vincent de Paul Director Terry McDonald, and Newood Manufacturing.

Michael Dubick’s award was presented by Eugene School District 4J board member Jim Torrey, who praised Dubick’s unfailing commitment to “give back to the community.” Dubick, a retired teacher and administrator in the 4J District, was cited for his work ethic and attention to detail. His willingness to serve has benefited the kids with whom he has worked in the schools, and has resulted in efficient city government, a high quality community college and a world class transit system. Torrey added that “his talent and energy continue to make this a better place.”

In presenting former Lane County Administrator Bill VanVactor with LCOG’s Outstanding Public Employee Award, Lane County Commission Chair Faye Stewart noted VanVactor’s distinguished 30-year career in service to county government. He was praised for his skills as an attorney and administrator, and for his diplomacy. He provided a “steady hand and thoughtful guidance” through challenging times, Stewart said.

Terry McDonald, Director of St. Vincent de Paul Society of Lane County was given LCOG’s 2007 Outstanding Citizen Award by Eugene Water and Electric Board member and immediate past Chair of the LCOG Board of Directors, Patrick Lanning. McDonald was praised for his dedication and commitment to people in need and his many contributions to the well-being of the region. He is “one of Lane County’s greatest treasures,” Lanning said.

Also a recipient of recognition at this year’s dinner was Newood Display Fixture Manufacturing Company which received the Regional Award of Merit for Economic Enhancement from Jack Roberts, Executive Director of Lane Metro Partnership. The award recognized Newood’s contributions to the community and for being “an example of a successful, environmentally sensitive business.”

Welcome Back Mark Shrives, Creswell City Administrator

Lane Council of Governments would like to extend a “Welcome Back” to Mark Shrives, Creswell City Administrator. In May 2006, Mr. Shrives resigned to take a one-year post in Abuja, Nigeria with the Economic Community of West African States after being Creswell’s City Administrator for approximately 3 years. Upon his return in early May 2008, Mr. Shrives will again serve as City Administrator for at least another 3 years. Welcome back, Mark!
A (Brief) Tale of Four Cities

Outside of Portland and its suburbs, Oregon contains four “second tier” urban enclaves; Eugene-Springfield, Salem-Keizer, Medford-Ashland, and Bend. These four urban areas exhibit many geographic, economic, and demographic similarities as well as notable differences. This community snapshot explores a number of these characteristics through an examination of recently released Census Bureau American Community Survey (ACS) data.

Bend — Boom Town: Located near the center of the state on the eastern edge of the Cascade Range where the high desert begins, Bend is arguably Oregon’s most scenic city. It is also Oregon’s fastest growing city over the past two decades and was the sixth fastest growing city in the United States in 2005. Not incorporated until 1905, in 1990 Bend had a population of 20,469 people and was Oregon’s 14th largest city. By 2007 Bend’s population was up to 77,780 making it Oregon’s 7th largest city, just below Beaverton and edging out Medford. Much of Bend’s growth has been attributed to so called “amenity migrants” seeking the enhanced quality of life available in sunny central Oregon. Those migrants, many with income sources that are not reliant on local conditions, have created a boom in construction jobs and other services to support the newcomers. With the nearby Mt. Bachelor Ski Area and numerous destination golf resorts surrounding it, Bend has a national reputation as an active playground. Bend has the highest household and per capita income of the four cities profiled as well as the highest median house value.

Medford-Ashland — Arts Town: Just north of the California border in the Bear Creek-Rogue River Valley lies the Medford-Ashland metropolitan area. Though not quite as fast growing as Bend, the Rogue Valley has seen significant in-migration, largely as a result of its proximity to California and its own set of amenities. Warmer and drier than the damp Willamette Valley, the historic Rogue Valley boasts scenic views of Cascade and Siskiyou peaks, Southern Oregon University, a nearby ski hill at Mt Ashland, and world class performing arts in Ashland’s Oregon Shakespeare Festival and Jacksonville’s Britt Music Festivals. The total population for the urbanized area of Medford-Ashland was 140,676 in 2006.

Salem-Keizer — Capitol City: As Oregon’s capitol city region, Salem-Keizer is quickly becoming part of the greater Portland metropolitan area. Among the four cities profiled, it is the most affected by recent dramatic changes in ethnicity in Oregon (and the West in general) with a surging Hispanic population. The cities of Salem and Eugene have battled for the distinction of being Oregon’s second largest for many years, with Eugene taking over this honor in 2007. The Salem-Keizer urbanized area had a population of 225,188 in 2006.

Eugene-Springfield — College Town: Home of the University of Oregon, Eugene-Springfield is Oregon’s second largest metropolitan area. It has seen relatively slow growth since the 1990s after losing population for much of the 1980s timber downturn (which followed a population boom during the 1970s). Eugene-

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Bob DenOuden
SENIOR ANALYST
APPLIED GIS AND DATA SERVICES

Bob joined LCOG in December 2001. He is currently a Senior Analyst with the Applied GIS and Data Services group. In this role, Bob has served as project manager on a diverse set of technical projects for numerous clients. Examples of projects Bob has managed include designing and implementing a data warehouse for EWEB’s drinking water source protection program, developing a GIS database for the region’s 911 emergency dispatch system, and providing demographic data updates to numerous travel demand models used by LCOG in regional transportation studies.

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Corvallis and Albany are relatively close in population to this group of four cities, but neither meets the threshold population of 65,000 to be included in the ACS profiles.

See FOUR CITIES page 7
Team Springfield and City of Eugene Kick Off New Regional Graffiti Reporting Center

Team Springfield (City of Springfield, Willamalane Parks, and Springfield Utility Board) and the City of Eugene hired LCOG to design and host a graffiti web application in order to document and report on graffiti incidents as well as inform sound graffiti deterrence, prosecution, and abatement policies and practices. The application has a public web interface (graffiti.lcogweb.org) that will allow anyone to anonymously report an incident of graffiti and to upload a picture (if they have one) of the graffiti. The three partner agencies can login to review these public reports as well as submit their own reports. The application is primarily intended to help the Public Works departments prioritize and respond to all graffiti incidents but it will also be available to the City of Springfield and City of Eugene police departments to develop cases against prolific “taggers.” The partners chose LCOG, in part, because of its ability to integrate this application with the Regional Land Information Database (RLID). When graffiti incidents are associated with a known address in RLID, it then becomes very easy to map those incidents, group them by how close they are to a particular address and do additional spatial analysis of those incidents. The application is currently in development but will probably be implemented and made available to the public by summer.

LCOG’s Applied GIS and Data Services Plans for a Busy Spring

Previously referred to as “Information, Research, and Analysis”, LCOG’s Applied GIS and Data Services group has been reorganized to better integrate GIS into LCOG’s traditional role as a one-stop data source for information on population, demographics, maps, and other information relevant to the Lane County region. Current activities include:

- Developing an updated GIS-based county-wide employment data set.
- Finalizing a new tool to provide current population estimates for any custom geographic area.
- Continuing to provide quality custom data and mapping services.

For more information, please contact Bob DenOuden at (541) 682-6516 or bdenouden@lcog.org.

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Bob received his BS in mathematics from the University of Oregon in 1988 and spent seven years as a software test manager at Microsoft before leaving to pursue his Masters degree in geography at the University of Idaho. After graduating in 1998 he joined Thurston Regional Planning Council in Olympia as a transportation planner and data manager and then went to Lizardtech in Seattle to be their geospatial product marketing manager in 2000.

Bob is currently developing a set of hydrologic models of the McKenzie River watershed for EWEB while managing the local data preparations for Census 2010, contributing to numerous transportation modeling and GIS projects, and seeking out exciting new opportunities to capitalize on LCOG’s excellent technical staff.

Bob can be reached at (541) 682-6516 or bdenouden@lcog.org.
Demographic Information

2006 Needs Assessment of Lane County Seniors and Persons with Disabilities

- In 2000, there were 42,954 seniors (65+) in Lane County, which was 13.3% of the total population. According to the 2005 American Community Survey, there were 44,675 people 65+ in Lane County, which was 13.6% of the population. By the year 2015, the Lane County 65+ population is projected to be 59,560, or 16% of the population.

- Overall, Lane County has a slightly higher percentage of people age 65+ than the State of Oregon or the nation.

- Nearly 16%, or 35,132, of Lane County residents between the ages of 16-64 have some form of a disability. Seniors age 65+ had a greater percentage of individuals reporting a disability, at almost 42%. In total, Lane County had a higher percentage of residents (17.4%) reporting a disability than the statewide average (15%).

- The most frequent primary diagnoses for S&DS’ younger disabled community-based, long-term-care clients are neurological, musculoskeletal, psychiatric, and cardiovascular impairments. The most frequent primary diagnoses for senior clients include cardiovascular, musculoskeletal, psychiatric, and neurological disorders.

- Based on the 2005 American Community Survey, 16% of the residents of Lane County live in poverty. Of those 65+ years of age, 4.5% are low income. This is a significant decline from 2000 where 7.5% of all seniors in Lane County were at or below the poverty level. However, it is higher than the statewide average of 1.2% for people over 65 years of age.

- In contrast, the majority of S&DS clients, both seniors and people with disabilities, live at or near the poverty level.

- The percentage of minority clients in S&DS’ caseload appears to be lower than the county average, when compared with Census data. However, it must be noted that Census data are not age specific, and many of S&DS’ clients are over the age of 60.

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The “United Front,” a twenty-year consortium of public jurisdictions in Lane County, was honored as the year’s Outstanding Intergovernmental Team. The participating governments within the United Front were praised for a collaborative and highly coordinated approach to advocacy at the federal level. The award was presented by Cynthia Pappas, Executive Director of Planned Parenthood of Southwestern Oregon and former Springfield Assistant City Manager. She noted that this joint venture was highly regarded by members of Oregon’s congressional delegation and had resulted in over $200 million in federal support for regional projects. Current United Front participants include the Cities of Eugene, Springfield, Coburg, and Cottage Grove, Lane County, Lane Transit District, Willamalane Park and Recreation District, and Springfield School District 19.

LCOG’s Appreciation Dinner, presided over by Greg James, Willamalane Board member and LCOG Chair, also included the presentation of the agency’s 2007 LCOG Annual Report.
Drug abuse arrests have continued to rise in Lane County and are addressing adult felony violent crime continues to be a high priority. Releases due to jail overcrowding have decreased. The system’s capacity to address crime decreased while population is not able to adequately address many types of crime. 123 jail beds are closed due to lack of staffing. DA felony intakes per prosecutor have gone down slightly due to the percent of individuals failing to appear for court events remains high. The number of law enforcement officers per 1,000 population remains below Oregon and far below the U.S. and a more detailed Report Card on the Criminal Justice System in Lane County is going down. The percent of felony offenders failing probation supervision is lower than the Oregon rate for the first time in six and a half years.

For additional information about this event or to discuss other ethnic outreach projects, please contact Patti Little, S&D Contract Manager/Planner at (541) 682-4137 or plittle@lcog.org.

Springfield does not have the attractive setting and climate of Bend (or even Medford-Ashland), but it has seen its economy diversify away from timber products since the 1980s and has benefited from growth in the University, medical services, and nearby manufacturing activities. In 2006 the Eugene-Springfield urban area was home to an estimated 236,543 people.

To view the complete document, go to LCOG’s website: www.lcog.org/lgs/safety.html.
Project Homeless Connect

Project Homeless Connect is a nationwide movement to increase access to services for homeless people and to engage local communities in finding a solution for homelessness. On February 7, 2008 the second annual “Lane County Project Homeless Connect” convened. Volunteers were connected with 1,158 homeless and vulnerable people with social, legal and medical needs at the Lane Co. Events Center. This incredible community outreach event helped 151 more people this year than in 2007. The one day event involved 281 service workers from social service agencies, city, and county volunteers. The various social services included legal, medical, profit and non-profit agencies. In addition there were 621 community volunteers who worked countless hours to make this event an enormous success. Senior & Disabled Services represented three tables in the “Social Services” section with six fulltime staff assisting 84 clients. Those visiting S&DS booths were given Information & Referral regarding Title XIX programs, the Older American Act’s programs, OHP and Oregon Prescription Drug Program (OPDP) which resulted in 15 new enrollments. In addition 10 intake interviews for food stamps and medical were completed. Samuel Rutledge, Eligibility Specialists states, “It was enlightening to see so many of the area’s social services agencies really working together to solve clients’ issues. I loved being a part of that kind of cooperation, and I hope we can bring that spirit of community interconnectedness back into the workplace on more of a day-to-day basis.”

Two of the S&DS staff provided Spanish and French translation to those homeless guests who accessed the various services. In addition, two S&DS staff hosted a table representing the Lane County Vulnerable Population Disaster Preparedness (VPDP) Coalition. At the table 350 whistles/flashlights packaged in plastic bags along with written material regarding shelter and places to obtain food and medical treatment were distributed. An informal disaster preparedness survey was conducted and according to Becky Strickland, Program Supervisor and Patti Little, Associate Planner/Contract Manager, “the overwhelming number of homeless people interviewed felt they are better prepared for a disaster than homeowners or renters. According to Little and Strickland, “people who face homelessness experience emergencies daily and are planning and re-planning for their basic needs such as food & shelter.”

Comments from LCOG Senior and Disabled staff regarding their experiences at Project Homeless Connect was summarized by Susan Roberts, Lead Eligibility Specialist, “I thought it was an amazing experience. The sheer scope, number and experience represented by agencies and services there was unbelievable. The Homeless Connect was a wonderful way to get services to a very vulnerable and, often hard to connect with, population. I hope to continue being a part of this.”

Over 900 volunteer efforts made a difference in the lives of others and demonstrated a community that cares. Preliminary reports indicate that 64% of the guests in attendance were male and 36% were female; 68% were single and 32% were families; 79% (1 out 5) were employed but homeless and 21% were unemployed and homeless. 80% of the guests were receiving food stamps and 26% were either SSI or SSD. 48% of the guests had health concerns. Significant numbers said they became homeless when they developed a chronic illness.

Information was translated into French for a family from Haiti, who recently relocated to Lane County (by Senior Connections Supervisor Paula Gourley)
RLID Development Team News

Comp Sales Tool for Commercial Properties: Following the successful release of the Residential Comp Sales application last spring, the RLID team responded to RLID user needs by developing an additional tool for deriving comparable sales data on commercial properties. The Commercial Comp Sales tool was released in October 2007, and has been well-received by RLID users. For detailed information on this new tool, go to the “Comp Sales Search” link on the RLID home page after logging in.

RLID v2 on Target for Late Summer Release: RLID is being rebuilt from the ground up! The Development Team has been working hard to meet our goal of a late summer 2008 release date.

Some very useful enhancements will be included in the initial phase, such as more powerful property and deed search queries, improved navigation, and reports that are easier to read and more visually appealing. Future plans include new functionality, new reports and subscriber customization features.

There is still time to make your voice heard if you have ideas about new features or data you’d like to see in v2. Please contact Sherry Giglia at 682-4495 or sgiglia@lcog.org.

Spring 2008 Regional Orthophotography Project Underway: Several local agencies including the cities of Eugene, Springfield and Cottage Grove as well as EWEB, EPUD, Lane County and LCOG are jointly participating in acquisition of new spring 2008 color orthophotography.

Orthophotography, derived from aerial photos and adjusted for spatial accuracy, reduces the distortion inherent in aircraft movement and shifting camera angles. The end result is aerial imagery that can be used for reliable measurement of bearings, distances and area, as if the images were an actual map.

The previous ortho flight was flown in the spring of 2004. Comparison of the two sets of images will provide valuable information to local agencies and planners about the pace of development and changing landuse patterns. It will also provide critical data for a wide range of engineering and mapping projects in the region.

Final orthophoto data and products will be delivered to the participating agencies this summer.

It’s How We Get There That Matters—A Citizen’s Guide to Transportation Planning

The Citizen Advisory Committee for the Central Lane Metropolitan Planning Organization designed this guide for those who may not be familiar with the world of transportation planning. Original artwork by local student Michelle Yockelson and by local artist Susan Applegate along with historic photos help bring planning concepts to life and instill them with the unique qualities of the region.

To view the guide online, visit www.thempo.org. Copies are available free of charge. LCOG can provide copies for you or your organization to distribute to the public, members of organizations, at public information counters, or to hand out at community events. Please contact LCOG, (541) 682-4283 or mpo@lcog.org for copies.

High-resolution orthophotos from 2004 show a high level of detail on the ground.
New Coordinators at Four Senior Meals Program Sites

The Senior Meals Program boasts a remarkable record of staff retention. Staff generally report very high job satisfaction because of the direct and visible connection between the work they do and the positive results for both the volunteers who help and the people who participate. Occasionally though, staff do retire or need to make a change. In the past 18 months, the Senior Meals Program has filled meal site positions in Cottage Grove, Junction City, Coburg and Oakridge.

Jim Broughton decided to come out of retirement one day a week to try to encourage more of his neighbors to get involved in the Senior Meals Program. Jim Broughton signed on as the Coburg Senior Meals Coordinator in October, after Betty Bayse’s retirement. He has a long history in Coburg, serving on the City Council four terms and as Mayor three terms between 1962 and 1984. He retired in 1994 after owning and operating a bed and breakfast in Port Townsend, WA and returned to Coburg. He decided to come out of retirement one day a week to try to encourage more of his neighbors to get involved in the Senior Meals Program.

Marcia Scalise was selected as the Meal Site Coordinator in Junction City last March. Marcia and her husband, New Orleans natives, moved to the area to be near their daughter shortly after Hurricane Katrina. The community has opened their hearts and arms to help them start over and Marcia enjoys seeing her 4-year-old granddaughter often. “I love my job. The seniors are just interesting and uplifting,” she says.

Marcia Scalise (Junction City), Catrina Davis (Oakridge), Kindra French (Cottage Grove)

Jim Broughton (Coburg), Marcia Scalise (Junction City), Catrina Davis (Oakridge), Kindra French (Cottage Grove)

Catrina Davis started working as the Oakridge Meal Site Coordinator in November. She moved to Oakridge earlier in the year to be near family and to enjoy the outdoor opportunities. She avidly pursues trail running, mountain biking, kayaking and hiking when she feels lazy. Catrina loves her job because she enjoys the wisdom, knowledge and sense of humor of the participants.

Kindra French assumed the Coordinator position in Cottage Grove following the retirement of Sharon McClintic in November 2006. She wanted to work part-time so she could spend more time with her family. She loves her job because she sees the difference the Senior Meals Program makes in peoples’ daily lives. She is inspired by the interesting variety of older people who use the program.
Southern Willamette Valley Groundwater Management Area Named a Groundwater Guardian Community

The National Groundwater Foundation has recognized the Southern Willamette Valley Groundwater Management Area (GWMA) as a Groundwater Guardian Community for the second year in a row. The Groundwater Foundation is a national nonprofit organization dedicated to educating and motivating people to care for and about groundwater. The GWMA is a 230-square-mile area within three counties in the Valley, stretching from just north of Eugene to Lebanon. The area was declared a Groundwater Management Area by the Department of Environmental Quality because of high nitrate levels in groundwater. Groundwater is the drinking water source for nearly all of the 21,000 residents in the GWMA. Protecting this resource requires local jurisdictions, farmers, business owners, and residents to identify risks and manage and reduce them accordingly.

In 2006, the region was recognized as a Groundwater Guardian Community for the development of an Action Plan to reduce nitrates in groundwater. LCOG prepared the Action Plan based on the recommendations of the state appointed GWMA Committee, a fifteen member group representing the diverse interests in the region. The Action Plan recommends about 60 voluntary strategies spread across the land uses, to protect groundwater in the region.

Sponsoring and conducting Farm Chemical Collection Events in Lane County generated recognition as a Groundwater Guardian Community for 2007. A survey conducted by Oregon State University Extension Service of over 700 growers in the Upper Willamette Basin, found that thousands of pounds of obsolete agricultural chemicals remain on farms. The Farm Chemical Collection Events offered farmers free collection and safe disposal of obsolete, unused, and unwanted chemicals that pose a threat to both ground and surface water. A total of 126 growers disposed of nearly 90,000 pounds of materials which are now resting safely in a hazardous waste landfill. Materials collected included pesticides, fertilizers, waste oil/fuels, and other agricultural chemicals. Pesticides made up the largest portion of nearly 25 tons (49,000 pounds). This event was so successful that we have applied for a grant to also do this program in Linn and Benton Counties.

Join OPI and over 400 professionals in planning and related fields to discuss issues facing our individual and shared communities! The 2008 Oregon Planning Institute (OPI) will be September 10-12 (Wednesday-Friday) at the University of Oregon Lillis Business Center. This year’s theme is Sparking A Current of Change. Charles Jordan former Director of the Portland Bureau of Parks and Recreation and current Board Chairman for the Conservation Fund will present the keynote. Conference details and updates can be found at www.lcog.org/opi. Stay tuned!
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ten years, instead of having just paid the expense to lease office space, LCOG will have increased its equity in the building by almost $1 million.

LCOG plans to spend about $1,000,000 to improve the two floors for its occupancy. Improvements will include a larger meeting room on the fifth floor to accommodate public meetings and much more window space for offices. The overall building design provides flexibility for different size offices, and can accommodate future growth for LCOG or and other governments that need downtown office space.

The schedule for improvements for the new LCOG offices started the week of February 18 with the issue of an RFP for a general contractor to manage the construction of the improvements. The improvements should be completed by the end of July so that LCOG can move into the new offices by September 1. However, this schedule requires that another entity will decide to occupy the LCOG Wells Fargo space. If another tenant does not lease the Wells Fargo space, this schedule will be delayed several months.

This new building is a good fit for LCOG’s long term space requirements and financial goals.