

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

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May 12, 2015

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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.

EXHIBIT A

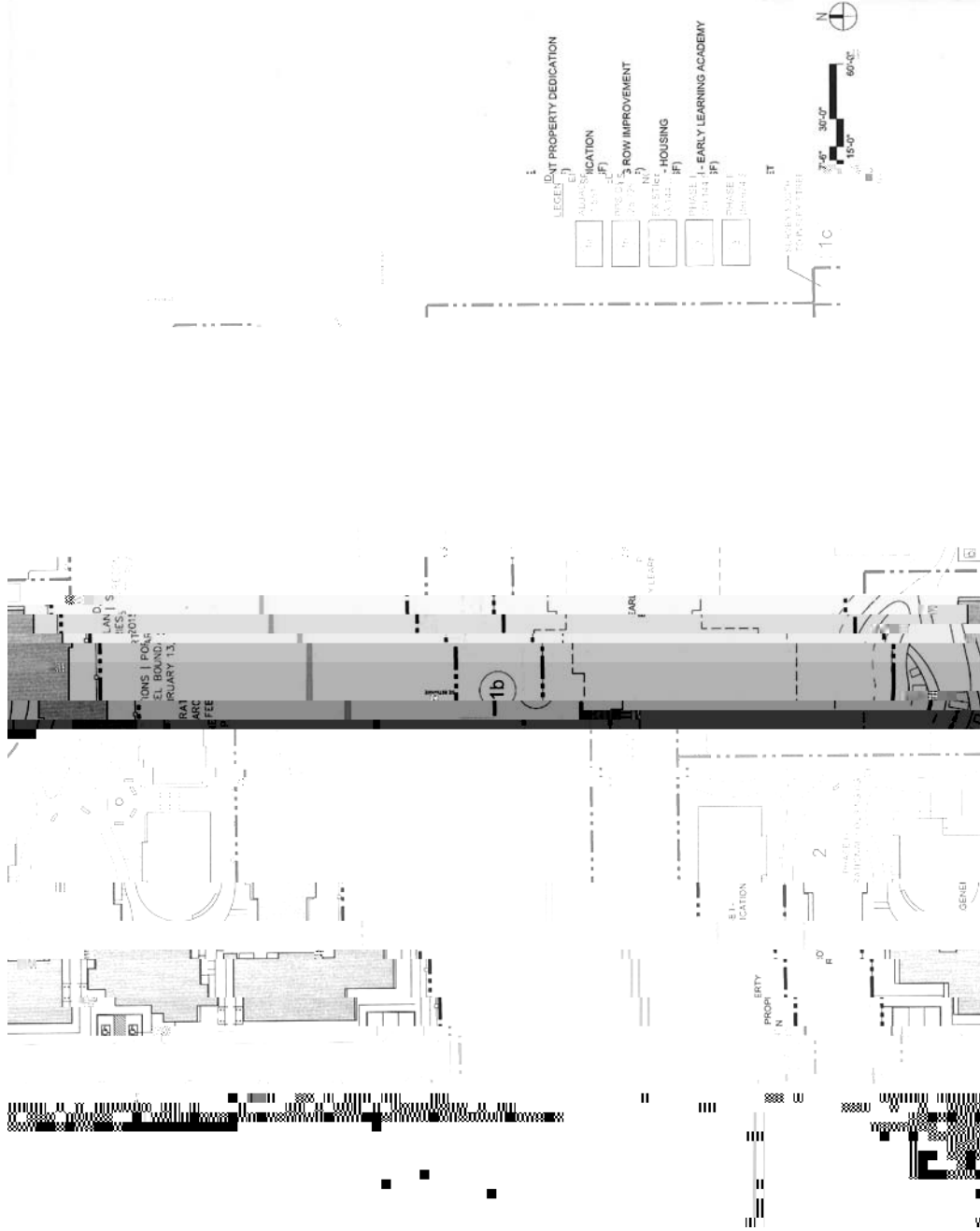


EXHIBIT B

Topic	Term
Program	<p>@33,000 sq. ft. building: @20,016 Early Learning Academy – 8 classrooms + support space:</p> <ul style="list-style-type: none">• 3 classrooms Kindergarten• 3 classrooms of PPS Head Start• 2 classrooms of day care <p>@12,000 sq. ft. Longhouse/community center and kitchen Outdoor spaces</p>
RELA/LH Owner, manager	<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>

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