

AGENDA COVER MEMORANDUM

Agenda Date: November 5, 2003  
TO: Board of County Commissioners  
DEPARTMENT: Management Services  
PRESENTED BY: David Suchart, Director  
SUBJECT: In the Matter of Acquisition of Property for Initial Use by Lane County Elections

1. Issue/Problem:

The space requirements for the new vote counting system make the current location insufficient and inefficient for conducting Elections. A new location should be leased or purchased.

2. Discussion:

2.1 Background

Federal legislation has made mandatory the implementation of a vote scanning system to replace the punch card system used by Lane County Elections. After the failure of the 2002 ballot measure that would have replaced the Lane County Annex at 6<sup>th</sup> and Oak, current location for Elections, plans for relocation were placed on hold. In the spring of 2003 when the full impact of the new vote counting system was being evaluated it was decided to investigate moving Elections to a new location, either leased or purchased. With the assistance of Sue Prichard of Prichard, Evans and Elder Real Estate an inventory of available space was inventoried. At the same time the Board of Commissioners approved acquisition of new space in the County's Capital Improvement Program (CIP). The project was to be financed through a bond measure with repayment to come through the CIP Fund.

2.2 Analysis

David Suchart, Management Services Director and Annette Newingham, Chief Deputy County Clerk, evaluated the various properties with the assistance of Ms Prichard and Bill Seider, a principal architect with WBGS Architects and Planners and determined that the property at 975 Lincoln St best met the needs for Elections. The building with required modifications is in an ideal location and has

the base building requirements necessary for conducting elections under the new Federal legislation. Negotiations with the owners of the property were conducted. An offer of not to exceed \$1,235,000 was presented and accepted by the owners.

### 2.3 Alternatives/Options

Given the timeline for implementation of the new Elections system there are two alternatives at this time. The first is to remain in the Annex and bring in modulars to conduct next years primary and general elections. This alternative is short term and inefficient. The second alternative is to accept the negotiated price.

### 2.4 Recommendation

Staff recommends the option to purchase the property in order to have the property remodeled in order to configure the space for conducting efficient and secure elections.

### 3. Implementation/Follow-Up

Upon approval by the Board the current owners will complete their obligations under the agreement. Upon completion of those requirements closing will occur and the property transferred. In the meantime final design for the remodel will be completed. Work on the building will be through the spring and summer with occupancy occurring in August 2004, in time for the 2004 General Election.

### 4. Attachments:

Board Order

