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## 190858

Emergency Ordinance

### **\*Authorize Chief Administrative Officer or designee to negotiate and execute one or more lease agreements for training space for the Specialized Resources Division program**

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. The Specialized Resources Division ("SRD") is part of the Investigative Branch of the Portland Police Bureau ("PPB"). It is made up of multiple specialized units that have a Citywide response that supports the work of the Patrol Division. The units consist of the Special Emergency Reaction Team (SERT), Explosive Disposal Unit (EDU), the K-9 Unit, the Crisis Negotiation Team (CNT), the Behavioral Health Unit (BHU), and the Traffic Unit. These units use specialized skill sets that require many hours of training to properly prepare its members to respond to specific incidents where additional tools and techniques are needed to ensure that the incidents are resolved safely for the community and the members of the Bureau.
2. The SRD units require a suitable training location that can be consistently available each week, with adequate square footage of 10,000 square feet for indoor and outdoor training in classroom in mock-up scenario stages indoors and outdoors and parking for up to 50 vehicles and training equipment.
3. Office of Management & Finance ("OMF") has been able to provide city-owned space at Sgt. Jerome Sears Armory ("Sears Armory") to support SRD. However, Sears Armory will no longer be available for use as of May 1, 2022.
4. OMF and PPB are working collaboratively to determine an alternative City-owned facility that can meet the SRD facilities needs. PPB has reviewed the space capacity and scheduling at its Training Division Facility ("Facility") and determined that the Facility cannot meet the space needs of SRD. The Facility is fully scheduled

Introduced by

[Mayor Ted Wheeler](#)

Bureau

[Division of Asset Management \(DAM\)](#); [Management and Finance](#)

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**Requested Agenda Type**

Consent

for day-to-day training activities including but not limited to In-service, Advanced Academy, Public Safety Support Specialist training, and tri-yearly regular firearms range training. There are no other viable options within City-owned facilities to provide sufficient space to accommodate SRD's space needs since the needs are unique and likely will never be able to be accommodated at the Facility along with the other uses.

5. Pursuant to Resolution #37017 "Reaffirming the City's Interest to Maximize Investment in City-Owned Facilities and Directing the Office of Management and Finance to Fully Implement ADM" 13.01, OMF has been working with bureaus to fully implement ADM 13.01 and ART 3.01 by bringing City operations back into City-owned facilities whenever possible.
6. To address the SRD facility needs and in light of the lack of available City-owned facilities to meet that need for a minimum of the next 3 to 5 years, OMF and the PPB are identifying non-City owned spaces at commercially reasonable rental rates and terms and will prioritize spaces that have represented janitorial or allow the City to contract with represented janitorial services. OMF anticipates that a lease for a term is sufficient to meet the facilities needs identified.
7. The expected financial impact is estimated at \$10,000 monthly which is already built into the budget for FY 21/22 and moving forward. Annual increases over the term are estimated at 3%.

NOW, THEREFORE, the Council directs:

- A. The Chief Administrative Officer or designee is authorized to negotiate and execute one or more agreements and any relevant documents for use of real property including, but not limited to, letters of intent, amendments, and extensions, for Portland Police Bureau's Special Resource Division's training needs, subject to OMF strategically assessing the availability of City-owned properties first and consistent with Section 1 findings. All documents will be reviewed by the Office of Management and Finance's Planning and Portfolio Management team for commercially acceptable terms and conditions and approved as to form by the City Attorney prior to execution.

Section 2. The Council declares that an emergency exists in order that this lease agreement may occur without delay; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council  
June 1, 2022

Auditor of the City of Portland  
Mary Hull Caballero

## Impact Statement

### Purpose of Proposed Legislation and Background Information

The Specialized Resources Division ("SRD") is part of the Investigative Branch of the Portland Police Bureau ("PPB"). It is made up of multiple specialized units that have a Citywide response that supports the work of the Patrol Division. The units consist of the Special Emergency Reaction Team (SERT), Explosive Disposal Unit (EDU), the K-9 Unit, the Crisis Negotiation Team (CNT), the Behavioral Health Unit (BHU), and the Traffic Unit. These units use specialized skill sets that require many hours of training to properly prepare its members to respond to specific incidents where additional tools and techniques are needed to ensure that the incidents are resolved safely for the community and the members of the Bureau.

The SRD units require a suitable training location that can be consistently available each week, with adequate square footage of 10,000 square feet for indoor and outdoor training in classroom in mock-up scenarios stages indoors and outdoors and parking for up to 50 vehicles and training equipment.

Office of Management & Finance ("OMF") has been able to provide city-owned space at Sgt. Jerome Sears Armory ("Sears Armory") to support SRD. However, Sears Armory will no longer be available for use as of May 1, 2022.

OMF and PPB are working collaboratively to determine an alternative City-owned facility that can meet the SRD facilities needs. PPB has reviewed the space capacity and scheduling at its Training Division Facility ("Facility") and determined that the Facility cannot meet the space needs of SRD. The Facility is fully scheduled for day-to-day training activities including but not limited to In-service, Advanced Academy, Public Safety Support Specialist training, and tri-yearly regular firearms range training. There are no other viable options within City-owned facilities to provide sufficient space to accommodate SRD's space needs since the needs are unique and likely will never be able to be accommodated at the Facility along with the other uses.

### Financial and Budgetary Impacts

The expected financial impact is estimated at \$10,000 monthly which is already built into the budget for FY 21/22 and moving forward. Annual increases over the term are estimated at 3%.

## Agenda Items

### 471 Consent Agenda in [June 1-2, 2022 Council Agenda](#)

Passed

Commissioner Dan Ryan Absent

Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea