

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** August 22, 2017 **Approx. Start Time:** 1:30 PM **Approx. Length:** 60 min

**Presentation Title:** Re-establishment of the Hospital Facility Authority of Clackamas County

**Department:** Finance and County Administration

**Presenters:** Marc Gonzales, Finance and Chris Storey, County Counsel

**Other Invitees:** Christa Wolfe, Finance and Laurel Butman, County Administration

### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Staff is requesting that the Board take action to re-establish the Hospital Facility Authority of Clackamas County (HFACC) pursuant to ORS 441.525-411.595 and County Code Chapter 2.03 for the purpose of providing adequate and effective health services to Clackamas County communities.

### EXECUTIVE SUMMARY:

State Statute (Attachment A) and County Code (Attachment B) provide the authority for municipalities, including counties, to establish Hospital Facility Authorities as a means of facilitating access to tax-exempt financing to improve hospital facilities within the corporate limits of the municipality. A Hospital Facility Authority has the power to issue bonds and other financial obligations on behalf of the non-profit hospital, elder care home or other health care organization to accomplish this purpose. Financial obligations of a Hospital Facility Authority are not a general obligation of the municipality.

The Board of County Commissioners (BCC) may establish such an Authority by ordinance or resolution of its own volition, or upon receipt of three or more written requests from the community. The HFACC was established by ordinance of the BCC existed in Clackamas County beginning in 1974 and until 2008, inactivated because of expired board terms and the difficulty in recruiting replacement HFACC Board members. Additionally, demand for and availability of such financing access had declined owing to the nationwide recession of 2008. During its active life the HFACC bylaws were revised a number of times by order of the BCC.

Clackamas County has received a written request from Willamette View, Inc. to re-establish the Hospital Facility Authority of Clackamas County (Attachment C ).

Staff is asking the Board to consider the advisability of re-establishing the HFACC. To establish this public authority, the Board would need to adopt an ordinance or resolution at a public hearing that:

1. Names or re-establishes the authority as "The Hospital Facility Authority of Clackamas County";
2. Sets forth the number of directors of the authority (5-11 inclusive of at least one director who is a County Commissioner);
3. And names the initial directors and their terms of service (not to exceed six years).

### FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget?  YES  NO

What is the cost? \$ N/A

What is the funding source? Tax exempt debt obligations undertaken and paid for by health care organizations in the County.

**STRATEGIC PLAN ALIGNMENT:**

1. How does this item align with your Department's Strategic Business Plan goals?  
This item aligns with County Administration's goals to ensure that Clackamas County is a government that is professional, productive & effective and the Finance Department's goal to protect the public's financial assets and investments in fixed and movable assets.
2. How does this item align with the County's Performance Clackamas goals?  
This item aligns with several goals including: building public trust through good government; ensuring safe, healthy and secure communities; growing a vibrant economy; and building a strong community infrastructure.

**LEGAL/POLICY REQUIREMENTS:**

Establishment of Hospital Facility Authority of Clackamas County is governed by State Statute and County Code as noted in the Executive Summary.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

See Executive Summary.

**OPTIONS:**

1. Direct staff to follow the required procedures to re-establish The Hospital Facility Authority of Clackamas County.
2. Request additional information prior to deciding whether or not to proceed with re-establishing The Hospital Facility Authority of Clackamas County.
3. Determine it is not in the public's best interest to establish a public authority to provide hospital facilities.

**RECOMMENDATION:**

Staff respectfully recommends that the Board choose Option #1 and direct staff to proceed with re-establishing and reactivate The Hospital Facility Authority of Clackamas County.

**ATTACHMENTS:**

1. Attachment A: ORS 441.525-441.595
2. Attachment B: County Code chapter 2.03
3. Attachment C: Letter from Willamette View, Inc.

**SUBMITTED BY:**

Division Director/Head Approval Christa Wolfe  
Department Director/Head Approval Marc Gonzales  
County Administrator Approval Laurel Butman

For information on this issue or copies of attachments, please contact Christa Wolfe @ 503-742-5407.

# Attachment A

## FINANCING OF HEALTH CARE FACILITIES CONSTRUCTION

**441.525 Definitions for ORS 441.525 to 441.595.** As used in ORS 441.525 to 441.595, unless the context requires otherwise:

(1) “Adult congregate living facility” means any institution, building or buildings, residential facility for elderly individuals or individuals with disabilities, or other place, operated as a nonprofit corporation that undertakes through its ownership or management to provide housing, meals and the availability of other supportive services.

(2) “Authority” means any public authority organized or existing pursuant to ORS 441.525 to 441.595.

(3) “Behavioral treatment facility” means any institution, building or buildings or residential facility operated as a nonprofit corporation that provides services, which may include residential services to individuals for a period of 72 hours to 12 months, to individuals struggling with addiction or another mental health issue.

(4) “Family safety facility” means an institution, building or buildings or residential facility operated as a nonprofit corporation that provides services, which may include residential services to individuals for a period of 72 hours to 12 months, to individuals seeking relief from domestic violence issues.

(5) “Governing body” means the county court, board of county commissioners, council or other legislative body of any municipality.

(6) “Hospital facility” means any structure, system, machinery, equipment or other real or personal property useful for or incidental to inpatient or outpatient care or administration, service or support for such care or any combination thereof that is provided by a political subdivision of this state or any private nonprofit corporation, including:

(a) An adult congregate living facility;

(b) A behavioral treatment facility;

(c) A family safety facility; or

(d) A health care facility, as defined in ORS 442.015.

(7) “Municipality” means any health district, city, county or other municipal corporation created by the consolidation of a city and county. [1973 c.153 §2; 1981 c.161 §1; 1983 c.740 §157; 1989 c.224 §94; 2007 c.70 §241; 2015 c.220 §1]

**441.530 Policy.** In order to provide the people of Oregon with access to adequate medical care and hospital facilities, the Legislative Assembly finds that it is necessary and desirable to authorize the creation in the several counties and cities of public authorities having the power to acquire, own, lease, sell and otherwise dispose of hospital facilities, and to authorize municipalities which create authorities to utilize those authorities to issue bonds and other obligations on behalf of such municipalities in order that the municipalities may provide hospital facilities. [1973 c.153 §1; 1977 c.201 §2]

**441.532 Municipalities authorized to create authority; issuance of obligations; conditions; purpose of authority.** Only a municipality may create an authority. Such a municipality may utilize an authority to issue obligations on behalf of the municipality in order to provide hospital facilities for the people of the municipality. No authority shall issue obligations on behalf of more than one municipality. An authority shall not be created or continued in existence for any purpose other than to provide hospital facilities as provided in ORS 441.525 to 441.595. [1977 c.201 §3]

**441.535 Procedure to create public authority.** (1) A governing body may upon its own motion, and shall upon the written request of any three or more natural persons, consider whether it is advisable to create a public authority for the purpose of providing hospital facilities.

(2) If the governing body, after public hearing according to its rules, determines that it is wise and desirable to create in a public authority the power and duties set forth in ORS 441.525 to 441.595, it shall by ordinance or resolution establish such an authority. The ordinance or resolution shall set forth:

(a) The name of the authority, which shall be “The Hospital Facility Authority of (Municipality), Oregon” or other similar distinctive name.

(b) The number of directors of the authority, which shall not be less than five nor more than 11.

(c) The names of the initial directors and their terms of service, which shall not exceed six years. At least one director shall also be a member of the governing body. Such director shall serve only so long as the director is a member of the governing body and, in any event, no longer than six years.

(d) Such other provisions as may be appropriate and not inconsistent with ORS 441.525 to 441.595 or the laws of Oregon.

(3) Upon the adoption of such an ordinance or resolution, the authority shall be deemed established as a municipal corporation of this state and as a body corporate and politic exercising public powers.

(4) An authority so organized shall have all the powers and duties contained in ORS 441.525 to 441.595. The governing body, at its sole discretion and at any time, may alter or change the structure, organization, programs or activities of the authority, subject to any limitations imposed by law on the impairment of contracts. The governing body may dissolve the authority at any time, provided the authority has no bonds or other obligations outstanding. [1973 c.153 §3; 1977 c.201 §4]

**441.540 Board of directors; rules; conflict of interest; quorum; personnel.** (1) An authority shall be managed and controlled by a board of directors, who shall be appointed by the governing body. The directors may be removed for cause or at the will of the governing body. The directors shall serve without compensation. However, the authority may reimburse the directors for their expenses incurred in the performance of their duties.

(2) The board of directors shall adopt and may amend rules for calling and conducting its meetings and carrying out its business and may adopt an official seal. All decisions of the board shall be by motion or resolution and shall be recorded in the board’s minute book which shall be a public record. A majority of the board shall constitute a quorum for the transaction of business and a majority thereof shall be sufficient for the passage of any such motion or resolution.

(3) The board may employ such employees and agents as it deems appropriate and provide for their compensation.

(4) Notwithstanding the exception for pecuniary benefit or detriment described in ORS 244.020 (13)(c), a director is a public official subject to the requirements of ORS chapter 244 based on an actual conflict of interest or a potential conflict of interest arising out of the director’s relationship with a nonprofit corporation that is tax-exempt under section 501(c) of the Internal Revenue Code, including employment with the nonprofit corporation or a relationship with a foundation that provides assistance to the nonprofit corporation. [1973 c.153 §4; 1977 c.201 §5; 2007 c.813 §1; 2009 c.68 §20; 2015 c.620 §9]

**441.545 Authority may not levy taxes.** An authority shall not have the right or power to levy taxes or to operate a hospital facility. [1973 c.153 §5]

**441.550 General powers.** Except as otherwise provided in ORS 441.545, an authority shall have all powers necessary to accomplish the purpose of providing hospital facilities for the people of Oregon, including without limitation the power:

(1) To sue and be sued in its own name.

(2) To acquire by purchase, construction, exchange, gift, lease, or otherwise, and to improve, extend, maintain, equip and furnish hospital facilities, which hospital facilities may be either within or without the corporate limits of the municipality by which the authority is created.

(3) To lease such hospital facilities to any one or more political subdivisions of this state or any private nonprofit corporations which are operating or propose to operate an inpatient care facility subject to the licensing and supervision requirements of ORS 441.015 to 441.087, 441.525 to 441.595, 441.815, 441.820, 441.990, 442.342, 442.344 and 442.400 to 442.463 upon such terms and conditions as the board deems appropriate, to charge and collect rents and to terminate any such lease upon default of the lessee.

(4) To enter into options and agreements for the renewal or extension of such leases of hospital facilities or for the conveyance of such hospital facilities.

(5) To sell, exchange, donate and convey any or all of its hospital facilities or other assets.

(6) To borrow money and to issue notes and revenue bonds for the purpose of carrying out its powers.

(7) To mortgage and pledge its assets, or any portion thereof, whether then owned or thereafter acquired, to pledge the revenues and receipts from such assets, to acquire, hold, and dispose of mortgages and other similar documents relating to hospital facilities, and to arrange and provide for guarantee and other security agreements therefor.

(8) To loan money for the construction of and improvements to hospital facilities.

(9) To enter into contracts, leases and other undertakings in its own name.

(10) To adopt and amend ordinances and resolutions. [1973 c.153 §6; 1983 c.413 §1]

**441.555 Issuance of revenue obligations; nature of obligation; refunding.** (1) To accomplish its purposes, an authority shall have the power to issue revenue obligations payable from the revenues derived by it from repayment of loans or from its ownership or sale of any one or more hospital facilities. The issuance of revenue obligations is governed by the provisions of subsections (2) to (8) of this section, and is not subject to the prior approval of the electors of the municipality.

(2) The authority shall issue revenue obligations only by bond resolution duly adopted by its board of directors. The bond resolution shall specify the public purposes for which the proceeds of the revenue obligations shall be expended, declare the estimated cost of carrying out such purposes, contain such covenants, and provide for the issuance and sale of revenue obligations in such form and amount as the directors determine. In declaring such cost, the directors may include the funds necessary for working capital during construction, reserves, interest during construction, the payment of organizational, planning, financing and legal expenses, the repayment of advances and the start-up costs. The bond resolution may provide that hospital facilities subsequently acquired or constructed by the authority shall be deemed betterments or additions to, or extensions of, the specified hospital facility, whether or not physically connected.

(3) The bond resolution shall provide for the establishment of one or more special funds, and such funds may be under the control of the board or one or more trustees. The bond resolution shall obligate the authority to deposit and expend the proceeds of the revenue obligations only into and from such fund or funds, and to set aside and pay into such fund or funds any fixed proportion or fixed amount of the revenues derived by it from any or all of its hospital facilities or other corporate activities, as the board finds in the best interest of the authority and the payment of its obligations. The authority may issue and sell revenue obligations payable as to interest and principal only out of such fund or funds.

(4) Any revenue obligations issued against any fund or funds provided for in subsection (3) of this section shall be a valid claim of the holder thereof only as against such special fund or funds, the proportion or amount of the revenues pledged to such fund or funds and such assets as the authority may have pledged. Each such revenue obligation shall state on its face that it is payable from a special fund or funds, naming the fund or funds and the resolution creating it or them.

(5) Any pledge of revenues or other moneys or obligations or assets made by an authority shall be valid and binding from the time that the pledge is made against any parties having subsequent claims of any kind in tort, contract, or otherwise against an authority, irrespective of whether such parties have

actual notice thereof. The pledge shall be noted in the authority's minute book which shall be constructive notice thereof to all parties and neither the resolution nor other instrument by which a pledge is created need be otherwise recorded, nor shall the filing of any financing statement under the Uniform Commercial Code be required to perfect such pledge. Revenues or other moneys or obligations or assets so pledged and later received by an authority shall immediately be subject to the lien of the pledge without any physical delivery or further act.

(6) The revenue obligations issued under the provisions of subsections (1) to (5) of this section shall bear such date or dates, mature at such time or times, be in such denominations, be in such form, either coupon or registered or both, carry such registration privileges, be made transferable, exchangeable and interchangeable, be payable in such medium, at such place or places, contain such covenants, and be subject to such terms of redemption as the board of directors shall declare in the bond resolution.

(7) Notwithstanding any other provision of law, the revenue obligations issued by an authority may be sold by the board of directors upon such terms and conditions and at such rate or rates of interest and for such price or prices as it may deem most advantageous to the authority, with or without public bidding. The authority may make contracts for future sale from time to time of revenue obligations by which the contract purchasers shall be committed to the prices, terms and conditions stated in such contract, and the board of directors may pay such consideration as it deems proper for such commitments.

(8) The board of directors may provide by resolution for the issuance of funding and refunding revenue obligations in order to refund, convert, purchase or restructure any one or more series, or portion of a series, of outstanding revenue obligations at such time or times as it may determine. Such refunding revenue obligations may be sold or exchanged at par or otherwise as the board of directors determines is in the best interest of the authority.

(9) All revenue obligations issued pursuant to this section shall be legal securities that may be used by any insured institution or trust company, as those terms are defined in ORS 706.008, for deposit with the State Treasurer or a county treasurer or city treasurer, as security for deposits in lieu of a surety bond under any law relating to deposits of public moneys and shall constitute legal investments for public bodies, trustees and other fiduciaries, banks, savings and loan associations, and insurance companies. All such revenue obligations and all coupons appertaining thereto shall be negotiable instruments within the meaning of and for all purposes of the law of this state. [1973 c.153 §7; 1983 c.413 §2; 1997 c.631 §471; 2011 c.256 §4]

**441.560 Borrowing; bond anticipation notes.** An authority may borrow from banks or other lenders such sums on such terms as the board of directors deems necessary or advisable. An authority may also issue, sell and assume bond anticipation notes or their equivalent, which shall bear such date or dates, mature at such time or times, be in such denominations and in such form, be payable in such medium, at such place or places, and be subject to such terms of redemption, as the board deems necessary or advisable. [1973 c.153 §8]

**441.565 Obligations of authority not obligations of municipality.** The revenue bonds and other obligations of an authority shall not be a general obligation of the municipality nor a charge upon the tax revenues of the municipality. [1973 c.153 §9]

**441.570 Payment of principal and interest.** The board of directors shall establish rentals, selling prices, and other charges at least adequate to pay the principal of and interest on the obligations of the authority as the same become due, including payments to any special fund or funds, together with the financing and other costs of the authority. [1973 c.153 §10]

**441.575 Authorities may act jointly.** All powers and responsibilities provided in ORS 441.525 to 441.595 may be exercised and discharged by two or more authorities acting jointly to effectuate the purposes of ORS 441.525 to 441.595. [1973 c.153 §11]

**441.580 Authority as public body; tax status of assets, income and bonds.** An authority is hereby declared to be a public body performing a public function. Accordingly, an authority, all assets at any time owned by it, the income therefrom, and all bonds issued by an authority, together with the coupons applicable thereto, and the income therefrom, shall be exempt from all taxation in the State of Oregon; provided, however, that real and personal property owned by the authority and leased to a third party shall be subject to property taxation if such property would be subject to taxation if owned by the lessee thereof. All bonds issued by an authority shall be deemed to be securities issued by a political subdivision of the State of Oregon. [1973 c.153 §12]

**441.585 Disposition of excess earnings; disposition of assets on dissolution.** The earnings of the authority in excess of the amount required for the retirement of indebtedness or the accomplishment of the purposes stated in ORS 441.525 to 441.595 shall not inure to the benefit of any person or body other than the municipality creating the authority. Upon dissolution of an authority, any assets remaining after provision for payment of the obligations and expenses of the authority shall become the assets of the municipality. [1973 c.153 §13; 1977 c.201 §6]

**441.590 Authority granted by ORS 441.525 to 441.595.** ORS 441.525 to 441.595 are complete authority for the organization of authorities and for the issuance and sale of revenue bonds and refunding revenue bonds. Any restrictions, limitations, conditions or procedures provided by other statutes, including but not limited to the provisions of ORS chapter 198 and ORS 440.305 to 440.410, do not apply to the organization of authorities and the issuance and sale of revenue bonds pursuant to ORS 441.525 to 441.595. However, nothing contained in ORS 441.525 to 441.595 shall be construed as a restriction or limitation upon any powers which an authority might otherwise have under any law of this state or the charter of any municipality. [1973 c.153 §14; 2005 c.443 §25]

**441.595 Construction of ORS 441.525 to 441.595.** ORS 441.525 to 441.595 shall be liberally construed to effect its purposes. In the event that any portion of ORS 441.525 to 441.595 is declared invalid or otherwise unenforceable by a court of record, the remaining provisions of ORS 441.525 to 441.595 shall nevertheless remain in full force and effect. [1973 c.153 §15]

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**Chapter 2.03****2.03 HOSPITAL FACILITY AUTHORITY****2.03.010 Declaration of Public Need**

After due consideration, and deeming it necessary, in the public interest for the health and general welfare of the state, and the community, and the purpose of increasing bed capacity, adding major new facilities, categories of medical service and combining medical specialties, supporting a regional health care concept in compatibility with the general health care development in the community, adding to inpatient and outpatient care, administration service and support, providing for health care and housing for senior citizens including, without limitation, adult congregate living facilities, granting savings to the community, as a result of centralization of services and to provide health care to the community in a manner which is economically practicable to help maintain high quality standards which are appropriate to the timely and economic development of adequate and effective health services in the area, the Board of County Commissioners for Clackamas County determines that it is wise and desirable to create a Public Hospital Facility Authority.

[Codified by Ord. 05-2000, 7/13/00]

**2.03.020 Creation of Hospital Authority**

There is hereby created, pursuant to Chapter 153, Oregon Laws 1973, and a public authority to be known as "Hospital Facility Authority of Clackamas County, Oregon."

[Codified by Ord. 05-2000, 7/13/00]

**2.03.030 Board of Directors; Composition; Terms**

The authority shall be managed and controlled by a Board of Directors composed of seven members. The future term of office of the Board members shall be four years. Any vacancy in said Board of Directors shall be filled by appointment made by the Board of County Commissioners for Clackamas County for the unexpired portion of the term. The members of this Board shall receive no compensation, except that they may be reimbursed for travel and other out-of-pocket expenses they incur as members of the Board of Directors.

[Codified by Ord. 05-2000, 7/13/00; Amended by Ord. 01-2005, 5/5/05]

**2.03.040 Powers and Duties of Board**

The Board of Directors shall have all those powers and duties set forth and provided for in Chapter 153, Oregon Laws 1973, as amended from time to time.

[Codified by Ord. 05-2000, 7/13/00]

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# Attachment C

BOARD OF COMMISSIONERS

JUN 29 2017

DK

June 27, 2017

Don Krupp  
Clackamas County Administrator  
Public Services Building  
2051 Kaen Road, Suite 450  
Oregon City, OR 97045



Dear Don,

As a follow up to our recent meeting with Marc Gonzales and inquiry by our board member John Hartsock, I appreciate you taking the time to consider Willamette View, Inc.'s request to reconstitute the Hospital Facility Authority of Clackamas County. It is our preference to work locally with the services of the County and our mutual advisors to issue new debt on projects noted below that will be of significant benefit to the county.

Willamette View is a non-profit 501 (c)(3) Oregon licensed Continuing Care Retirement Community (CCRC) in Clackamas County. We are one of the first CCRC's constructed in the state of Oregon, opening in 1955. We serve persons over the age of 55 in independent living, assisted living, memory care, and skilled nursing services. At present we have 465 individuals living at Willamette View. As a business we have employed thousands of area high school students over our history in our food and beverage and health care services. Often times we are the first job for a local high school student and I have had numerous people tell me over the years that they worked at "Willamette View." Our current employee compliment is 330 with an annual payroll of over \$10m.

Willamette View has consistently been an evolving organization by growing the footprint of our campus and offering a multitude of changing services to our residents and employees. Our volunteer board of directors is forward looking and conscientious about prudent fiscal management and cultivating local relationships. We take our position in Clackamas County seriously and with pride and consider ourselves a worthy partner. For more than twenty-five years we have hosted the North Clackamas Chamber of Commerce annual holiday giving breakfast. We are deeply invested in support the North Clackamas Education Foundation, having residents serving in positions of leadership, our HAM radio resident team is actively engaged with Clackamas Emergency Services, and the list goes on. To sum it up, we are a proud, invested, and committed member of the County and the surrounding communities we serve and where our residents lived prior to moving to Willamette View.

#### Corporate

13021 SE River Road  
Portland, OR 97222

#### Marketing

12705 SE River Road  
Portland, OR 97222

#### Terrace

13169 SE River Road  
Portland, OR 97222

#### Health Center

13145 SE River Road  
Portland, OR 97222



503.654.6581

~ toll free 800.446.0670

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~ info@WillametteView.org

Over the years Willamette View has accessed the tax exempt debt market for financing. Since our early beginnings we have conducted financings in 1980, 1991, 2001, 2005, and are now preparing for additional financing in 2017 for the purposes of expansion of our services and refinancing of current debt held by Wells Fargo Bank since 2010.

Through all the years of financing up until 2010 Willamette View was served by the Hospital Facilities Authority (HFA) of Clackamas County. In 2010 we were informed that the board of the HFA did not have a sufficient number of directors to activate the board so we were required to use the conduit of the Oregon Facilities Authority (OFA). While this worked for our needs at the time our preference was and continues to be to work locally through Clackamas County. To be direct, we prefer to see our dollars invested locally to support services and employment in Clackamas County. We also take the responsibility of stewardship of our residents' money seriously and found the expenses of debt issuance through OFA to be higher than we believed necessary at that time. While the costs are included in the issuance and the corresponding interest rates we recognize that residents living at Willamette View are paying these expenses off over the life of the bonds which amounts to substantially greater costs in the end than we believe appropriate. Additionally, the tax-exempt status of bond interest to Oregon residents is critical to our cost of capital. I am aware of other local bond financings that had to use a financing conduit outside of Oregon and lost the benefit of the Oregon exemption to local investors.

Over the past seven years we have been working diligently on strategic and master site planning of our campus. We have arrived at a point where we have a plan accepted by our board and residents as a vision for our community into the next ten to fifteen years. It calls for a transition or reconstruction of specific portions of our campus to offer more independent living apartments, a new resident dining, auditorium and community space, growth of our memory care services, and eventual upgrades to our assisted living services. An important component of our master site plan is the realignment of our front entrance with Park Avenue as stipulated in our 2005 bond financing. My team is in close communications with your staff specific to this aspect of our development process. Within the next three years we envision building fifty to sixty additional independent living apartments, fifteen additional memory care apartments, for a total of thirty, the complete redevelopment of our River View resident dining, auditorium and community space, and upgrades to our sixty units of assisted living. Our financial models are supported by a \$60m tax exempt bond financing, fixed rate, thirty-five (35 years) amortization, including a repayment to Wells Fargo for outstanding debt of \$26m. We also plan to add additional jobs to the local market as part of our growth plan.

On behalf of Willamette View, thank you for taking time to consider our request to reconstitute the Hospital Facility Authority of Clackamas County. Brian Thompson, CFO, and I are available to talk with you, Mark Gonzales, and others to answer any questions you or members of your team have regarding Willamette View, our development and service plans, and the timing of bond issuance.

I look forward to speaking with you at your earliest convenience.

Respectfully,



Craig Van Valkenburg  
CEO

Cc: Brian Thompson, Willamette View, Inc. CFO  
Greg Fitzgerald, Willamette View, Inc. Board Chair  
Marc Gonzales, Clackamas County, Finance Director

CVV/sd