

## **Oregon Solutions Sherman County Library Project: Commitments**

As a community-based process encouraging collaborative effort by all parties, Oregon Solutions invites Project Team members to "commit" their time and resources to achieving the goal of a new, public and school library. The following commitments have been identified through the Oregon Solutions process, and all signatories agree that they are key to the success of the project.

### **Sherman County Public / School Library Board**

As proponent and developer of a new Sherman Public School Library, the Library Board agrees to ...

- Support grant writer Paul Lindberg in his efforts to seek and secure foundation grant support for the project, with major foundation applications and responses completed by the spring of 2008.
- Organize and conduct a countywide major gifts fund-raising campaign, to engage business, growers and landowners in raising a significant local match to known and anticipated gifts and grants. Target fund-raising goal is \$100,000, with campaign to conclude by March 30, 2008, in order to support foundation requests, and repayment of intended construction loan.
- Work with the architect and project manager to explore construction alternatives.
- Work with the Sherman County Court to initiate low-interest bank financing to cover construction costs, and to repay that loan with funds raised and disbursed through the Sherman Development League.
- Transfer the completed facility to the school district.




Oct. 10, 2007

**LOWELL SMITH, Chair, Sherman County Public / School Library Board**

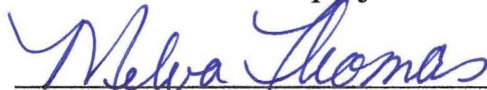
## **Bank of Eastern Oregon**

To facilitate construction of a new Sherman County Library, the Bank of Eastern Oregon, through its agents George Koffler, CEO, and Bill Hubble, loan officer, agrees to initiate a short-term low-interest loan to Sherman County. Annual payments, due dates and term of the loan would be determined at such future date as the Library Board initiates the request, and the Sherman County Court concurs with terms advanced by the Bank.

  
Oct. 10, 2007  
/s/ **GEORGE KOFFLER, CEO, Bank of Eastern Oregon**

## **Sherman Development League**

By agreement with the Sherman County Library Board, the nonprofit 501(c)(3) Sherman Development League agrees to serve as fiscal agent for the Library Project. In such capacity, it will receive all gift and grant funds, and disburse funds for repayment of construction contractors, architect, project manager, other vendors of furnishings and fixtures, and Sherman County for repayment of authorized incurred project debt.



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**MELVA THOMAS, Chair**

Oct. 10, 2007

## **Oregon Housing & Community Services Department**

To support Phase 2 efforts of the Sherman County Library Project, the OHCS commits ...

- \$80,000 in grant funds to support preparation of "bid-ready" construction plans
- \$15,000 in grant funds to support involvement of Oregon Solutions



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**VICTOR MERCED, Director**

Oct. 9, 2007



# Oregon

Theodore R. Kulongoski, Governor



## Housing and Community Services

North Mall Office Building  
725 Summer Street NE, Suite B  
Salem, OR 97301-1266  
(503) 986-2000



FAX (503) 986-2020  
TTY (503) 986-2100  
[www.ohcs.oregon.gov](http://www.ohcs.oregon.gov)

November 13, 2007

Ms. Kim Travis  
Oregon Solutions  
Portland State University  
720 Urban Center Building  
506 SW Mill Street  
Portland, OR 97207

RE: Sherman County DOC

Dear Ms. Travis:

Enclosed please find an original signature from Victor Merced for the Sherman County Library Declaration of Cooperation.

Please advise of any further needs.

Sincerely,

Loren Shultz



## **Oregon Governor's Economic Revitalization Team**

As liaison between the Office of the Governor and local government, the Economic Revitalization Team (ERT) will help as appropriate to coordinate, leverage and streamline involvement by ERT state agencies that may be identified during final stages of the development of the Sherman County Library Project. The ERT, through its support of the above mentioned Oregon Housing and Community Services grant, supports the Library project as a vital contribution to the Sherman County community and its importance to the local and state economy.



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**RAY NAFF, Director, Economic Revitalization Team**

November 27, 2007



## Oregon Economic & Community Development Department

With legislative authority to administer the Strategic Investment Program, the OECDD and its ruling body, the Economic Development Commission, support efforts of local entities such as Sherman County to negotiate agreements with business that will spur investment and create jobs in rural Oregon. The OECDD ...

- supports agreement between Sherman County and Portland General Electric toward a contribution by PGE of \$1 million under the additional obligations provisions of the SIP rules, toward the Library Project.
- encourages and supports local fund-raising efforts and construction of the Library as a critical cog to providing educational resources to students and citizens of the county, which supports the goal of a trained and capable work force for Oregon's economy.

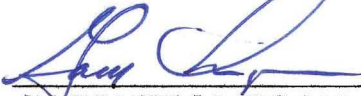
  
CAROLYN SANCO, Regional Business Development Officer~~Oct. 10, 2007~~

Jan 27, 2008

## Sherman County Court

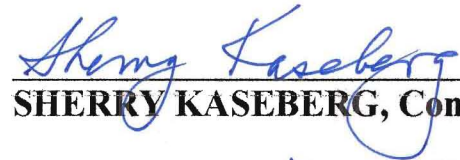
Based on opinion of bond counsel Doug Goe of Orrick, Harrington and Sutcliffe --  
-- that Sherman County must be the borrower of any loan for the Library Project  
to qualify for tax-free municipal bond support, and a reduced interest rate -- the  
Sherman County Court agrees ...

- to assume responsibility for repayment of a short-term, low interest loan issued by the Bank of Eastern Oregon. This agreement does not obligate the Library Board to request a loan from the Bank of Eastern Oregon. At such time that the Library Board initiates a loan request, and the Bank and Sherman County enter into a loan agreement, funds for repayment of the loan would be the responsibility of the Library Board. All funds for repayment of the loan would be forwarded to Sherman County from the Library Board's fiscal agent, the Sherman Development League.
- to support the efforts of the Sherman County Public / School Library Board in developing and conducting a local major gifts fund-raising effort.
- to support the Sherman County Public / School Library Board in efforts to secure major foundation grant support.
- to work with the Sherman County Public / School Library Board to complete and approve a funding plan for the Library Project, before solicitation of construction bids or awarding of contracts.

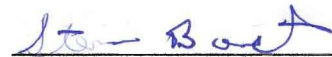


**GARY THOMPSON, Sherman County Judge**

Oct. 10, 2007



**SHERRY KASEBERG, Commissioner**



**STEVE BURNET, Commissioner**



## **Sherman County School District**

In partnership with the Sherman County Public / School Library Board and in support of the Library Project, the School District agrees ...

- to lease school property for \$1 a year to the Library Board for construction of a new shared library building.
- at completion of the structure, to accept ownership and operational responsibility for the Library facility from the Library Board.
- to work with Library Project architect Fred Gast to explore application for grants and additional funding from Sherman County for possible installation of photovoltaic panels on the roof of the new building, which would generate a substantial portion of the electrical power needs through net-metering. Wasco Electric Co-op has ensured the School District that such an arrangement is acceptable.



Oct. 10, 2007

**IVAN RITCHIE, Superintendent, Sherman County Schools**



Oct. 10, 2007

**VERNA SIMANTEL, Chair, Sherman County School Board**