

ORDINANCE No. 184998

* Authorize acquisition of property at 4747 E. Burnside from Multnomah County by the Bureau of Internal Business Services (Ordinance).

The City of Portland ordains:

Section 1. The Council finds:

1. Multnomah County owns a 100% interest in the property located at 47th and East Burnside otherwise known as the Penumbra Kelly Building Property. The City has a perpetual lease interest in 54.3% of the property under an agreement between City and County effective July 1, 1982.
2. Multnomah County declared its interest in the property “surplus” in January 2006. Under the terms of the perpetual lease agreement, the City has the right of first refusal to purchase the County’s interest in the property and on February 7, 2011, Multnomah County formally notified the City of its intent to sell the property. Should the City not exercise its Option to Purchase and Multnomah County sell the property to an outside party, the City would receive 54.3% of the sales proceeds but would lose its right to occupy the property.
3. The City’s 54.3% of the property is currently occupied by the Police Bureau Traffic Division. The Police Bureau desires to retain occupancy in the building and allow for possible expansion to include office space for detectives.
4. Other city bureaus expressing an interest in occupancy of the building include Office of Neighborhood Involvement (ONI) and Water Bureau Security Division.
5. The Facilities Services division of the Bureau of Internal Business Services, on behalf of the Bureau of Police, has negotiated a Memorandum of Understanding and a Purchase and Sale Agreement for acquisition of the property at 4747 SE Burnside, Portland, Oregon at a sale price of \$1,645,200.00 plus closing costs. This purchase price represents 45.7% (County’s interest) of the total value of \$3.6 million as determined by real estate appraisals.
6. The Bureau of Internal Business Services, upon approval of the Fall BuMP project carryover, has budgeted sufficient funds to cover the acquisition and ongoing maintenance of this property.
7. The sale agreement and closing documents will be approved as to form by the City Attorney.

NOW, THEREFORE, the Council directs:

- 800481
- a. The Chief Administrative Officer, or designee, is authorized to execute a purchase and sale agreement and all other necessary documents, once approved as to form by the City Attorney, for acquiring the County's interest in the property.
 - b. The Chief Administrative Officer, or designee, is authorized to release all funds necessary to perform due diligence, close and accept title to the property. The Chief Administrative Officer, or designee, requests the Bureau Accounting Office to prepare, as needed, wire transfers from the City Treasury for the purchase price including closing costs. The purchase price and closing costs shall be chargeable to the Facilities Services Fund.
 - c. The Chief Administrative Officer, or designee is hereby authorized and directed to sign and accept deeds for the acquisition of the property at 4747 SE Burnside, Portland, Oregon.
 - d. The FY 2011-12 interagency service agreement with Facilities Services Division of the Bureau of Internal Business Services as provider and the Bureau of Police, or other potential tenants, as receiver will be amended in the next Budget Monitoring Report.

Section 2. The Council declares an emergency exists since a delay in acceptance of the sale agreements and execution of the deeds in a timely manner may cause additional costs to both the Bureau of Internal Business Services and Multnomah County; therefore, this ordinance shall be in full force and effect from and after its passage by Council.

Passed by the Council:

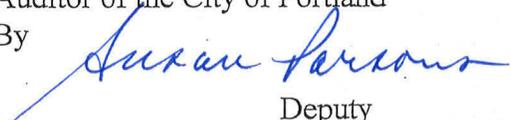
NOV 16 2011

Mayor Sam Adams
Prepared by: Janene Edgerton
Date Prepared: 10-27-11

LaVonne Griffin-Valade

Auditor of the City of Portland

By

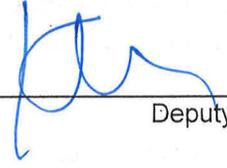


Deputy

800481

Agenda No. 184998
ORDINANCE NO.
Title

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INTRODUCED BY Commissioner/Auditor: Mayor Adams	CLERK USE: DATE FILED <u>NOV 10 2011</u>
COMMISSIONER APPROVAL	 LaVonne Griffin-Valade Auditor of the City of Portland By:  Deputy
Mayor—Finance and Administration - Adams	
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	ACTION TAKEN:
Position 4/Safety - Leonard	
BUREAU APPROVAL	
Bureau: Internal Business Services Bureau Head: Jeff Baer, Director	
Prepared by: Janene Edgerton Date Prepared: 10-27-11	
Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Council Meeting Date November 16, 2011	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter 	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input checked="" type="checkbox"/>
REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman	<input checked="" type="checkbox"/>	
4. Leonard	4. Leonard	<input checked="" type="checkbox"/>	
Adams	Adams	<input checked="" type="checkbox"/>	