

ORDINANCE No.

186242

*Authorize acquisition of real property abutting Knott Park for park purposes. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Ordinance No 180626, passed by Council on November 22, 2006, authorized purchase and sale agreements and the deposit of Park System Development Charge (SDC) funds in escrow accounts to secure opportunities to purchase real properties.
2. Portland Parks & Recreation (Parks) wishes to purchase a .20 acre property that includes a house, located at 11241 NE Sacramento St. (Property) in the Parkrose Heights Neighborhood. The property is adjacent to Knott Park and will be incorporated into the park.
3. Parks has entered into a Purchase and Sale Agreement, dated June 26, 2013, with the owner to purchase the Property for \$128,000.
4. Parks recommends acquiring the Property because the parcel is an in-holding that expands Knott Park, opens up the southwest corner, provides additional street frontage on NE Sacramento and visibility into the park.
5. The Director of Parks reports that the Property meets the SDC acquisition guidelines and that there is adequate revenue from Parks SDC to fund the acquisition of the Property.
6. In order to incorporate the Property into the park, the house will need to be demolished and several invasive trees removed. Parks estimates a one-time stabilization cost not to exceed \$50,000 to prepare the Property for public ownership and use by the public. Stabilization costs will be funded from Park SDC funds.

NOW, THEREFORE, The Council Directs:

- a. The Commissioner in Charge of Parks is authorized to execute all documents necessary to close the transaction once conditions precedent to closing as specified in the Purchase and Sale Agreement have been satisfied and all documents have approved as to form by the City Attorney;
- b. The Director of Parks shall deposit the purchase price and closing costs from Park SDC acquisition funds into an escrow account established for the purpose of acquisition of the Property;
- c. The Director of Parks is directed to immediately fund one-time stabilization costs of up to \$50,000 from Parks' SDC funds and to proceed promptly with the

demolition of the house on the property and other stabilization tasks.

- d. In accepting responsibility for the Property, the Council acknowledges the need to fund the on-going O&M costs estimated at \$2,500 per year and directs the City Budget Office to increase PP&R's ongoing current appropriation level (CAL) by that amount beginning in FY 2013-14.

Section 2. The Council declares that an emergency exists in order to avoid further delay in the completion of the acquisition that is set to close on September 24, 2013; therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: **SEP 11 2013**
Commissioner Fritz
Prepared by: Zalane Nunn

LaVonne Griffin-Valade
Auditor of the City of Portland

By *Gayla Jennings*
Deputy

Agenda No.
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 Title

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INTRODUCED BY Commissioner/Auditor: Fritz	CLERK USE: DATE FILED <u>SEP 06 2013</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz <i>Amanda Fritz</i> Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	LaVonne Griffin-Valade Auditor of the City of Portland By: <i>[Signature]</i> Deputy
BUREAU APPROVAL Bureau: Parks & Recreation Bureau Head: <i>Mike Abbate</i> Prepared by: Zalane Nunn Date Prepared: August 26, 2013 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 September 11, 2013	ACTION TAKEN:
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i>	

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	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	