

ORDINANCE No. 188504

*Authorize the acquisition of 2.2 acres of real property at 1610 SW Taylors Ferry Rd for \$525,000 to be used for natural area purposes and increase the capacity of the park system (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. In accordance with the terms and conditions of a Purchase and Sale Agreement (Agreement) dated April 14, 2017, authorized by Ordinance 180626, Portland Parks & Recreation (Parks) and the Bureau of Environmental Services (BES) wish to purchase a 2.2-acre property located at 1610 SW Taylors Ferry Road, also identified as R212502 (Property), that is adjacent to Marshall Park.
2. Portland Parks & Recreation (Parks) and Bureau of Environmental Services (BES) are purchasing the Property jointly with Parks paying 90% and BES 10% of the acquisition costs.
3. The Property is forested and includes a section of Owl Creek. Acquisition will allow the City to better protect the creek and restore the riparian area, as well as realign and repair a section of trail in Marshall Park and provide additional capacity in the park system.
4. The Property also includes a house and cottage that are not needed for BES or Parks' needs. It is the intention of Parks and BES to complete a property line adjustment to create a house lot that will then be disposed of as a "Category 1" property under the City's ADM 14.02 Disposition of City Real Property Policy. The proceeds from the sale will be used to partially reimburse Parks' SDC and BES Grey to Green funds used for this acquisition, as outlined in an agreement between Parks and BES.
5. The purchase price of the Property is \$525,000, which will be paid with Parks System Development Charge funds and BES Grey to Green funds.
6. It is estimated that initial one-time stabilization costs will total \$45,000, which includes demolition of the cottage, that will be paid with Parks' SDC funds and that on-going O&M costs will be approximately \$5,000 per year which will be requested through the FY2018-19 budget process.

NOW, THEREFORE, The Council Directs:

- a. The Director of Parks is authorized to execute all closing documents and

- take all other actions necessary to close the transaction in accordance with the Agreement and any amendments thereto. All documents will be approved as to form by the City Attorney prior to execution;
- b. The Directors of Parks and BES are directed to deposit from Park SDC funds and BES Grey to Green funds their appropriate share of the purchase price and closing costs into an escrow account established for the purpose of the acquisition of the Property;
 - c. The Director of Parks is directed to fund with SDC funds one-time site stabilizations costs of up to \$45,000 as well as up to \$40,000 costs associated with the property line adjustment upon closing;

Section 2. The Council declares that an emergency exists in order to avoid further delay in the acquisition of the Property; therefore, this Ordinance shall be in force and effect from and after its passage by Council.

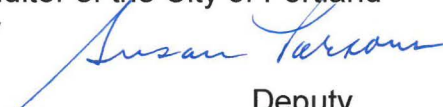
Passed by the Council:

JUL 05 2017

Commissioner Wheeler
Prepared by: Zalane Nunn
Date Prepared: June 6, 2017

Mary Hull Caballero
Auditor of the City of Portland

By


Deputy

Agenda No. **ORDINANCE NO.**

188504

Title

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<p>INTRODUCED BY Commissioner/Auditor: <u>FRITZ</u></p>	<p>CLERK USE: DATE FILED <u>JUN 27 2017</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler</p> <p>Position 1/Utilities - Fritz <u>[Signature]</u></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u>[Signature]</u> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Parks & Recreation Bureau Head: <u>Mike Abbate</u></p> <p>Prepared by: Zalane Nunn Date Prepared: June 6, 2017</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter</p> <p>Council Meeting Date July 5, 2017</p>	
<p>ACTION TAKEN:</p>	

AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 15 min (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Eudaly	✓	
Wheeler	_____	