

IMPACT STATEMENT

Legislation title: * Declare property located at 1988 SE 3rd Avenue as surplus real property and authorize the Bureau of Internal Business Services to dispose of the property. (Ordinance)

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Presenter name: Bryant Enge/Pauline Goble

Purpose of proposed legislation and background information:

The Bureau of Internal Business Services (“BIBS”) owns the property located at 1988 SE 3rd Avenue, Portland, Oregon (“Property”) composed of approximately 0.42 acres or 18,334 square feet, with Property Tax ID Number R2673288, and as further described in the attached Exhibit A.

A portion of the Property was acquired from the Oregon Department of Transportation (“ODOT”) pursuant to Ordinance No. 187259 (passed July 15, 2015), with a Deed transferring title recorded on August 31, 2105, Records No. 2015-112256. This ODOT portion of the Property consisted of approximately 9,432 square feet. Funds for acquisition of the ODOT portion of Property was generated from Ordinance 186463 (passed February 19, 2014).

The City, through Ordinance No. 187591 (passed February 18, 2016) vacated a portion of SE Harrison Street, east of SE 3rd Avenue, for incorporation into the ODOT acquired parcel, adding approximately 9,229 square feet, and resulting in the approximately 18,334 total square feet for the Property.

Assigned to BIBS management, the Property was intended as a potential site for relocating Right 2 Dream Too (R2DToo). However, in August 2016, the State Land Use Board of Appeals (LUBA) determined that the proposed relocation and siting use for the Property to be inconsistent with the zoning code, and BIBS had to determine other uses for the Property.

Due to property zoning, site conditions and location, BIBS has determined that the Property is not suitable for active use and no future use of the Property has been identified. Therefore, for BIBS’ operational and business purpose and needs, the Property is considered excess.

Financial and budgetary impacts:

In the course of the relocation project proposed for the Property, BIBS incurred significant project expenditure. BIBS is authorized to allocate proceeds generated from disposition of the Property to reimburse appropriate City funds that have been expended for relocation project and property management expenditures, including but not limited to site assessment, engineering and right of way services, site improvement, property repair and maintenance. Where remainder proceeds remain after reasonable accounting, BIBS will replenish R2DToo’s account pertaining to the funds associated Ordinance No. 186463 then allocate any remainder proceeds to the Campsite Services fund.

Community impacts and community involvement:

During the Public Comment Period, the adjacent property owner and a couple of other citizens became aware of the property’s availability and have contacted BIBS to indicate interest in the property. No additional feedback has been received from the public since the conclusion of the Public Comment Period.

Budgetary Impact Worksheet**Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.
☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

FRITZ 188812
Amendment
2-7-18
Accepted

DRAFT

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Commissioner Fritz proposes the following amendment:

Section 1. The Council finds:

11. In the course of the relocation project proposed for the Property, BIBS incurred significant project expenditure. Upon completion of disposition of the property, BIBS will allocate gross sales proceeds in the following priority: a) pay for costs associated with disposition; b) reimburse funding sources other than the account associated with Ordinance No. 186463 for moneys used for the relocation project and property management expenditures (such as including but not limited to site assessment, engineering and right of way services, site improvement, property repair and maintenance, but excluding internal staff costs for BIBS project management); c) then replenish the account associated with Ordinance No. 186463 up to the original starting balance; d) then reimburse funding sources to cover internal staff costs for BIBS project management; and e) if there is a remainder, allocate to Campsite Services programming.

NOW, THEREFORE, the Council directs:

c. Upon completion of disposition of the property, BIBS will allocate gross sales proceeds in the following priority: a) pay for costs associated with disposition; b) reimburse funding sources other than the account associated with Ordinance No. 186463 for moneys used for the relocation project and property management expenditures (such as including but not limited to site assessment, engineering and right of way services, site improvement, property repair and maintenance, but excluding internal staff costs for BIBS project management); c) then replenish the account associated with Ordinance No. 186463 up to the original starting balance; d) then reimburse funding sources to cover internal staff costs for BIBS project management; and e) if there is a remainder, allocate to Campsite Services programming.