

ORDINANCE NO. 149480

An Ordinance authorizing the City Attorney to acquire, subject to certain conditions, either by negotiated purchase, or through condemnation proceedings, a building located at 8319 N. Denver, in order to abate a public nuisance and to preserve housing stock within the City, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. That on January 23, 1980, the City Council passed Ordinance No. 149137, declaring that a building located at 8319 N. Denver, Lots 20-25, Block 5, Kenton Addition and owned by Fei Fong Wong et al, 4305 S.E. Lincoln Street was a dangerous building and constituted a public nuisance.
2. By that ordinance the Council directed that the building owner abate the dangerous condition and public nuisance by repairing the building within 10 days therefrom and in the event of failure to do so, specified that the City might acquire the property by negotiated purchase or by exercise of its power of eminent domain for the public use and necessity of abating the dangerous condition by repairing the building and selling it for housing, thereby removing it as a blighting influence on the immediately surrounding neighborhood and contributing to accomplishment of the City Housing Policy.
3. That the building owner has not abated the nuisance within the time prescribed by that ordinance, and the City Attorney therefore should, subject to certain conditions, acquire the property by negotiated purchase or commence a condemnation proceeding in Multnomah County Circuit Court in order that the City acquire fee title to the property for the public use and necessity of abating the dangerous condition by repairing the building and selling it for housing with appropriate conditions to prevent recurrence of the dangerous condition, thereby also removing it as a blighting influence on the immediately surrounding neighborhood contributing to accomplishment of the City Housing Policy.

NOW, THEREFORE, The Council directs:

- a. The City Attorney is hereby authorized to acquire, subject to the conditions herewith stated, either by negotiated purchase or by an action for condemnation in the Circuit Court of Multnomah County, the building owned by Fei Fong Wong and located at 8319 N. Denver and more particularly described as follows: Lots 20-25, Block 5, Kenton Addition.

## ORDINANCE No.

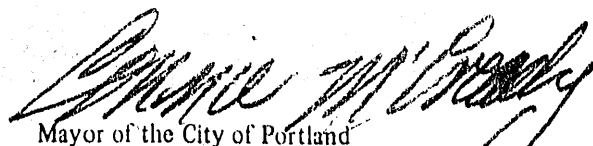
The amount of the city's offer to purchase said property shall be based upon the estimate of market value as supplied by a competent independent fee appraiser.

- b. The City Attorney shall not commence negotiations for purchase, or condemnation proceedings for a period of 60 days after the effective date of this ordinance, or until the Bureau of Buildings and the Portland Development Commission shall first notify the City Attorney that the property owner has not complied with conditions imposed by the Bureau of Buildings and the Portland Development Commission. If after 60 days the property owner has complied with all conditions imposed by the Bureau of Buildings and the Portland Development Commission the Bureau of Buildings shall further report to the Council for direction of the Council.

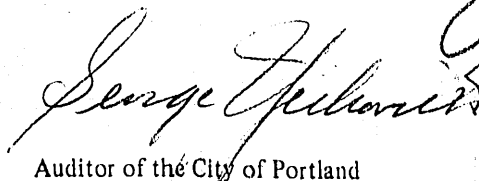
That an emergency exists because delay in the enactment of this ordinance could result in unnecessary delay in the acquisition of the property and abatement of the blighting influence in the immediately surrounding neighborhood. Therefore, this ordinance shall be in force and effect, from and after its passage by Council.

Passed by the Council, APR 17 1980

Order of Council  
HEK:mah 3/14/80  
EC:mm  
April 17, 1980

  
Mayor of the City of Portland

Attest:

  
Auditor of the City of Portland

*AS AMENDED  
RECOMMENDED*

Calendar No. **1363**  
~~1214~~  
~~1019~~

**ORDINANCE No. 149480**

**Title**

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**MAR 27 1980**

REFERRED TO FINANCE & ADMINISTRATION

**APR 9 1980**

CONTINUED TO **APR 17 1980**

Filed **MAR 21 1980**

**GEORGE YERKOVICH**  
Auditor of the CITY OF PORTLAND

By *Golden*  
Deputy

*1ST VOTE*

THE COMMISSIONERS VOTED AS FOLLOWS:		<i>2ND VOTE</i>		
	Yeas	Nays	YEAS	NAYS
Ivancie				
Jordan				
Lindberg				
Schwab				
McCready				

**FOUR-FIFTHS CALENDAR**

Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY

Order of the Council

NOTED BY THE COMMISSIONER

Affairs

Finance and Administration /S/CM/dbc

Safety

Utilities

Works

BUREAU APPROVAL

Bureau:

Prepared By:

Date:

/S/Harry E. Kallak:mah 3/14/80

Budget Impact Review:

Completed  Not required

Bureau Head:

/S/James E. Griffith

NOTED BY

City Attorney

City Auditor

City Engineer