

ORDINANCE No. 186452

Declare certain City-owned real property as surplus and authorize the transfer of the property to a qualified private developer to further the goals and objectives of the Portland Brownfield Program (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Portland Brownfield Program in the Bureau of Environmental Services (BES) provides technical and financial assistance to assess and clean up contaminated properties in preparation for reuse. The program works to revitalize neighborhood brownfields in Portland's commercial corridors to improve community, economic, and watershed health.
2. BES manages three parcels in the St. Johns neighborhood that were transferred to the City by the Portland Development Commission (PDC) in 2007. Portland Parks and Recreation (PPR) manages an additional parcel that was originally acquired from Multnomah County. All four parcels are described in Exhibit A.
3. The City, through BES, has completed environmental cleanup of the four parcels and facilitated a community involvement process to determine an appropriate future use for the site, resulting in a Request for Qualifications developed by a BES-led citizen steering committee. 2/3^{rds} Project LLC was subsequently chosen to develop the property. Consolidation and transfer of the property will allow the selected development proposal to move forward.
4. The property is being transferred at no cost to 2/3^{rds} Project LLC since the BES parcels were acquired at no cost from PDC and the PPR parcel was acquired at no cost through Multnomah County's Tax Foreclosure Program. In addition, the proposed use meets community goals as expressed through the public involvement process and the work of the St. John's Brownfield Steering Committee.
5. BES, with the assistance of the City Attorney's Office, has negotiated a Disposition and Development Agreement with 2/3^{rds} Project LLC for the transfer and development of the property.
6. This action is revenue neutral.

NOW, THEREFORE, the Council directs:

- a. The PPR parcel, as described in Exhibit A, is declared surplus and will be conveyed to Multnomah County as required by a deed restriction for the purpose of a subsequent transfer to 2/3^{rds} Project LLC..

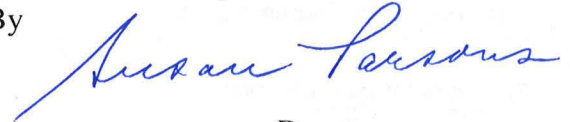
- b. The BES parcels, as described in Exhibit A, are declared surplus and will be conveyed to 2/3rds Project LLC to be used in conjunction with the Parks parcel to meet the goals and objectives of the Portland Brownfields Program.
- c. The BES Director or his designee may execute a Disposition and Development Agreement with 2/3rds Project LLC in a form substantially similar to Exhibit B.
- d. The Directors of PPR and BES or their designees will convey these properties through the appropriate deed instruments, which will be recorded in the Multnomah County deed records.
- e. The Auditor will return a certified copy of this Ordinance to the Facilities/Administrative Services Managers in the BES and PPR for recording in the Multnomah County deed records. The original recorded Ordinance will be returned to the Auditor, with copies to BES and PPR.

Passed by the Council,
Commissioner Nick Fish

FEB 05 2014

LaVonne Griffin-Valade
Auditor of the City of Portland

By



Deputy

Cost object - ord

824081

Agenda No.
ORDINANCE NO. 186452

Title

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<p>INTRODUCED BY Commissioner/Auditor: FISH</p>	<p>CLERK USE: DATE FILED <u>JAN 24 2014</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p>LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <u>[Signature]</u> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Environmental Services Bureau Head: Dean Marriott</p> <p>Prepared by: Jenn Bildersee Date Prepared: December 18, 2013</p> <p>Financial Impact & Public Involvement 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 January 8, 2014</p>	<p>ACTION TAKEN:</p>

AGENDA
<p>TIME CERTAIN <input checked="" type="checkbox"/> Start time: <u>9:30am</u></p> <p>Total amount of time needed: 30 minutes (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

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. Novick	4. Novick <input checked="" type="checkbox"/>	
Hales	Hales <input checked="" type="checkbox"/>	