

ORDINANCE No. 186505

*Authorize acquisition of approximately 85 acres of the Colwood Golf Course for park and natural area purposes. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Trust for Public Land (TPL) holds an option to purchase approximately 85 acres of real property (Property) that is currently part of the Colwood Golf Course and is described as 1N2E17 300 and 1N2E17 400 and located at 7313 NE Columbia Blvd.
2. TPL has agreed to exercise its option to purchase the Property and to sell it to the City of Portland (City) for \$5,000,000 which is \$5,534,000 under the fair market value according to an independent appraisal. The terms of the purchase are stipulated in an "Agreement of Purchase and Sale" (Agreement) between the City and TPL.
3. The purchase will be funded jointly by the Bureau of Parks & Recreation (Parks) and the Bureau of Environmental Services (BES), with Parks contributing \$4,500,000 from Parks System Development Charge (SDC) funds and BES contributing \$500,000 from Grey to Green funds. In order to attempt to offset the total cost to the Parks SDC Fund contribution, Parks shall make its best efforts to continue to raise funds from other funding partners and interim management of a portion of the property as a golf operation.
4. The Director of Parks reports that the Property meets the Parks' SDC acquisition guidelines and that there is adequate revenue from the Park SDC to fund the acquisition of the Property.
5. BES has determined that significant water quality and drainageway benefits will occur as a result of this acquisition and accompanying restoration. Mitigation proposed by the TPL will stabilize slough banks, reduce sediment, and filter stormwater pollutants. Restored tree canopy along the sloughs will help support State water quality standards for temperature. The acquisition meets goals identified in the Portland Watershed Management Plan (2005), including protecting and improving stream health and channel functions, restoring aquatic and terrestrial habitat, protecting surface water quality, and supporting native aquatic and terrestrial species.
6. It is estimated that the Operation and Maintenance costs for the natural area portion of the property will be approximately \$32,222 in the year immediately after being placed into service, and \$85,800 per year thereafter. Parks will operate the other portion of the property as an interim golf operation.
7. In addition to acquiring the Property, the current owners of the Colwood Golf Course will donate or sell to Parks various equipment and personal property needed for continued clubhouse and golf operations.

NOW, THEREFORE, The Council Directs:

- a. The Commissioner in Charge 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 Director of Parks is authorized to accept any golf related equipment from the owners of the Colwood Golf Course and to execute any agreements needed to transfer the equipment to the City;
- c. The Directors of Parks and BES are directed to deposit from Park SDC acquisition revenue and BES funds the purchase price, closing costs, and any other costs outlined in the Agreement into an escrow account established for the purpose of the acquisition of the Property;
- d. In accepting responsibility for the Property, the Council acknowledges the need to fund the on-going O&M costs of the natural area portion of the property estimated at \$32,222 for FY 2014-15 and \$85,800 thereafter annually and will include the O & M funding as part of the FY 2014-15 budget process.

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

Passed by the Council:

MAR 19 2014

Commissioner Fritz

Prepared by: Zalane Nunn

Date Prepared: March 7, 2014

LaVonne Griffin-Valade

Auditor of the City of Portland

By



Deputy

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<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Commissioner Fritz</p> <hr/> <p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>Ames Fritz</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p> <hr/> <p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau: Parks and Recreation Bureau Head: Mike Abbate <i>Mike Abbate</i></p> <p>Prepared by: Zalane Nunn Date Prepared: March 7, 2014</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 <i>AA</i></p> <p>Council Meeting Date March 19, 2014</p>	<p>CLERK USE: DATE FILED <u>MAR 14 2014</u></p> <p style="text-align: center;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p style="text-align: center;"><i>[Signature]</i> By: _____ Deputy</p> <p>ACTION TAKEN:</p>
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AGENDA
<p>TIME CERTAIN <input checked="" type="checkbox"/></p> <p>Start time: 10:45 am</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"/></p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

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	✓	