

# ORDINANCE No. 186521

\*Authorize the acquisition of 7.47 acres of real property at 15004 SE Division for Park purposes (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Centennial Neighborhood has been identified as one of the most park deficient neighborhoods in Portland, and Portland Parks and Recreation (Parks) has been actively trying to purchase property in the neighborhood since 2007.
2. Recently one of the properties that Parks has attempted to purchase in the past was put on the market with an asking price of \$2,540,000.
3. The property is a 7.47 acre site located at 15004 SE Division (Property). This site is one of the few, large, undeveloped parcels in East Portland and could easily be developed if Parks does not acquire it for Park purposes.
4. Acquisition of this Property will provide park service within a half mile to 1,572 households, and of those, 1,228 are not currently served by another park within a half mile. However, there is no funding to develop a park on the Property at this time.
5. Pursuant to the authority granted by Ordinances 180626 and 181710, Parks has entered into a Purchase and Sale Agreement (Agreement) to purchase the Property for \$2,200,000 which will be paid with Parks System Development Charge funds and funds from the City's Local Share of the 2006 Metro Natural Area Bond.
6. It is estimated that initial one time stabilization costs will total \$4,488 and that on-going O&M costs will be approximately \$17,097 per year at this time. At such time as the Property is developed for public use, additional O&M funding will be requested.

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 Director of Parks is directed to deposit from Park SDC acquisition revenue and Metro Bond Local Share funds 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 add the Property to the City's Park inventory upon closing.
- d. The Director of Parks is directed to fund one time site stabilizations costs of up to \$4,488 upon closing.
- e. 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 \$17,097 per year 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 acquisition of the Property; therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: APR 02 2014  
Commissioner Fritz  
Prepared by: Zalane Nunn

LaVonne Griffin-Valade  
Auditor of the City of Portland  
By Gayla Jennings  
Deputy

Agenda No. **186521**  
**ORDINANCE NO.**  
 Title at 15004 SE

\*Authorize the acquisition of 7.47 acres of real property on SE Division for Park purposes.  
 (Ordinance)

INTRODUCED BY Commissioner/Auditor: <b>Fritz</b>	CLERK USE: DATE FILED <u>MAR 28 2014</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz <u>Amend Fritz</u> Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	LaVonne Griffin-Valade Auditor of the City of Portland  By: <u>[Signature]</u> Deputy  ACTION TAKEN:
BUREAU APPROVAL Bureau: Parks & Recreation Bureau Head: Mike Abbate <u>[Signature]</u> Prepared by: Zalane Nunn Date Prepared: March 10, 2014 Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Council Meeting Date <b>April 2, 2014</b> City Attorney Approval: <u>[Signature]</u>	

<b>AGENDA</b> <b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
<b>CONSENT</b> <input type="checkbox"/> <b>REGULAR</b> <input checked="" type="checkbox"/> Total amount of time needed: <b>5 min.</b> (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	<input checked="" type="checkbox"/>	
4. Novick	<input checked="" type="checkbox"/>	
Hales	<input checked="" type="checkbox"/>	