

ORDINANCE No. 18 67 7 7

Declare as surplus City-owned property located at 2400 NW Front Ave and authorize the Director of the Bureau of Environmental Services to proceed with a public sale of the property (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The property located at 2400 NW Front Avenue, commonly referred to as Terminal 1 North and legally described below, was acquired by the City and assigned to the Bureau of Environmental Services (BES) in February, 2004 to facilitate construction of the Combined Sewer Overflow (CSO) Project.
2. Construction of the CSO Project was completed in 2011.
3. The property is no longer required for City use, except to retain easements for access and maintenance of above-ground and below-ground sewer facilities.
4. No interest in current or future use for this property was expressed by other City Bureaus, Metro, Multnomah County or the State of Oregon.
5. Neighbors West/Northwest Coalition, Northwest Industrial Neighborhood Association, and the Northwest District Association were notified of this pending action on April 14, 2014.
6. This pending action was included on the City's website, and posted at the site, as well as a notice in the Oregonian and DJC on April 14, 2014.
7. Needing only easement rights and having no continuing operational need for the entire property, and receiving no interest from other City Bureaus, BES hereby requests that the property be declared surplus and offered for sale on the open market for the best terms, price and conditions available.
8. The 2013 market value, as identified by Multnomah County Tax Assessment Records, is \$7,907,590.
9. Net proceeds from the sale of the property will be returned to the Sewer System Construction Fund.

NOW, THEREFORE, the Council directs:

- a. That the following described property is hereby declared surplus:

As parcel of land located in the northwest one-quarter of Section 28, T1N, R1E, W.M., in the City of Portland, County of Multnomah, State of Oregon, as described in Special

As parcel of land located in the northwest one-quarter of Section 28, T1N, R1E, W.M., in the City of Portland, County of Multnomah, State of Oregon, as described in Special Warranty Deed, recorded in Volume 2004-031187, on February 27, 2004, and QuitClaim Deed, recorded in Volume 2004-031188, on February 27, 2004, Multnomah County Deed Records. Said parcel contains 688,422 square feet, more or less, as depicted on the attached Exhibit A and by this reference made a part hereof. (R#269775; SID# 1N1E28B900).

Said property will be conveyed subject to easements for access and maintenance of sewer facilities.

- b. That the Director of the Bureau of Environmental Services, or his designee, is hereby instructed to dispose of the above described property through sale of the property for the best price, terms and conditions available; and is hereby authorized to execute on behalf of the City any and all documents approved by the City Attorney required for the conveyance of the title to the property.
- c. That the net proceeds from the sale of the property will be returned to the Sewer System Construction Fund.

Passed by the Council, AUG 27 2014

Commissioner Nick Fish

Scott Turpen:lb
July 28, 2014

ESBS000004 - ord

LaVonne Griffin-Valade
Auditor of the City of Portland
By


Deputy

Title

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<p>INTRODUCED BY Commissioner/Auditor: <u>FISH</u></p> <hr/> <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> <hr/> <p>BUREAU APPROVAL</p> <p>Bureau: BES Bureau Head: Dean Marriott, Director </p> <hr/> <p>Prepared by: Scott Turpen (LB) Date Prepared: July 28, 2014</p> <hr/> <p>Financial Impact & Public Involvement Statement Completed <input type="checkbox"/> Amends Budget <input type="checkbox"/></p> <hr/> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <hr/> <p>City Auditor Office Approval: required for Code Ordinances</p> <hr/> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter</p> <hr/> <p>Council Meeting Date August 13, 2014</p>	<p>CLERK USE: DATE FILED <u>AUG 08 2014</u></p> <hr/> <p style="text-align: center;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: Deputy</p> <hr/> <p>ACTION TAKEN:</p> <p style="text-align: center;">AUG 13 2014 PASSED TO SECOND READING AUG 27 2014 9:30 A.M.</p>
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AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 20 min (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	_____	
4. Novick	✓	
Hales	✓	