

IMPACT STATEMENT

Legislation title: *Authorize acquisition of property at 4747 WI/ E. Burnside Street from Katharine Lawrence, Peter Lawrence and Kenneth Moholt-Siebert by the Bureau of Internal Business Services (Ordinance).

Contact name: Kim Garcia

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Presenter name: Larry O'Dea, Chief of Police

Purpose of proposed legislation and background information:

Katharine Lawrence, Peter Lawrence and Kenneth Moholt-Siebert (the Sellers) own a 100% interest in the property at 4747 WI/ E. Burnside, Portland [R319223]. The private property is physically attached to, and part of, a two-story parking structure that is surrounded on three sides by City-owned property, otherwise known as the Penumbra Kelly Building Property. The private property is integral to the structural integrity of the entire parking garage/parking lot.

The Facilities Services division of the Bureau of Internal Business Services (Facilities) had previously leased from Multnomah County 54.3% of the Penumbra Kelly Building Property since 1982 for use as a Portland Police Bureau (PPB) Precinct, which included the private property. In 2005, the Sellers acquired their interest after the long term lease Multnomah County had with the previous owners was not extended and the private property was put it up for sale.

Financial and budgetary impacts:

Facilities, on behalf of the PPB, has negotiated a Purchase and Sale Agreement for acquisition of the property at 4747 WI/ E. Burnside, Portland, Oregon at a sale price of \$485,000 plus closing costs. The negotiated purchase price is within the range of appraised value obtained by Facilities by a professional fee appraisal.

The PPB's FY 2015-16 Adopted Budget includes a \$265,000 carryover from its FY 2014-15 operating budget specifically to fund this acquisition. Absent additional one-time appropriation for the purchase, the gap could be covered within the bureau's existing budget by reprioritization of current projects.

Facilities has determined that the cost to acquire nearby replacement property could cost in excess of \$500,000. This is without considering demolition of existing structures and subsequent site improvement and permitting costs.

Community impacts and community involvement:

The PPB Precinct operations moved out in 2009 but the site is currently occupied by PPB investigative units, the Office of Neighborhood Involvement (ONI) and Facilities.

The PPB wishes to increase its presence in the neighboring community by placing additional operating units at the Penumbra Kelly Building. The constraint that limits the PPB is the availability of parking space for police vehicles and specialty rigs. Acquisition of the private property in the two-story parking structure will remove a major impediment to placing additional PPB operations onto the site.

Budgetary Impact Worksheet**Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.
☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount