

ORDINANCE No. 187495

Revise legal description of property declared surplus at 2400 NW Front Ave. (Ordinance; amend Ordinance No. 186777)

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, 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. Subject to retaining certain access easements to the property for sewer maintenance needs, in 2014 Council declared 2400 NW Front Avenue surplus with Ordinance 186777.
4. Further review by BES maintenance staff have determined that certain portions of the CSO infrastructure located at this property require the highest possible guarantee of control and access to preserve the integrity of, and emergency accessibility to, the infrastructure.
5. BES staff have prepared a lot line adjustment to enable the City to retain that portion of the property needed for long term infrastructure protection and access.
6. The City continues to have no need for the portion of the property not identified by BES maintenance staff. BES has previously completed all the stages of the Surplus Property Identification, Disposition and Notification Process needed to have the property declared surplus and is ready to list for sale the portion of 2400 NW Front Avenue that is described below.
7. The 2015 market value, as identified by Multnomah County Tax Assessment Records, is \$7,908,208.
8. 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:

Beginning at the southwesterly corner of that tract of land described in Document Number 2004- 031187 which bears North 47°36'03" West 476.30 feet from the southwesterly corner of Lot 8 of the plat of "Rivernorth", said point also being on the northeasterly right-of-way line of NW Front Avenue (43.50 feet from centerline) and the intersection of the Ordinary High Water line of the Willamette River, established at elevation 17.0 feet per the National Geodetic Vertical datum of 1929 as adjusted in 1947; thence along said northeasterly right-of-way line the following three (3) courses: 1) North 47°10'47" West 36.01 feet; 2) thence North 45°03'31" West 94.56 feet; 3) thence North 47°10'47" West 1037.66 feet; thence leaving said right-of-way line North

43°32'27" East 343.65 feet; thence South 47°03'02" East 60.92 feet; thence North 42°56'58" East 196.00 feet; thence North 47°03'02" West 143.90 feet to a point that is 40.00 feet from when measured at right angle to the northwesterly plat line of Block 37, "Sherlock's Addition to the City of Portland"; thence running parallel with and 40.00 feet from when measured at right angles to said northwesterly plat line, North 43°32'27" East

121.76 feet to said Ordinary High Water line the following eight (8) courses: 1) South 54°50'27" East

71.54 feet; 2) thence North 51°31'59" East 27.50 feet; 3) thence South 38°28'01" East 37.00 feet; 4) thence South 16°39'56" East 10.77 feet; 5) thence South 38°28'01" East 826.75 feet; 6) thence South 37°13'49" East 91.76 feet; 7) thence South 27°48'50" West 470.44 feet; 8) thence South 01°58'35" East 134.17 feet to the Point of Beginning.

The above described tract of land contains 14.48 acres, more or less.

- 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.

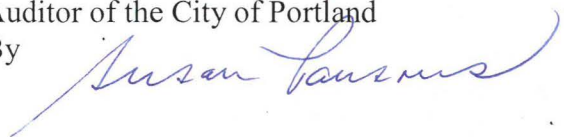
Passed by the Council,
Commissioner Nick Fish

DEC 09 2015

[Eli Callison]
[October 29th, 2015]

Mary Hull Caballero
Auditor of the City of Portland

By



Deputy

Title:

Revise legal description of property declared surplus through Council Ordinance 186777:
at 2400 NW Front Ave (Ordinance;
amend Ordinance No. 186777)

INTRODUCED BY Commissioner/Auditor:	CLERK USE: DATE FILED <u>NOV 23 2015</u>
COMMISSIONER APPROVAL	Mary Hull Caballero Auditor of the City of Portland
Mayor—Finance and Administration - Hales	
Position 1/Utilities - Fritz	
Position 2/Works - Fish	By: <u>Susan Sanson</u>
Position 3/Affairs - Saltzman	Deputy
Position 4/Safety - Novick	
BUREAU APPROVAL	ACTION TAKEN:
Bureau: Environmental Services	DEC 02 2015 PASSED TO SECOND READING DEC 09 2015 9:30 A.M.
Bureau Head: Michael Jordan	
Prepared by: Eli Callison	
Date Prepared: October 29 th , 2015	
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"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter	
Council Meeting Date <u>12/02/2015</u>	

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

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	✓	