

IMPACT STATEMENT

Legislation title: Revise legal description of property declared surplus through Council Ordinance 186777.

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Presenter name: Eli Callison

Purpose of proposed legislation and background information:

In 2014 council ordinance 186777 declared 2400 NW Front Avenue surplus, and allowed the Bureau of Environmental Services (BES) to proceed with disposing the property subject to certain maintenance and access easements. While developing the easements necessary to ensure the BES will be able to retain access to sewer infrastructure at the property (including the 40' diameter Nicolai Shaft accessing the Westside CSO Tunnel) – it was determined that the Bureau needed to retain a portion of the property to provide the highest quality long term service to the sewer infrastructure, and guarantee that the Bureau would have unrestricted 24hr access in the event of an emergency.

BES has proceeded with a lot line adjustment, separating the portion of the property that has the relevant sewer infrastructure from the remainder of the site.

This ordinance modifies the legal description used in Ordinance 186777 so that only the portion of the property not needed for ongoing maintenance is declared surplus.

The total site is 15.8 acres. The portion retained by the City will be 1.61 acres, the portion that will be surplus through this ordinance is 14.19 acres. The portion to be surplus includes all of the riverfront and the warehouse on site. When selling this property BES will work with the prospective buyer to provide access easements across the City owned parcel if necessary for site circulation.

A map is attached showing the area of the site that BES is planning on retaining for maintenance access.

Financial and budgetary impacts:

The City currently owns this 15.8 acre site. This ordinance will allow BES to sell 14.48 acres. The net proceeds of this sell will be returned to the Sewer System Construction Fund. In addition, these 14.48 will no longer be tax exempt (tax assessed value is \$7.9 million) and BES will be able to begin charging Storm Water Management Fees for the site, at approximately \$100,000 annually.

Community impacts and community involvement:

Ordinance 186777 surplused this entire property included extensive outreach. Notification was sent to Neighbors West/Northwest Coalition, Northwest Industrial Neighborhood Association, and the Northwest District Association. Notification was also posted in the Oregonian and the DJC. Since this time, the Portland Tribune has written an article on the City's surplus properties and featured this property as a City owned property being prepared for sale. The fencing around this property has also included signs notifying the public that the property was considered for surplus prior to passing Ordinance 186777.

The Bureau's property management team has received numerous calls related to this property from the postings – all calls have been from developers or real estate agents interested in acquiring the property.

Budgetary Impact Worksheet

187495

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