

IMPACT STATEMENT

Legislation title: Assign certain City owned property, at Swan Island Lagoon, from Environmental Services to Parks and Recreation. (Ordinance)

Contact name: Eli Callison (BES), Zalane Peterson (PP&R)

Contact phone: 823-5756 (Eli), 823-2555

Presenter name: Eli Callison and Zalane Peterson

Purpose of proposed legislation and background information:

The BES 'Swan Island Lagoon' property is a 10.5 acre site that was acquired from the Port of Portland in 1996 for a potential wet weather facility. Prior to acquisition by BES, the Port received grants from Oregon State Marine Board (OSMB) and Oregon Fish and Wildlife (OFW) to install a public boat ramp at this site. This grant funding came with certain obligations (such as keeping the ramp open for public use) and required repayment of the funds should these obligations not be met. When BES acquired the property – the boat ramp facility was not included in the purchase price. Instead this portion of the land was given to BES at no cost, and BES took responsibility over the grant obligations.

In 2001 it was determined that this location did not meet the needs of BES for the Combined Sewer Overflow wet weather facility. This site was declared surplus in 2003, and BES began to look for ways to dispose of the property. During this process, it was determined that selling the entire property (with the boat ramp included) would either; 1) hinder the sale as BES would need to find a buyer willing to take on the obligation of maintaining a public boat ramp, or 2) result in BES defaulting on the obligations under the grants funding the boat ramp, and result in BES being required to repay OSMB and OFW. To resolve this issue – BES divided the site into a 7.2 acre industrial lot, and a 2.8 acre recreation lot (which includes the boat ramp and a vegetated buffer along the Willamette River), the remaining area is a community tract known as N Emerson St.

After Council adopted Resolution 37143, BES is attempting to again dispose of this property under the new policies. Per Resolution 37143, BES worked with the City Real Property Coordinator to notify other City agencies and bureaus that this property was potentially available.

PP&R expressed interest on this site for two reasons:

1. PP&R has interest in recreation facilities, and currently operates two boat ramps on the Willamette River. The Swan Island Boat ramp is the third public use boat ramp accessing the Willamette within City limits, and is filled to capacity during summer months and fishing seasons.
2. PP&R is currently in need of an industrial zoned location to conduct wood chipper operations, which is currently being conducted at the East Pad of the Columbia Boulevard Waste Water Treatment Plant (CBWTP). Expansion of operation at the Columbia Boulevard Wastewater Treatment Plant (CBWTP) by BES requires full access to the East Pad by June 30th, 2016. (BES and PP&R have entered into an IAA to allow PP&R access to the Swan Island property prior to this ordinance being passed.)

PP&R has requested to take the Swan Island Boat Ramp, along with 1.86 acres of the adjacent industrial land. BES and PP&R are working together on a Parcel Line Adjustment, which will modify the industrial property by combining the 1.86 industrial acres needed by PP&R with the boat ramp property. This will leave BES with a 5.3 acre industrial lot that will be disposed of following the City Disposition Policy.

Financial and budgetary impacts:

For BES –

BES will receive \$970,757 from PP&R for the transfer of this property. BES will also save on O&M costs and staff time associated with operating a boat ramp.

For Parks –

Parks will fund the purchase price of \$970,757 with Parks' SDCs. Stabilization costs, estimated at \$600,000 will also be funded with SDCs. Stabilization will include significant repairs to the dock and boat ramp for safety reasons, installation of a gate for security, and other improvements needed to make the site safe and useable. O&M is estimated at \$60,000. For FY 2016-17, O&M costs will be absorbed in Parks' existing budget to the extent possible, and ongoing O&M will be requested through the FY 2017-18 budget process.

Community impacts and community involvement:

Following Resolution 37143 community outreach for the disposition of real City property does not occur until the decision has been made to request Council declare a property surplus. Because this transaction is still under the internal City notification period, and the intent of this ordinance is not to remove property from the City inventory, community outreach has not occurred.

BES has received several inquiries about the fate of this ramp from the fishing community. There have been concerns that BES would close the ramp, or sell the property to a company that would not keep this ramp open to the public. This boat ramp is one of three public ramps to the Willamette within the City of Portland, and is at capacity during fishing season and the summer months. Because BES does not have the expertise of running a boat ramp, and because investing rate-payer dollars into improvements of a recreation facility are inconsistent with the proper use of these funds, BES has maintained this site at the lowest level possible. Transferring ownership of this property to PP&R will result in an improved experience for anglers and recreation users of this facility.

Budgetary Impact Worksheet

1 8 7 8 2 2

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