

ORDINANCE No. 188102

* Designate and assign the Mt. Tabor Annex from Portland Parks & Recreation to the Portland Housing Bureau for development of affordable housing and transfer \$1,200,000 to Parks Memorial fund (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Bureau of Portland Parks & Recreation (“PP&R”) has operated certain real property known as the Mt. Tabor Annex property which is located at located at 511 SE 60th Ave. in Portland, Multnomah County, Oregon, 97215, and is also known as Multnomah County Tax Lot 7300 on Tax Map 1S2E06AA (collectively, the “Property”) since Multnomah County transferred the Property to the City of Portland in 1979 in a land swap. The asset numbers associated with the Property are 300875 and 101665. As consideration for an agreement that involved PP&R’s Buckman Field parking area, the County transferred 4 separate parcels of real estate to the City of Portland, and one of those properties was the Mt. Tabor Annex tax lot.
2. A building on the Property was constructed in 1918, and two different assessments in recent years have declared that the building is at the end of its useful life.
3. Pursuant to the City’s real property disposition policy, in 2015, PP&R declared the Property as excess, offered the Property to other City bureaus, and the Portland Housing Bureau (“PHB”) subsequently expressed an interest in obtaining the Property, with a plan to develop affordable housing.
4. The current tenant, the YMCA of Multnomah County, has maintained a day care facility at the location since 1994, and holds a lease for the Property that will expire in 2019. As a result of significant community support for the YMCA, it is PHB’s intention to work with the YMCA in order to ensure that it is able to maintain a day care facility on the Property. The current lease will be assigned to the PHB,
5. PP&R and PHB have agreed on the terms of the transfer of the Property to PHB, including the transfer of all operational and managerial authority to PHB. PHB will provide consideration to PP&R for the Property, consistent with its appraised, fair market value. The most recent appraisal for the Property, done in 2016, determined that One Million Two Hundred Thousand Dollars (\$1,200,000.00) (the “Transfer Price”) is the fair market value of the Property is.
6. PHB shall provide the Transfer Price as a cash transfer to PP&R in consideration for the Property. The payment of the Transfer Price by PHB will take place after the Fall Budget Monitoring Process is approved by Council. PP&R anticipates depositing the Transfer Price from PHB into PP&R’s Parks Memorial fund to be held for a future use of PP&R.

NOW, THEREFORE, The Council Directs:

- a. The Property is hereby designated and assigned to PHB.
- b. The Director of PHB, is authorized to pay the Transfer Price to PP&R promptly after the Fall Budget Monitoring Process.
- c. The current lease between PP&R and the YMCA is hereby assigned to PHB.
- d. That the Auditor shall return a certified copy of this Ordinance to PP&R for recording in the Multnomah County Deed Records. PP&R shall return the recorded Ordinance to the Auditor and send copies of the recorded Ordinance to the PHB.

Section 2. The Council declares that an emergency exists because a delay in designating and assigning the Property to PHB would unreasonably impact the development of the Property to be used for affordable housing, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: NOV 17 2016
Commissioner Fritz

Prepared by: F. Dennis James

Mary Hull Caballero
Auditor of the City of Portland

By 
Deputy

Agenda No. **188102**
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 Title

*Designate and assign the Mt. Tabor Annex from Portland Parks & Recreation to the Portland Housing Bureau for development as affordable housing, (Ordinance)
of and transfer \$1,200,000 to Parks Memorial Fund

INTRODUCED BY Commissioner/Auditor: Fritz	CLERK USE: DATE FILED <u>NOV 08 2016</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz <i>Amanda Fritz</i> Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	LaVonne Griffin-Valade Auditor of the City of Portland By: <u><i>[Signature]</i></u> Deputy ACTION TAKEN: NOV 16 2016 CONTINUED TO NOV 17 2016 2 P.M
BUREAU APPROVAL Bureau: Parks & Recreation Bureau Head: Mike Abbate <i>Mike Abbate</i> Prepared by: F. Dennis James Date Prepared: October 25, 2016 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"/> Council Meeting Date November 16, 2016 City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: 10 Minutes (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 5 min. (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	✓	