

ORDINANCE No. 188777

Declare City property located on SW Broadway and SW Grant as surplus and authorize its disposition (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The City owns a 4,750-square foot vacant lot located at SW Broadway and SW Grant, also described as R128726 (City Property). The City Property is held by the Water Bureau in its asset portfolio.
2. The Water Bureau has determined that it has no current or future use of the City Property, particularly given its small size and proximity to City parks, and therefore, has declared it excess to Water Bureau needs.
3. In accordance with the City's disposition policy ADM-13.02, the City offered the City Property to other City Bureaus. The Bureau of Transportation indicated it would require street dedications from the developer, but no other Bureaus expressed interest in adding the City Property to their portfolios.
4. Nonetop, LLC, a developer, owns the historic Morris Marks House that has been moved onto this property. Nonetop, LLC seeks to purchase this property from the City.
5. The preservation of the Morris Marks House is important to the City because the structure has historical significance. This action provides this preservation, and that parts of the disposition process outlined in the ADM-13.02 Disposition of City Real Property process should be waived.
6. The Water Bureau will sell the property for the present market value, which is in line with Multnomah County record and the Broker's Opinion of Value.
7. No changes or additions to the current budget will be made. No changes to personnel or maintenance schedules will be needed as a result of this transaction.

NOW, THEREFORE, The Council Directs:

- a. The City Property located at SW Broadway and SW Grant is declared surplus.
- b. Due to the public benefits derived from this transaction, portions of ADM-13.02 Disposition of City Real Property are hereby waived.

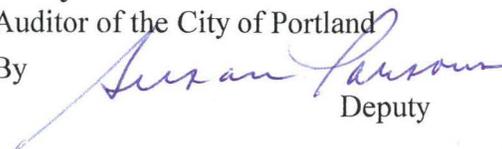
- c. The Water Bureau Administrator is authorized to execute the Agreement, in a form substantially similar to the attached Exhibit A, execute all closing documents, and take all other actions necessary to close the transaction in accordance with Exhibit A and any amendments thereto. All documents will be approved as to form by the City Attorney prior to execution.
- d. In the event the conditions of the Agreement are not fulfilled, the property may be sold by the Water Bureau to another party for an amount deemed reasonable by the Administrator of the Portland Water Bureau.

Passed by the Council, JAN 17 2018

Commissioner Nick Fish
Prepared by: Thomas S. Klutz, Jr
November 16, 2017

Mary Hull Caballero
Auditor of the City of Portland

By


Deputy

Agenda No.
ORDINANCE NO. 188777

Title

Authorize Council to declare City property located on SW Broadway and SW Grant as surplus and authorize its disposition (Ordinance)

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| INTRODUCED BY Commissioner/Auditor: Fish | CLERK USE: DATE FILED <u>JAN 02 2018</u> |
| COMMISSIONER APPROVAL | <p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>Susan Parsons</i></u> Deputy</p> <p>ACTION TAKEN: <u>JAN 10 2018</u> PASSED TO SECOND READING <u>JAN 17 2018 9:30 A.M.</u></p> |
| Mayor—Finance & Administration - Wheeler | |
| Position 1/Utilities - Fritz | |
| Position 2/Works - Fish | |
| Position 3/Affairs - Saltzman | |
| Position 4/Safety - Eudaly | |
| BUREAU APPROVAL | |
| Bureau: Water Bureau Head: Michael Stuhr <u><i>MStuhr</i></u> | |
| Prepared by: Thomas S. Klutz, Jr. Date Prepared: November 16, 2017 | |
| Impact 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 <u><i>KLM</i></u> | |
| Council Meeting Date January 10, 2018 | |

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| AGENDA |
| TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion) |
| CONSENT <input type="checkbox"/> |
| REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 10 minutes (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. Eudaly | 4. Eudaly | ✓ | |
| Wheeler | Wheeler | ✓ | |