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190856

Emergency Ordinance

***Declare property located at 1610-1612 SW Taylors Ferry Road as surplus real property and authorize the Portland Parks and Recreation to dispose of the property by sale on the open market**

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. Ordinance No. 188504, dated July 5, 2017, authorized PP&R to purchase the property located at 1610-1612 SW Taylors Ferry Road, Tax Lot Property Number R212502 ("the Property"), as a part of a larger 2.2-acre acquisition to expand, protect, and provide better access to Marshall Park. It was intended that the portion of the larger 2.2-acres not needed for Marshall Park access would be disposed of.
2. The 2.2-acre site was acquired in partnership with the Bureau of Environmental Services ("BES"), utilizing SDC and Grey-to-Green funds. Proceeds from the sale of the subject property will be shared and distributed directly to PP&R and BES.
3. The Property is located on .16 acres (approx. 7,064 SF) within the 2.2-acre acquisition, and has a vacant 1 bed house and garage built in 1945. Acquisition cost for the entire 2.2-acres, including the Property, in 2017 was \$525,000. A property inspection was completed on May 17, 2017, and the house was deemed in fair condition but with substantial improvements needed, including a new connection to city sewer and structural repairs. The Property is currently vacant, and PP&R has not entered into any agreements of tenancy, occupancy or use of the Property.
4. The Property is currently boarded-up, and the Portland Police Bureau has responded to several events of unauthorized sheltering and break-ins. The landscape, remoteness, and condition of the structure makes it difficult and hazardous to monitor.

Introduced by

[Commissioner Carmen Rubio](#)

Bureau

[Parks & Recreation](#)

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Requested Agenda Type

Regular

5. No current or future use of the Property for PP&R purposes has been identified, thus the Property has no useful value and is considered to be excess property.
6. Pursuant to ADM 13.02, PP&R will dispose of the Property through Disposition of Real Property, Category 1. That process requires the following: 1.) Approval from PP&R Director 2.) Approval from Commissioner 3.) Notice provided to other City Bureaus of availability for acquisition 4.) Declaration of surplus property by Council and approval of this Ordinance. Category 1 does not require public notification.
7. PP&R Director approved the proposed excess property notification on April 12, 2022. The Commissioner-in-Charge gave approval on April 14, 2022. The Property is zoned R20, which allows for one single family house and accessory dwelling. On March 22, 2018, PHB notified PP&R that it was not interested in the Property for housing use. No other City bureaus expressed interest.
8. Upon declaration of the Property as surplus, PP&R proposes that the Property be disposed through residential sale on the open market for the best price, terms and conditions.

NOW, THEREFORE, the Council directs:

- A. The Property at 1610-1612 SW Taylors Ferry Road, Portland, OR 97219 is declared to be surplus real property, and PP&R is authorized to take all steps necessary to dispose of the Property by sale on the open market for the best price, terms and conditions. PP&R is authorized to contract with a qualified real estate broker, as may be necessary, whether under existing on-call services or in a separate procurement to assist with the sale of the Property.
- B. The PP&R Director, or their designee, is authorized to execute any associated contracts or documents required for disposition and conveyance of title to the Property, upon approval as to form by the City Attorney.
- C. PP&R will coordinate with BES to determine the appropriate replenishment of the Grey-to-Green funds from total sales proceed.

Section 2. The Council declares that an emergency exists because a delay in disposition would extend opportunities for break-ins, increase risk of property damage that could reduce sales price, and delay reinvestment of proceeds back into PP&R and BES; therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Documents and Exhibits

 [Property Location](#) (115.03 Kb)

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council
June 1, 2022

Auditor of the City of Portland
Mary Hull Caballero

Impact Statement

Purpose of Proposed Legislation and Background Information

Ordinance No. 188504, dated July 5, 2017, authorized PP&R to purchase the subject property located at 1610-1612 SW Taylors Ferry Road, Tax Lot R212502, as a part of a larger 2.2-acre acquisition to expand, protect, and provide better access to Marshall Park. .16 acres with an attached 1 bed house and garage built in 1945 was bifurcated from that acquisition with the intent to sell and re-coup funding. A property inspection was completed on May 17, 2017, and the house was deemed in fair condition with substantial improvements needed, including a new connection to city sewer and structural repairs. No current or future use of the property for PP&R purposes has been identified, thus the subject property has no useful value and is considered to be excess property. The subject property is currently boarded-up, and experiences unauthorized sheltering and break-ins. The landscape, remoteness, and condition of the structure makes it difficult and hazardous to monitor.

Financial and Budgetary Impacts

The 2.2-acre acquisition was purchased in partnership with the Bureau of Environmental Services (“BES”), in the amount of \$525,000, utilizing SDC and Grey to Green funds. Proceeds from the sale of the subject property will be shared and distributed directly to PP&R and BES.

Community Impacts and Community Involvement

Proceeds from this disposition will reinvest back into PP&R and BES to support their missions. Pursuant to ADM 13.02, PP&R will dispose of the subject property through Disposition of Real Property Category 1, which does not require public notification.

100% Renewable Goal

N/A

Budget Office Financial Impact Analysis

The PP&R portion of proceeds of this sale (the revenue is to be split between PP&R and the Bureau of Environmental Services) are not yet built into the PP&R FY 2022-23 Budget but will be adjusted accordingly in the FY 2022-23 Supplemental Budget proceeding the sale. PP&R purchased their portion of this property with System Development Charge revenue and thus the revenue is restricted and will be remitted to the bureau's Capital Improvement Program Fund and cannot be used as discretionary resource for parks and recreation programming.

Agenda Items

443 Consent Agenda in [May 25-26, 2022 Council Agenda](#)

Referred to Commissioner of Public Utilities

483 Regular Agenda in [June 1-2, 2022 Council Agenda](#)

Passed

Commissioner Dan Ryan Absent

Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea