



EXHIBIT "B"**Transfer of Appropriated Funds Within the Bureau of Parks****FROM:****TO:****RU 131 -- Recreation****RU 130 -- Administration**

Object Codes	510	--	\$2,454
	570	--	588
	520	--	960
	570	--	71
	624	--	200
	740	--	2,000
Total			\$6,273

Object Code 710	--	\$50,000
-----------------	----	----------

RU 134 -- Park Facilities

Object Codes	611	--	\$2,750
	613	--	700
	614	--	100
	618	--	5,352
	619	--	75
	622	--	50
	720	--	7,000
	730	--	23,500
	740	--	4,200
Total			\$43,727

ORDINANCE NO. 133057

An Ordinance authorizing the purchase of the Old Catlin Gable School property (Hillside Center), transferring appropriated funds within the General Fund 1973-74 budget of the Bureau of Parks, authorizing the drawing and delivery of a warrant in the amount of \$50,000 for the acquisition of said property, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that on February 7, 1973, the Portland Art Association, Inc., an Oregon nonprofit corporation, as the owner of the Old Catlin Gable School (Hillside Center), more particularly described as follows:

A parcel of land in the A.N. King D.L.C. in Section 32, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows and as depicted in Exhibit "A":

Commencing at a point in the westerly line of N.W. Culpepper Terrace, 25 feet southerly from the Southeast corner of Lot 1, Block 13, Westover Terraces; running thence southerly along the West line of N.W. Culpepper Terrace, 286.45 feet to a point; thence on a curve having a radius of 15 feet connecting the westerly line of N.W. Culpepper Terrace with the northerly line of N.W. Ariel Terrace, for a distance of 33.69 feet; thence westerly along the said northerly line of N.W. Ariel Terrace to an intersection with a line run South 0°07'30" West from the southeasterly corner of Lot 1, Block 16, Westover Terraces; thence North 0°07'30" East to the southeasterly corner of Lot 1, Block 16, Westover Terraces; thence South 89°52'30" East and along the South line of said Westover Terraces to the southeasterly corner of Lot 1, Block 14, in said Westover Terraces; thence South 89°52'30" East 140.06 feet to the southwesterly corner of Lot 1, Block 13, Westover Terraces; thence South 5°53'30" East 25.14 feet to a point; thence easterly 98.84 feet to the place of beginning;

entered into an option to purchase agreement with the Oregon Parks Foundation, Inc., granting to said foundation the option to purchase the Old Catlin Gable School; that on January 31, 1974, the Oregon Parks Foundation assigned their purchaser's interest in the option agreement to the Hillside Community and

Recreation Center, Inc., an Oregon non-profit corporation; that on January 31, 1974, the Hillside Community and Recreation Center exercised said option and agreed to purchase the Old Catlin Gable School property before May 2, 1974 for the price of \$106,500, of which \$12,500 was previously paid to the seller by the Hillside Community and Recreation Center; that the Hillside Community and Recreation Center is presently offering the City of Portland the right to acquire sole ownership of the Old Catlin Gable School property for park purposes only on the condition that the City of Portland contribute the sum of \$49,000 toward the remaining purchase price and pay on a pro rata basis the 1973-74 property taxes, one-half of the escrow fee and the deed recording costs; that the Hillside Community and Recreation Center has agreed to pay the \$45,000 balance of the remaining \$94,000 purchase price; that said property will be used for public park purposes, and it is in the best interests of the citizens of the City of Portland that the property be purchased, particularly because of the substantial community interest and efforts in raising and contributing \$57,500 to the purchase price; that the City has obtained two independent appraisals, both of which indicate a value higher than the purchase price; that there is presently \$71,848 in the Bureau of Parks budget for the purpose of improving the Old Catlin Gable School property and staffing the gymnasium, and it is therefore necessary to transfer \$50,000 of this allocation to other appropriations in the Park Bureau budget to acquire the property; that the purchase of the Old Catlin Gable School property and the transfer of \$50,000 for its acquisition has been recommended by the Superintendent of the Bureau of Parks and approved by the Commissioner in charge thereof; now, therefore, there hereby is transferred within the General Fund, Bureau of Parks, from RU 131 - Recreation, the sum of \$6,273, and from RU 134 - Park Facilities, the sum of \$43,727 to RU 130 Object Code 710 - Land (Exhibit "B") attached hereto, for the acquisition of the Old Catlin Gable School property (Hillside Center).

Section 2. The Mayor and Auditor are hereby authorized to draw and deliver a warrant in the amount of \$50,000 in favor of the Title Insurance Company of Oregon, 425 S.W. 4th Avenue, Portland, Oregon, the designated escrow agent for this transaction, said warrant to be charged to RU 130 Object Code 710 - Land; that the Auditor shall also deliver to the Title Insurance Company of Oregon escrow instructions and a deed to be provided by the City Attorney; that \$49,000 of said amount shall apply to the purchase of said property with

ORDINANCE No.

the balance to pay pro rata property taxes, one-half of the escrow fee and the deed recording costs with any excess to be remitted to the city by the Title Insurance Company of Oregon.

Section 3. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that the land described in Section 1 hereof as the Old Catlin Gable School property may be acquired by the city without undue delay; therefore, an emergency is hereby declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

An Ordinance authorizing the purchase of the Old Catlin Gable School property (Hillside Center), transferring the same to the City of Portland and authorizing the Mayor and City Council to execute and deliver all instruments necessary to carry out the purposes of this ordinance.

the

Passed by the Council, APR 10 1974

Commissioner Ivancie
April 4, 1974
RCI/va

[Signature]
Mayor of the City of Portland

Attest:

[Signature]
Auditor of the City of Portland

Calendar No. 906

ORDINANCE No. 138057

Title

An Ordinance authorizing the purchase of the Old Catlin Gable School property (Hillside Center), transferring appropriated funds within the General Fund 1973-74 budget of the Bureau of Parks, authorizing the drawing and delivery of a warrant in the amount of \$50,000 for the acquisition of said property, and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Anderson	1	
Ivancie	1	
McCready	1	
Schwab	1	
Goldschmidt	1	

FOUR-FIFTHS CALNDAR	
Anderson	
Ivancie	
McCready	
Schwab	
Goldschmidt	

Filed APR 5 1974

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By Barbara Crook
Deputy

INTRODUCED BY
Commissioner Ivancie

DRAWN BY

RCI/rl

Date April 4, 1974

NOTED BY THE COMMISSIONER

Affairs

Finance and
Administration

Safety

Utilities

Works

City Attorney

NOTED BY THE CITY AUDITOR

APPROVED

Date

By

City Engineer

Date

By