

DISPOSITION OF CITY REAL PROPERTY POLICY

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Carol McCarthy	4311 SW Freeman St. Portland 97219	carolmcc@amerimailbox.com
✓ Lightning Watchdog X	X	X
✓ Michael Wade	2225 SE Lincoln	wade.michael@comcast.net
✓ John Gibson	9822 SW Quail Park Rd.	Hgonjguma@aol.com
✓ Congregation Church	on record	
✓ Tom Karwaki	7139 N. Macrum PDX 97203 North Portland Neighborhood Chairs	Karwaki@ychoo.com

37143

Submitted by
Donald Gardner



table this

PLEASE stop the clock

Testimony of Carol McCarthy, 4311 SW Freeman St., Portland, OR – July 8, 2015

I request that the following language be inserted into the Resolution for the Disposition of City Real Property:

WHEREAS, Neighborhood Associations and Neighborhood Coalitions have expressed their interest in the City providing sufficient time in the disposition process for them to adequately evaluate the value of excess properties in enhancing the livability of their neighborhoods for purposes such as parkland and community gardens, and

WHEREAS, Neighborhood Associations and other community groups have expressed their interest in the City offering long-term (100-year) leases for nominal (\$1) amounts for excess properties that were purchased with rate-payer dollars and that the Neighborhood Associations and other community groups value for parkland and/or for community gardens, and

WHEREAS, the City has adopted policies aspiring to provide parkland within a 15-minute walking distance for all residents and to maintain a ratio of 1 acre of parkland per 50 residents, and

I further request that the following amendments be made in ^{Exhibit} Amendment A of the City Administrative Rule regarding the disposition of City Real Property:

Item #1: Addition

Details regarding the planned disposal of surplus property in Categories 1 and 2 that are exempted from the public notification provisions in Section C, will be posted on the website at least 90-days prior to their disposal. The disposal details shall include, at a minimum, the dollar value of any disposal transaction, the real-property transfer recipient, the reason for the property's inclusion in Section C, and the other pertinent property details, as described in Part B.

Item #2: Amendment

Section III, Part C.1: The initial notification time should be extended from 45 days to 90 days with an automatic 6-month (180 days) extension granted if a Neighborhood Association, Neighborhood Coalition, or other community group expresses interest in the property.

Item #3: Addition

Section III, Part B.1: A long-term (100 year) lease will be available to the Parks Bureau for any properties that were purchased with rate-payer dollars and that are of interest to the Parks Bureau for parkland and/or community gardens.

MEMORANDUM

AUDITOR 07/07/15 PM12:35

Date: 7 July, 2015

To: Mayor Hales
Commissioner Fritz
Commissioner Fish
Commissioner Novick
Commissioner Saltzman

From: Southeast Uplift Board of Directors

Subject: Portland Public Property Disposal Policy

The Southeast Uplift Board of Director's is requesting that the Council defer action on this proposed property disposal policy for sixty days in order to allow adequate time for public review and input. While we commend the Council for its efforts to create a central inventory of property and a consistent and clear policy for property disposal there has been inadequate public outreach for a matter which can have significant impact on the City's neighborhoods.

The need for a centralized inventory is such that we recommend that Council, while deferring action on the property disposal policy, direct the Bureau's to begin the work of identifying the properties under their control immediately.

On behalf of the Southeast Uplift Board of Directors,


Donald Gardner
Vice-President

Uplifting community advocacy since 1968.

Ardenwald-Johnson Creek • Brentwood-Darlington • Brooklyn • Buckman • Creston-Kenilworth • Eastmoreland • Foster-Powell
Hosford-Abernethy • Kerns • Laurelhurst • Montavilla • Mt. Scott-Arleta • Mt. Tabor • North Tabor • Reed • Richmond
Sellwood-Moreland • South Tabor • Sunnyside • Woodstock

From: Linda Nettekoven <linda@lnettekoven.com>
Sent: Wednesday, July 08, 2015 7:06 AM
To: Moore-Love, Karla
Subject: Disposition of Public Property

Dear Mayor Hales and Commissioners,

As a member of an earlier SE Uplift committee that worked for several years to highlight the need for improvements to the City's process for disposing of public property, I am very happy to support the proposed improvements to the disposition process. Thank you for your careful consideration of the issues. Your proposed amendments further the overall goals of transparency and consistency and increase the likelihood that properties owned by the City will continue to be used whenever possible for purposes which benefit the community.

I am aware that there are concerns that this process has moved too swiftly and that some community members have not had an adequate opportunity to comment on the document. I would ask that if you adopt the amended proposal before you that you establish a review mechanism to assess how the policy is working. A report compiled by the City Real Property Coordinator after the first year or two of operation could provide an overview of properties disposed of, their subsequent new uses if they remain under City or perhaps nonprofit ownership along with any instances of community complaint, "missed opportunities", etc. This would also allow the community to comment on how the system is working and suggest changes if needed.

Thank you.
Linda Nettekoven

Moore-Love, Karla

From: robert greene <greeneportland@gmail.com>
Sent: Tuesday, July 07, 2015 2:24 PM
To: Council Clerk – Testimony
Subject: disposition of surplus city property

to the city council

Please give neighborhoods notice on the disposition of city surplus property, allow

for comment and acquisition of surplus property

provide 60 day notice for the excessing and surplussing of city property

make the notices available in multiple languages

consult with the city auditor on the methods used to valuate city surplus property

Moore-Love, Karla

From: Katherine Wilson <katherinewil@gmail.com>
Sent: Tuesday, July 07, 2015 2:56 PM
To: Council Clerk – Testimony
Subject: Surplus Property Terminal 1 is a Priceless Jewel that needs to remain in the City's Land Bank
Attachments: Studio 503 proposed for Terminal 1.docx

Hello,

My name is Katherine Wilson, a 6th generation Oregonian, and someone who has commuted to Portland for 45 years to work for and in the Portland Film Industry. My husband, Philip Krysl works on Grimm, and between us we have worked on almost *every single major motion picture* shot in Portland, and Oregon. Over 50 of them.

We strongly feel Terminal 1 needs to be kept by the City in a Land Bank, for leasing to film companies like NBC/ Universal. it is guesstimated that Grimm has spent 6MM in renting certain facilities over the last 5 years.

When you drive over the Fremont Bridge, the Terminal 1 Property is the last original, undeveloped property as far as you can see. The building is a beautiful space, ideal for filming in. The open asphalt space is ideal for the many semi trucks we use, the garage doors are perfect for many departments needs.

Please consider keeping it as a piece of Portland's past that can generate revenue for Portland's future, with small retrofits such as a floating floor and insulated ceilings.

I have been sending council Members my business plan for Studio 503, outlining a vision I have some funding put together for. I am dialoging with other communities right now who also get what I am proposing. Regardless of whether this vision is implemented in Portland or outside of it, Terminal 1 will still be needed for it's open space and great structure for the FUTURE!

Once you sell it, it is gone! Please consider this carefully, by thinking forward 7 generations. Imagine how valuable this space will be then! And how grateful your great-grandchildren will be that you did this!

Thank you for your consideration.

All My Best,

Katherine Wilson

Stage III Productions
(541) 521-3378

Parsons, Susan

From: Parsons, Susan on behalf of Moore-Love, Karla
Sent: Monday, July 06, 2015 5:25 PM
To: Commissioner Fish; Fritz, Amanda; Hales, Charlie; Novick, Steve; Saltzman, Dan; Wadsworth, Jasmine; Wiggins, Rachael; Bizeau, Tom
Subject: Item 750 FW: Surplus Property Disposition Testimony for July 8, 2015 Council Meeting
Attachments: council testimony7815 council.pdf

Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085

-----Original Message-----

From: Bonny McKnight [mailto:bonnymcknight@gmail.com]
Sent: Monday, July 06, 2015 3:22 PM
To: Moore-Love, Karla
Subject: Surplus Property Disposition Testimony for July 8, 2015 Council Meeting

Karla

Please enter this testimony into the public record for Wednesday's Council meeting and provide copies to the Commissioners and Mayor.

Thank you,

Bonny McKnight

July 8, 2015

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Dan Saltzman
Commissioner Steve Novick

Testimony: Disposition of City Real Property Policy
Amendments Bonny McKnight

The Council discussion of this policy on July 1, 2015 was excellent and raised some new opportunities to continue having a public dialogue about the implementation of the policy. Some specific amendments are before you today that begin to frame that dialogue.

Commissioner Fritz' amendment indicates the need for longer term planning for this publicly owned property in cases when bureau budgets simply lack immediate resources to actually "buy" the property. Commissioner Fish noted the difficulty of developing a land bank since the city lacked money to buy the land. **This policy will being an inventory all of the city owned public land in all the bureaus. When completed, the city will know what it already owns. Use of that land should be kept in the hands of its owners, the people of the city.** Part of the policy implementation process should establish a method for adding the "surplus" land into a "land bank" status if no immediate public use can be funded.

The policy itself lacks specific definitions of the types of land owned by the city as defined by how the land was acquired. Since the inventory step has not even begun it provides time to add a second phase public discussion of how the city acquired the land and how that might impact disposition of it. It would be a time when utility owned land, as discussed by Commissioner Fish, might more easily become part of a citywide policy. Exploration of the new role of the Public Utility Review Board and how it might mitigate charter limitations on property disposal and/or use could also be explored during this phase.

Finally, a **public dialogue about land for concepts like community gardens, pedestrian trails, pocket parks, or small gathering sites for community activities should be added into the community conversation.** That would avoid the problem of selling land that would only be available in the future for public needs with a new expenditure of public money.

I support adoption of this policy as amended - with directions that a second public process start within 60 days to discuss how "disposable" city-owned public land can maximize public interest and past investments by providing resources that will benefit the public who already owns it.

Thank you for beginning this work.

Bonny McKnight
Coordinator, Citywide Land Use Group (speaking for myself)
bonnymcknight@gmail.com

Parsons, Susan

From: Chair UPNA Board <upna.chair@gmail.com>
Sent: Monday, July 06, 2015 3:34 PM
To: Council Clerk – Testimony
Subject: Surplus City Property Disposition

Dear Council Members,

From my perspective, all surplus property was initially purchased by the residents and business tax payers. To be fair, the physical location of the property should be utilized to form a disposition organization composed of the residents and businesses located in that geographical area. Recognized Neighborhood Association boundaries should be used to define who is within the decision making area.

Disposition of the property could include the sale of it, leasing it or transferring it to another city agency that would utilize it within the framework of their responsibilities. A portion of any sale money would be given to the Neighborhood Association that organizes and completes the process, the remainder would be returned to the General Budget of the city.

Intra agency transfers would be without cash transfers which in this instance would be simply moving money from one department budget to another. This stops more good ideas than helps. The agency accepting the property will still have to work within their respective budget to maintain and fully utilize the property.

Many surplus properties are now part of the fabric of Neighborhoods which under the present arrangements have no viable options to participate in the disposal process as most associations do not have the financial ability to purchase surplus property to use it to the best advantage of the neighborhood. It can takes years to find financial sponsors to the level of purchasing surplus land and a window of 60 days or even 180 days is not sufficient.

I applaud the change of policy to have all bureaus dispose of property through a central process. Now lets take the next step and integrate the residential and business stakeholders as full partners in that process.

Sincerely,
Michael Salvo
Chair
University Park Neighborhood Assoc.

Moore-Love, Karla

From: Schwab Mary Ann <e33maschwab@gmail.com>
Sent: Monday, July 06, 2015 12:29 PM
To: Alpert, Josh; Haynes, Dana; Hales, Charlie; Crail, Tim; Moore-Love, Karla
Cc: McCullough, Robert; Molinaro, Michael; Cole Jeff
Subject: In a perfect world, excess city property could be leased to a non-profit or business for X # years -- held in a public land bank. Yes, MAS has a better R2Dtoo location in mind.

Begin forwarded message:

From: Nextdoor Humboldt <reply@rs.email.nextdoor.com>
Date: July 6, 2015 11:44:54 AM PDT
To: e33maschwab@gmail.com
Subject: Mark Hodges thanked you for your reply

Recently, Commissioner Amanda Fritz voiced concerns that that percentage does not meet the neediest amongst us. She reported roughly 2,000 unhoused individuals and families.

Recently, Commissioner Amanda Fritz voiced concerns that that percentage does not meet the neediest amongst us. She reported roughly 2,000 unhoused individuals and families.

Mark Hodges from Humboldt thanked you for your reply:

"Acutally-contentious? In my humble opion YES, in that the Mayor requested 15-minutes to review the two amendments, and vote. I'm not sure, City Council will take extra time listening to public comments. I suggest everyone take time to open the links John Dutt provied above, print off the documents. Then forward comments to the Council Clerk at karla.moore-love@Portlandoregon.gov no later than 5:00 p.m. Tuesday, July 7th.

MAS take-away? No mention of creating a "public land-bank" for future generations. Take for example, the Community Gardens established in 1975, planted on Parks and Water Rate Payers propety -- may be declared either SURPLUS or EXCESS CITY PROPERTY.

"...WHEREAS, separate from City Charter, State law under ORS 221.727 permits a city council to adopt an alternative procedure for the sale of individual parcels of a class of City-owned real properties, or an interest therein under a single program established within the City for sale of that class of properties.

What is not clear to MAS, is does that include City interest in surplus School properties?

For this Community Advocate, the City's timeline remains contentious. Why?Portland Property Management Committee (PPMC), consisting of representatives from City of Portand property-managing bureaus, drafted the Disposition of City Real Property policy -- asked the Public Involvment Advisory Council to take time to review it -- then the City Wide Land Use Group, on Monday, June 29th. NO ACTION was taken by either group. Most troubling to MAS, nor was it vetted by ONI 95 neighborhood association boards and their land-use committees.

So why the rush to Council during the 4th of July celebrations? I'm guessing, there maybe Develoers in queue to purchase "cheap dirt" in exchange for 30% set-aside affordable housing 0%-80%, with bonus building heights over riding zones set in the Comp Plan 2035.

Southeast Uplift Board of Director's meeting on Monday May 4th, the Mayor's representative Josh Albert, reported R2Dtoo and Dignity Village maybe at capacity: serving 100 homeless individuals. The following month, June 1st, Commissioner Amanda Fritz voiced concerns that the set aside % does not meet the neediest amongst us. She reported there are roughly 2,000 "unhoused" individual and families in need of services.

In a perfect world, excess city property could be leased to a non-profit or business for X # years -- held in a public land bank. Yes, I have a better R2Dtoo location in mind.

Stay tuned,"

View or
reply

Private message

This message is intended for e33maschwab@gmail.com.
Unsubscribe or adjust your email settings

Nextdoor, Inc. 760 Market St., Suite 300, San Francisco, CA 94102

ADOPT THE DISPOSITION OF CITY REAL PROPERTY POLICY

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Lightning Watchdog	X _____	=
✓ Helen Ost	7410 N. Willamette Blvd	helen.madsen.ost@gmail.com
✓ Leslie Pohl-Kosbau	7136 SW 3 rd AVE PDX 97219	lesliepohl@comcast.net
✓ John Dutt	ONI	john.dutt@portlandoregon.gov
✓ CAMERON HERRINGTON	Living Cully	Cameron.herrington@gmail.com
✓ John Miller	Oregon ON - 847 NE 19 th Portland OR	John@oregonon.org
✓ Thomas Karwiski	University Park NA 7139 N. Macrum Portland OR	Karwiski@yslw.com

37143

Dear Portland City Council:

Make **AFFORDABLE HOUSING** the **TOP PRIORITY** when the City gets rid of surplus property!

Sincerely,

David Sweet 6/26/15

Rosemarie Sweet 6/26/15

Jenna Thompson 6/26/15

Freddie Moynihan 6/26/15

Karen Talton 6/26/15

Tara Hershberger 6/26/15

Sybil Bogert 6/26/15

Matthew Gordon 6/26/15

Van 6/26/15

Molly Chidsey 6/26/2015



Dear Portland City Council:

Make AFFORDABLE HOUSING the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

<u>MEL RESLOR</u>	<u>June 25TH, 2015</u>
<u>ABE COHEN</u>	<u>6/25/15</u>
<u>Marlene Canche</u>	<u>6/25/15</u>
<u>RITA ROMER</u>	<u>6/25/15</u>
<u>Jes Larson</u>	<u>6/25/15</u>
<u>Annette front</u>	<u>6-25-15</u>
<u>Fania Mena</u>	<u>6/25/15</u>
<u>Silvia Ruiz</u>	<u>6/26/15</u>
<u>Wendy yha</u>	<u>6/26/15</u>
<u>Phyllis JASZKOWIAK</u>	<u>6/24/15</u>

Dear Portland City Council:

Make **AFFORDABLE HOUSING** the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

Jana K. Vice 6/25/15

Zandra Hallett 6/25/15

Shirley Goyd 6/25/15 972-13

Sara Schoemperlen 6/25/15

John Lee 6/25/15

Daniel R. Buxius 6/25/15

Lee P. Brucini 6/25/15

Elly 6/25/15

Myra 6/25/15

Jim R. W. 6-25-2015

William Jackson 6/25/15



Dear Portland City Council:

Make AFFORDABLE HOUSING the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

Fani Mena

Mylene Sanchez

Wendy yah

Laura Campos

Paul Gleason

Kimberly Deras



Dear Portland City Council:

Make AFFORDABLE HOUSING the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

Tom Harding

Holly Wiltison

Marianne Mauldi

Freddie Mazique

~~Ulysses~~



37143

Dear Portland City Council:

Make AFFORDABLE HOUSING the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

Cheryl Thompson

J.C.H.

Keli Elmer

Kate Kelly

Marilyn Forbes

6-27-15

Silamon Jbe

George Green

McConnell

USA K BATES

[Signature]

Watson 6-27-15



Dear Portland City Council:

Make AFFORDABLE HOUSING the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

Jennifer Scheib 6/27/15

Cameron Herrington 6-27-15

Megan Smith 6-27-15

LEE DAVIS 6-27-15

Bertie Mc Coy 6-27-15

Cassandra Barber 6-27-15

TAMMY NICHOLAS 6-27-2015

BARBARA BROZA 6-27-15

AKIA LEWIS 6-27-15

Judi DAVIS 6-27-15

Kathy Gordon 6-27-15



Dear Portland City Council:

Make AFFORDABLE HOUSING the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

Alvin McCh 

~~Karen Armstrong~~

~~~~

SONYA TUCKER

Annette Houk

Dawnette Allen

Arif ~~Bill~~

Amel

Yvette King

Shaila Edwards

Joy Alb Duro



Dear Portland City Council:

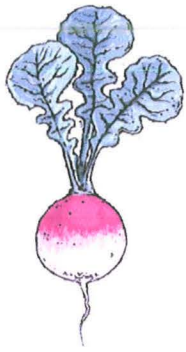
Make AFFORDABLE HOUSING the TOP PRIORITY when the City gets rid of surplus property!

Sincerely,

Noelle Studer-Sol

Jessica Jazdzewski





Friends of Portland Community Gardens
6437 SE Division St.
Portland, OR 97206
www.portlandcommunitygardens.org

37143

June 30, 2015

Mayor Charlie Hales,
Commissioner Amanda Fritz
Commissioner Dan Saltzman
Commissioner Steve Novick
Commissioner Nick Fish

Concerning: City of Portland Real Property

The Friends of Portland Community Gardens, a non-profit group established in 1985, request that the City of Portland, managing our public property, have the neighborhood benefit in mind in making any decisions about the property.

We support the continued use of the Johns Garden at N. Edison and Johns, as a community garden. The other gardens located on property owned by the City of Portland, regardless of the assigned Bureaus, should also continue as community gardens at their current sites for use by the neighborhoods.

There is a long standing agreement between Parks and Recreation, the Water Bureau and Bureau of Environmental Services in collaboration, to support the Portland Community Garden Program. To sell the properties out from under the program is disingenuous, and a double taxation to the people of Portland.

The Friends of Portland Community Gardens recommend that the longstanding agreements continue between bureaus for use of the lands as community gardens and open space. This could be accomplished by reassigning the parcels to the Parks Bureau, if the other bureaus do not want to continue managing them. In point of fact, the properties have been managed by Parks for all these years, relieving the Water Bureau and BES from having to maintain them.

Portland Community Gardens, a program of Portland Parks and Recreation manages successful and admired gardens in every neighborhood in the City. It is a valued part of the infrastructure of our sustainable life here. Please preserve this asset.

Sincerely,

A handwritten signature in blue ink that reads "Leslie Pohl-Kosbau". The signature is written in a cursive, flowing style.

Leslie Pohl-Kosbau
Friends of Portland Community Gardens
Board Co-Chair

Moore-Love, Karla

From: Barbara Quinn <barbaraqnn718@gmail.com>
Sent: Wednesday, July 01, 2015 1:49 PM
To: Commissioner Fritz; Hales, Mayor; Commissioner Novick; Commissioner Fish; Commissioner Saltzman; Moore-Love, Karla
Subject: Comment: Transfer of publicly owned Water Bureau property
Attachments: letter to city council 7-1-15.pdf

Mayor Hales and commissioners,
 Please see the letter from the Willamette Bluff Coalition below and attached about the transfer of Water Bureau property particularly the Carey Blvd. site on the north Portland Peninsula Crossing Trail.

Mayor Charlie Hales
 Commissioner Nick Fish
 Commissioner Amanda Fritz
 Commissioner Steve Novick
 Commissioner Dan Saltzman

Testimony on Disposition of City Real Property Policy by the Willamette Bluff Coalition in regard to the Carey Blvd. property.

The Willamette Bluff Coalition representing several citizen groups requests reconsideration of the Carey Boulevard property, an open space adjacent to the Peninsula Crossing Trail, as surplus Water Bureau property subject to future sale to private developers.

The property, currently being used as a de facto public park, is integral to connectivity of green space and trail in the development of the future 11-mile npGreenway Trail system in north Portland. It contains valuable mature native trees, Oregon oak, madrone and big-leaf maple that populate the Willamette Bluff system that intersects with the site. With the predicted intense increase in density in north Portland over the next 20 years as noted in the Comprehensive Plan, its importance as a public open space and trail amenity will only increase with time.

The site is also potentially an important link to north Portland's future food security, a fact noted in the *Diggable City Project, 2005*, a study of possible agricultural uses of undeveloped city-owned land by PSU Urban Planning students. The study recommendations include a call to "develop a plan for administering the use of these sites that is just, equitable and sensitive to the needs and characteristics of surrounding communities."

In order to retain the use of the site as public space, we request that the property originally purchased with ratepayer funds, simply be transferred to another city bureau, Portland Parks and Recreation, at book value as supported by the Property Audit Report of April 2015. That would allow Parks to purchase the property from the Water Bureau for its original purchase price. Requiring the public to come up with extra funds to purchase the property from itself to prevent it from being removed from public use is unfair and inefficient (*Portland Tribune*, Jennifer Vitello, 6-25-2015).

Thank you sincerely in advance for your consideration of our request.

Willamette Bluff Coalition members,
 Barbara Quinn, Friends of Baltimore Woods
 Pam Arden, npGreenway
 Doug Young, University Park Neighborhood Association
 Howard Harrington, Friends of Baltimore Woods
 Thomas Karwaki, University Park Neighborhood Association

July 1, 2015

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

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Willamette Bluff Coalition members,
Barbara Quinn, Friends of Baltimore Woods
Pam Arden, npGreenway
Doug Young, University Park Neighborhood Association
Howard Harrington, Friends of Baltimore Woods
Thomas Karwaki, University Park Neighborhood Association

Moore-Love, Karla

From: catgoughnour@gmail.com on behalf of cat goughnour <catgoughnour@alumni.lse.ac.uk>
Sent: Wednesday, July 01, 2015 10:38 AM
To: Commissioner Fish; Hales, Charlie; Saltzman, Dan; Fritz, Amanda; Fish, Nick; Novick, Steve; Moore-Love, Karla
Subject: Testimony: Surplus Property disposition dedication to affordable housing

Good morning, Mayor Hales and Commissioners Fish, Fritz, Novik and Saltzman

As the Principal Consultant at Radix Consulting Group, and policy advocate for North Portland African American organizations, I am counting on you to support Commissioner Saltzman's amendment to the surplus property policy being considered at today's Council meeting.

Given the acknowledged and expanding post-Recovery Housing Crisis disparately impacting Portland's protected class populations - specifically African Americans and Native Americans - and our local, jurisdictional and state duty to Affirmatively Further Housing, community development and affordable housing need to be the top priorities when the City disposes of surplus land.

Rents increased more than 7% last year, one of the fastest increases of any US city. Governing reported that Portland was the most gentrified city in the US from 2000-2014.

The 2015 PHB State of Housing Report found that African Americans and Native Americans cannot afford a 2-bedroom apartment anywhere within Portland, and the Point in Time Homeless County shows African American homelessness is up 48% in the past two years.

At the same time, the Portland Housing Bureau plans to spend half as much on affordable housing in the next five years as it did in the previous five.

Now that Portland and Oregon are becoming economically prosperous, we have an opportunity and obligation to prioritize the needs of the most impacted.

Thank you for seriously considering

Radix's

guidance on issues that can institutionalize equity in the City of Portland

Thank you in advance.

Sincerely,

Cat

Cat Goughnour, MSc
radix consulting group, llc

This e-mail, including any attachments, may include confidential and or proprietary information and may be used only by the person or entity to which it is addressed. If the reader of this email is not the intended recipient or his/her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this email is prohibited. If you have received this email in error, please notify the sender by replying to this message and deleting this email immediately.

Moore-Love, Karla

From: Mark Bartlett <bartlett.m@comcast.net>
Sent: Wednesday, July 01, 2015 8:46 AM
To: Moore-Love, Karla; Mark Bartlett
Subject: Re: disposition of surplus property

Karla,
I've sent this to Council members for today's agenda item on Surplus property. Please include this in the record.
Thanks,
Mark

Mark Bartlett wrote:

- > Council members,
- > I've been actively following this issue for ten years. I would like to
- > share the concerns I have with the language.
- > Based on my interactions with bureaus and a review of the proposed
- > language, I find that while a step forward, there remains much work to
- > do in the matter of identification as well as notification procedures.
- >
- > 1) Without a service delivery plan, identifying and deeming a
- > property surplus remains totally at the discretion of the director and
- > politics.
- > If a bureau does not have a forward looking written plan to know what
- > services it delivers and what real property is required to provide
- > those services, then the entire effort represented in today's language
- > is very limited.
- >
- > The public needs certainty that these decisions will be driven by some
- > form of cost benefit analysis and real needs based on a written
- > delivery plan, and not politics or wants.
- >
- > The sale at the Mt Tabor maintenance yard is an example PPR would sell
- > to a private party, Warner Pacific, 8.25 acres of a public park at far
- > below market price in order to achieve an internationally
- > sanctioned track and sport facility in Portland.
- > a) That there would be a huge financial loss for citizens (tens of
- > millions) to replace the facility and improvements if land could be
- > found did not matter when political considerations trumped common sense.
- > b) That listed historic buildings on the National Register would
- > be demolished to accomplish this did not matter if the goal could be
- > realized.
- > c) That they along with the County tax assessor acted to lower land
- > valuations just prior to the sale, to rationalize the well below
- > market sales price. The assessor lowered value from \$396,000 to approx
- > \$35,000 in the month prior.
- > d) That a zone change was necessary to achieve the desired outcome
- > and the bureaus (PPR and BDS) together were going to do this prior to
- > the sale without public notification or involvement speaks loudly to
- > the fact that politics must be removed from this process.
- >
- > 2) The intrinsic value of the land is not dependent upon the

- > condition of any improvement that sits on it. Because a building is
- > old or neglected, is not a valid reason to sell the land. Land is
- > forever.
- >
- > We've seen example of bureaus neglect leading to the rationale that
- > since an improvement is old, the land must be sold. The land value is
- > not represented by the condition of the building. They have defined
- > lives and the value of land remains.
- >
- > The Facility Condition Index is a means by which politics or
- > intentional neglect could manipulate the determination process if
- > condition equals a rationalization for disposition.
- >
- > Additionally related to the final draft language:
- >
- > Page 2 (B) Category 2
- >
- > There is no clarification differentiating the classes of ownership.
- > The draft language changed from bureau owned in the draft to City
- > owned subject to internal bureau policy. The City is once again
- > attempting to blur that distinction between classes of "City" owned
- > real property when clearly this distinction in ownership has been
- > established.
- >
- > Revenue bureaus such as BES and PWB are allowed to buy and sell to
- > perform their stated mission and non revenue must follow a different
- > path with approval by Council and funding from the general fund. This
- > distinct difference in ownership and funding sources was not made clear.
- >
- >
- > Page 2
- >
- > A. Identification
- >
- > 2) Director / Commissioner makes decision. "the director of the
- > property owning bureau..."
- >
- > The draft language says a _/property owning bureau/_ which is to say a
- > revenue bureau and not City owned real property of a non revenue
- > bureau... Again the differentiation between ownership classes must be
- > made and clarified in the proposal.
- > There seems to be a complete lack of any requirement for a financial
- > consideration such as a cost benefit analysis to justify the
- > recommendations of staff/director to the Commissioner.
- >
- > How are these decisions arrived at given there are no service delivery
- > plans to guide them?
- >
- > How can what is required be known if what is to be provided is not
- > defined?
- >
- >
- >

> Page 2 - 3

>

> B Internal notification

>

> (1)

> a) The bureau / City must provide the public with the current
 > zoning and any proposed changes within the past two years to date.
 > Notice to the public should conform with a type 3 LUR notification as
 > the proposed 200' is inadequate.
 > PCC 33.910 recognized organizations along with the public within 500'
 > of the proposed disposition property must be notified. c) A
 > title search must be done in order to find encumbrances. Short title
 > goes back 20 years and seldom provides the necessary documentation for
 > finding encumbrances and restrictions. Deeds are required to be kept
 > with the Auditors office in perpetuity so going back to the original
 > acquisition by the City whichever bureau might have acquired that
 > parcel, should be easy to do.

>

> C. External notification

> Along with the stated notification, the public should receive a
 > financial impact or cost benefit analysis of what the disposition
 > means to the taxpayer and /or that bureau. Posting should be 500' in
 > each direction and not hidden from view.
 > Current zoning and any proposed zone changes should be provided in
 > this notification to the public.

>

> D. Declaration

> 3) a) The map must be a legal plat map and not a tax assessor map,
 > which are not legal plat maps, but often consolidated parcel maps used
 > for taxing purposes. The map must be a County recognized plat map with
 > a recorded date stamp.

>

>

>

> E Internal notification process

> 1 a) There seems to be no bureau compliance with FIN 6.11 and
 > 6.12 approved by Council in 2006. There are few detailed databases nor
 > do bureaus appear to be compliant with the reporting requirements in
 > the Charter.

>

> How will this change given that language currently exists to provide
 > inventories and document transactions when bureaus refuse to comply?

>

> 2 Is PWB exempt from this since chapter 1-104 is specifically the
 > water fund, and a segregated fund?

> Once again this provides evidence of the two classes of property
 > ownership.

>

>

> Thank you,

>

> Mark Bartlett

>

Moore-Love, Karla

From: Schwab Mary Ann <e33maschwab@gmail.com>
Sent: Wednesday, July 01, 2015 8:19 AM
To: Moore-Love, Karla
Cc: Hales, Charlie; Novick, Steve; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish
Subject: mas response to Fwd: Testimony to City Council re: Surplus Property Disposition Policy

Good Morning Mayor and Commissioners:

I am asking this Surplus Property Disposition Policy be pulled from today's agenda. Why? The SPDP be must be tabled, re-written addressing Bonnie's points, then reviewed by ONI 95 neighborhood association boards and their land use committees. Thanks to Bryant Enge it was routed to the PIAC for review. Several months later, when Paul Licenser alerted Bonny Mcknight's City Wide Lane Use Group for review, the SPDP attachment missing. On Friday, June 29th, John Dutt alerted those of us on Nextdoor Neighbor. The City Wide Land Use Group met on Monday, June 29th. Not exactly, the public notification intended within City of Portland Public Involvement Principles

Adopted by the City of Portland, Oregon on August 4, 2010. *Portland City government works best when community members and government work as partners. Effective public involvement is essential to achieve and sustain this partnership and the civic health of our city. Portland Involvement Guidelines intended.*

Which brings me to a silly -- make that a really dump question. Why the urgent rush to get the SPDP approved, on Wednesday, July 1st? I'm guessing Developer's standing in queue in ready to purchase "cheap dirt" from the Water Bureau somewhere in St. John's. Something I read in The Tribune, June 25th. City's Surplus' property must be preserved by Jennifer Vitello, resident of the Cathedral Park neighborhood and is the Safety and Livability chair on the Cathedral Park Neighborhood Association Board. She makes several valid points.

To quote the Mayor, during the PDC Budget Review, "Once open space is gone, it is impossible to get back..." These is Community Gardens must be protected and administered by the Parks and Recreation.

Thank you,
 Mary Ann Schwab, Community Advocate

PS note the names of those in attendance -- and nor did they a straw vote on this issue. As for MAS attending today's "event" I have a Housing for the Habit quilt to bind, while watch with keen interest to the FIRST READING.

From: Bonny McKnight <bonnymcknight@gmail.com>
Date: June 30, 2015 11:42:22 AM PDT
To: fred smith <sfred3@msn.com>, Ric Alexander <ralex20022002@yahoo.com>, carl abbott <abbottc@pdx.edu>, Eileen Fitzsimons <efgb@comcast.net>, John Fyre <jlfyre@comcast.net>, Ellen Burr <smilelanduse@gmail.com>, Michael Hayes <mijimhayes@gmail.com>, Garry Lienhard <lienhard@teleport.com>, Jim Gorter <jcgort@msn.com>, Laura Campos <midewiwin@juno.com>, Ken Love <TLC11@mindspring.com>, Bob Fredrikson <bfredrik@aracnet.com>, Simone Goldfeder <sgoldfeder@comcast.net>, Nancy Seton

<nancyseton@comcast.net>, Lee Doss <lee@globnetwork.com>, Don Livingstone <livingstonestudios1@gmail.com>, Lorilei Juntun <ljuntune@comcast.net>, lynne coward <lcoward@imagina.com>, Peyton Snead <sneads5@comcast.net>, Lauren Golden <lauren_golden@hotmail.com>, Will Elder <williamelder@hotmail.com>, Carol Gossett <gossett.carol@gmail.com>, Scott Somohano <sumner.neighborhood@gmail.com>, Tim Brooks <timbrooksus@yahoo.com>, paul loney <blc@hevanet.com>, tom badrick <tbadrick@aol.com>, Mary Ann Schwab <e33maschwab@gmail.com>, Don MacGillivray <mcat@teleport.com>, devra stanear <devra@hevanet.com>

Subject: Testimony to City Council re: Surplus Property Disposition Policy

I have submitted this testimony to Council for Wednesday's hearing on the Surplus Property Disposition Policy.

While the policy is not perfect it is a significant start to bringing transparency to how city owned public land is sold.

If you want to see the problems that are being addressed you may want to read the 34 page April, 2015 Audit - "Surplus Real Property: Policy, central management and inventory of real property holdings needed". <http://www.portlandonline.com/auditor/index.cfm?c=66565&a=524164>

Here is my testimony:

Bonny

Moore-Love, Karla

From: Wintergreen, Lore
Sent: Tuesday, June 30, 2015 4:21 PM
To: Hales, Charlie; Saltzman, Dan; Fritz, Amanda; Fish, Nick; Novick, Steve; Moore-Love, Karla
Cc: 'Jean DeMaster'; Frieda Christopher (friedajc@comcast.net); 'Nick Sauvie'; 'Betty Dominguez';
 Isidro Reyes; DePass, Michelle; Hampsten, David; leahmaka1@gmail.com;
 'deb@phcnai.com'; Scarzello, Christina; 'lumt@mail.irco.org';
 'nereida.heller@homeforward.org'; 'arose@phcnw.com'; Cameron Herrington
Subject: Surplus Property disposition dedication to affordable housing
Attachments: 2015.06.30 Signed Surplus Property disposition dedication to affordable housing.pdf

June 30, 2015

Mayor Hales and Commissioners Saltzman, Fish, Fritz, and Novick
 City of Portland
 1221 SW Fourth Avenue
 Portland, OR 97204

RE: Surplus Property disposition dedication to affordable housing

Dear Mayor Hales and Commissioners Saltzman, Fish, Fritz, and Novick:

The Housing Subcommittee of the East Portland Action Plan writes to encourage City Council to prioritize affordable housing in the disposition of city-owned property.

Housing has been all over the news in Portland recently, and not in a good way. Rents increased more than 7% last year, one of the fastest increases of any US city. *Governing* reported that Portland was the most gentrified city in the US from 2000-2014. As you know, the Portland Housing Bureau plans to spend half as much on affordable housing in the next five years as it did in the previous five.

Given the dramatic increases in rents and reduction in resources, we believe that the City should direct every resource it can to increase the supply of housing. One of those resources is under-utilized public property. Those properties could be made available to nonprofit organizations for affordable rental and homeownership developments. We believe these properties should have long-term affordability restrictions and that the disposition process should favor projects that serve the greatest identified needs such as very-low-income households, families and people with disabilities.

This guidance from East Portland Action Plan (EPAP) Housing is in alignment with the following EPAP endorsed Fiscal Year 2014 – 15 Strategic Priorities:

Action Plan items: EQ.2.1 and SN.2.2: Establish policy and practice that balances regional affordable housing supply and promotes fair share across Portland and increases opportunities for minority home ownership.

Action Plan items: EC.1.4, EC.2.3, EC.4.2, CM.1.2, CM.1.3, CM.2.3, and CM.2.7: Maximize East Portland's economic benefits from public projects.

Thank you for seriously considering EPAP guidance on issues that are reflected in the adopted Action Plan and that can institutionalize equity in the City of Portland.

Sincerely,

Frieda Christopher
 Co-Chairs East Portland Action Plan Housing Subcommittee

Jean DeMaster

81778

EAST PORTLAND ACTION PLANwww.eastportlandactionplan.org

East Portland Neighborhood Office 1017 NE 117th Ave. Portland, OR 97220
503.823.4035 or lore.wintergreen@portlandoregon.gov

lore wintergreen

East Portland Action Plan Advocate

Office of Neighborhood Involvement

East Portland Neighborhood Office

1017 NE 117th Ave.

(117th between Halsey + Glisan at the foot of the water tower)

Portland, OR 97220

503.823.4035

lore.wintergreen@portlandoregon.govwww.eastportlandactionplan.org

To help ensure equal access to City Programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities and provide language interpretation and translation to individuals with limited or no English language proficiency. Call 503.823.4035 or the City's TDD at 503-823-6868, or the Oregon Relay Service at 1-800-735-2900 with such requests no less than five (5) business days prior to the event or visit:

www.portlandoregon.gov/OMF/CivilRightswww.portlandoregon.gov/OMF/ADA



East Portland Action Plan

June 30, 2015

Mayor Hales and Commissioners Saltzman, Fish, Fritz, and Novick
City of Portland
1221 SW Fourth Avenue
Portland, OR 97204

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Jean DeMaster

EAST PORTLAND ACTION PLAN

www.eastportlandactionplan.org

East Portland Neighborhood Office 1017 NE 117th Ave. Portland, OR 97220
503.823.4035 or lore.wintergreen@portlandoregon.gov

Moore-Love, Karla

From: Bonny McKnight <bonnymcknight@gmail.com>
Sent: Tuesday, June 30, 2015 10:23 AM
To: Moore-Love, Karla
Subject: Testimony for Wednesday, July 1 Council Surplus Property Item
Attachments: council testimony7115 council.pdf; ATT00001.txt

Karla

Please enter this testimony into the public record for Wednesday's Council meeting and provide copies to the Commissioners and Mayor.

Hope all is well with you and you are staying cool.

Thank you,

Bonny McKnight

July 1, 2015

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Dan Saltzman
Commissioner Steve Novick

Testimony: Disposition of City Real Property Policy
Bonny McKnight

The Disposition of City Real Property Disposal policy proposal you are considering today is an excellent concept and has many well thought out features. I believe it needs a few changes or clarifications in order to avoid some potential problems.

1. Limit the policy to the sale of public property to public agencies only.

Tighten the definition of who may buy the property to be public entities only since that will trigger some sort of process to defend the property use as being in the public interest.

Opening this property to the private sector introduces a number of land use impacts that will have no need to identify or even respond to any public good. This is publicly owned land and that obligation should not be ignored when sale takes place.

2. Require the prospective buyer to define the projected use of the property.

A proposed use for the land should be identified before a final transfer decision is made. Some of this land is within neighborhoods or adjacent to schools and the use of the land can have negative impacts that will be costly, both politically and in terms of money, to resolve.

3. Establish a mandatory comment for Neighborhood Associations of policy actions.

While review and comment periods for the policy are lengthened to a reasonable time for Neighborhood Associations their input has no special role. Provide them the same comment requirements used for bureau input. This will provide more complete information for disposition decisions by Council.

4. Redefine "affordable housing" for the purposes of this policy.

If the proposed sale of property is to a non-profit wishing to build affordable housing the definition of "affordable" should be redefined as 30% of median income or less. The current definition of "affordable" currently used is 80% of median income. That would qualify homes built for an individual earning \$41,200 annually or two people earning \$58,800 annually. That is completely out of proportion with the wage levels of most city residents and does not supply truly affordable housing that justifies the sale of public land.

Thank you for working to bring the sale of public land owned by the city into a more transparent and accountable process.

Bonny McKnight
Coordinator, Citywide Land Use Group (speaking for myself)
bonnymcknight@gmail.com

From: Helen Ost <helen.madsen.ost@gmail.com>
Sent: Monday, June 29, 2015 8:54 PM
To: Council Clerk – Testimony
Cc: helen.madsen.ost@gmail.com
Subject: Comments on City Real Property Disposition Process
Attachments: 07-01 comments on property disposition process.docx

I have attached my comments on the City Real Property Disposition Process for the hearing July 1.

I am also copying them here in the body of the email.

Comments to the City Council on July 1 on the Draft City Real Property Disposition Process

My name is Helen Ost. I am the volunteer manager of the Parks and Recreation Johns Community Garden. When one of gardeners told me that the Johns Community garden is on the surplus property listing, I thought he was mistaken. The garden is one of the first Community gardens, established 40 years ago. We are one of 50 gardens here in Portland that grow healthy food to our families, many of them low income. The Community Garden program here in Portland donates thousands of pounds of food to low income City residents. I know that all of you support the Community Garden program.

This Real Property Disposition Policy is before you today because the Auditors reported that there was no clear and consistent policy to define and identify surplus property, and that the City may be missing opportunities to sell excess land that could otherwise benefit the public and generate more money for the City. The Audit report suggested that with no clear centralized property manager, an individual bureaus' interests may supersede overall City goals.

All bureaus are part of the City. All assets are owned by the City. Use the identification of property and the use of property as an opportunity for the bureaus to work together to provide fair charges to each bureau by transferring properties in use by other bureaus. This would match the maintenance costs to the appropriate bureau.

It is difficult to explain to a Johns Community Gardener that the Johns Community Garden, where he leases a plot from the City, and pays for using that plot to the City, that has been used for 40 years is now declared a surplus City property. That just does not make sense.

If a property is in use by any City bureau, it is in use, and should be transferred to the correct City bureau. All Bureaus are part of the city, and all provide services to City residents. The Bureaus should be encouraged to work together.

Add a sentence to the draft policy for clarification of transfers to be made at book value:

The following sentence, or a similar one could be added to The Draft Disposition of City Real Property, on page 2, B. Internal notification process for excess real property a) If interest from another City bureau...

For transfers between bureaus, the book value of assets transferred shall be relieved from the transferring bureau's balance sheet and added to that of the receiving bureau at the same book value.

As an example, these requested changes would allow six of the Portland Park and Recreation Community Gardens to be transferred from the current bureaus (BES and Water) to the Park Department in the most efficient and cost effective manner possible and in a way that is environmentally responsible. There may be other examples.

It would also follow the Audit Report on Capital of April 2015 concerning assets transfers to other Bureaus.

Audit Report page 13

We did not perform an in-depth analysis of the pilot policy or the Citywide policy since neither was final at the time that we wrote this report. We did note that neither policy reflect the requirement in FIN6.12 that capital assets be transferred to other bureaus at their book value,

Recordkeeping and Accounting for Disposal of Capital Assets

8. For transfers between bureaus, the book value of assets transferred shall be relieved from the transferring bureau's balance sheet and added to that of the receiving bureau at the same book value.

Definition from page 1: "book value" means historical cost of a capital asset less any related accumulated depreciation.

There has been some discussion about whether the current value of the asset could be used. That would mean the City selling to itself the property at an increased value. Let's assume that there is an increase in the value of the Johns Community Garden from the St Johns Water Utility between the purchase in 1916 of the land to be \$200,000. The increase on the ledger for land value would be \$200,000. Would the additional \$200,000 be income to the Water Bureau and as expense to the Park Department? This sounds like a Ponzi scheme, of selling land to oneself. The City already owns the property; how can we purchase it again from ourselves at an increased value? I do not think that it is possible to do this using Generally Accepted Accounting Principles.

I request that before accepting the City Real Property Disposition Process policy as it is written, you request a review by the City Auditor to find out how to transfer properties within the City, and if the FIN 6.12 applies. Any changes required could be made now, instead of later.

As City Council members, you have an opportunity to provide encouragement for City bureaus to work together. You have the opportunity to establish a policy that is fair and reasonable to all of our City residents. Properties that are in use by residents of the City of Portland should be retained.

Respectfully submitted,

Helen Ost
Volunteer Manager, Johns Community Garden
7410 N Willamette Blvd.
Portland, OR 97203
Home: 503-289-7233
Cell: 503-367-5672

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Fin-6.12 Disposal of Capital Assets page 2

Recordkeeping and Accounting for Disposal of Capital Assets

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Respectfully submitted,

Helen Ost
Volunteer Manager, Johns Community Garden
7410 N Willamette Blvd.
Portland, OR 97203
Home: 503-289-7233
Cell: 503-367-5672

Moore-Love, Karla

From: Robert Matteri <robertkmatteri@aol.com>
Sent: Saturday, June 27, 2015 10:20 AM
To: Council Clerk – Testimony
Subject: real property disposition

hi city council. i strongly advocate transferring city property from one bureau to another without charge to a bureau if it serves the needs of the other bureau or **the people of portland**. the johns community garden should be directly transferred from the water bureau to the parks bureau. the fact that this is even an issue, serves to reinforce to portland citizens that government is just nonfunctional at times. the people own this land--to make them pay for it again makes us all feel like we live in a 'brain dead' metropolis. how much money does all this discussion also cost, when there are real issues to solve?

thank you for your attention.

robert matteri

Moore-Love, Karla

From: Tamara DeRidder, AICP <SustainableDesign@tdridder.users.panix.com>
Sent: Friday, June 12, 2015 5:35 PM
To: Moore-Love, Karla
Cc: Leistner, Paul; Sandra Lefrancois; City Real Property Coordinator
Subject: RCPNA Comments to City Council on Disposal of City Real Property
Attachments: RCPNA-DisposalOfCityProperty06122015.doc

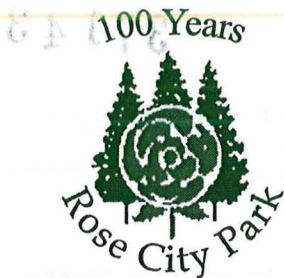
Hi Karla,

Please accept the attached document as Rose City Park Neighborhood Association testimony on the proposed policy regarding Disposal of City Real Property. My understanding is that this policy is scheduled for review by the City Council on June 24, 2015. Please include this document in the record for this scheduled public hearing.

Thank you!

Tamara

Tamara DeRidder, AICP
Co-Chair, LU & TC
Chair, RCPNA
1707 NE 52nd Ave.
Portland, OR 97213
503-706-5804



Rose City Park Neighborhood Association

June 12, 2015 (sent this day via e-mail)

City of Portland
Portland City Council
Attn: Mayor Charlie Hales & Commissioners (karla.moore-love@portlandoregon.gov)
1221 SW 4th Ave., Ste. 110
Portland, Or 97204

CC: Paul Leistner, ONI - Paul.Leistner@portlandoregon.gov
Portland Property Management Committee-CityRealPropertyCoordinator@portlandoregon.gov
Sandra Le Francois, CNN - sandral@cnncoalition.org

Subject: RCPNA Comments on Disposition of City's Real Property Policy

Honorable Mayor and City Commissioners,

On May 21st, 2015 the Land Use & Transportation Committee for Rose City Park Neighborhood Association met and discussed the draft language on the proposed policy Deposition of City's Real Property, identified on the City's server as <https://www.portlandoregon.gov/oni/article/529079>.

At this meeting, the Committee unanimously approved the City creating a uniform process for dealing with disposal of city properties. They further recommend adding the following amendment:

1. The creation of a three-step notification process that includes as intermediary step between sections "B. Internal notification process for excess real property" and "C. External notification process for excess real property".
2. This intermediary step, B+, would serve to notify all non-city public agencies & services such as Multnomah County, water districts, Port of Portland, PGE, Portland Public Schools, and the Neighborhood Associations, impacted and adjacent to the said property. Accordingly, a separate 30-day notification period would be added between Section B. and C.
 - a. Reason 1: If the City bureaus find no need for the excess property then the next highest and best use of such property should go to other public agencies and quasi-public agencies and services as their financial resources directly impact property owner costs for such services.
 - b. Reason 2: Neighborhood Associations directly impacted or adjacent to said property may have compelling reasons for retaining such property, including space for a community garden, park, or solar energy generating station.

3. It was further recommended that the City provide a map and database available to the public on the City's internet server that identifies all the City—owned property. This would allow the public and neighborhoods the opportunity to better understand the location of these assets.

Thank you for this opportunity to comment on this matter. Please let me know if you have any questions or we can be of further assistance in this matter.

Respectfully,



Tamara DeRidder, AICP
Co-Chair, LU & TC
Chairman, RCPNA
1707 NE 52nd Ave.
Portland, OR 97213
503-706-5804



Nate Carter, AIA
Co-Chair, LU & TC
Board, RCPNA
2432 NE 59th Avenue
Portland, OR 97213
971-344-1919

Please Note: The Rose City Park Neighborhood Association By-Laws permit their Land Use & Transportation Committee (LU&TC) to provide final decisions. This applies only on land use related issues when the item requires a time-sensitive response that would otherwise be missed if forwarded to the Board for approval. The LU & TC review process applies to this property-related policy proposal.