

DATE: September 12, 2012
TO: Board of Commissioners
FROM: Patrick Quinton, Executive Director
SUBJECT: Report Number 12-31
Authorizing the Execution of a Bargain and Sale Deed for the Disposition of Six Real Properties to the City of Portland

BOARD ACTION REQUESTED

Adopt Resolution Nos. 6965 – 6970

ACTION DESCRIPTION

This action will authorize the disposition of six (6) remnant real properties from the Portland Development Commission (PDC) to the City of Portland Bureau of Transportation (PBOT) or other city bureau or bureaus designated by the City of Portland. Two (2) of the properties are located within the Airport Way Urban Renewal Area, one (1) property is within the North Macadam Urban Renewal Area and the remaining three (3) are not located within any designated urban renewal area. See Attachment A for a map of individual locations. All of these properties were initially acquired by PDC for the purpose of redevelopment projects and upon completion of those projects were not conveyed to the appropriate city bureau that has the exclusive use and control of both the property and project. PDC has no future redevelopment plans for any of these properties; they are not needed for any strategic purposes, are not marketable for disposition and are only useful to the City of Portland. These properties meet the public missions of the city bureaus, are managed, improved and maintained by those bureaus and for all intents and purposes are considered as City assets.

This action will remove PDC as the legal owner of record (or control, in the case of the right-of-way dedication) for each property and serve to address potential risk associated with legal ownership of and control of real properties.

BACKGROUND AND CONTEXT

PDC is the legal owner of record for the following six (6) real properties:

- **# 1: The Damonte Lot (R318530)** - Located at 13328 NE Airport Way in the Airport Way Urban Renewal Area. It is a 52,816 square foot area of land containing a Bureau of Environmental Services (BES) Stormwater Containment Facility. PDC acquired this property on July 31, 1989 for \$140,500 and in response to the requirements of the PBOT engineered and designed extension of Airport Way from I-205 to NE 181st. After completion of the roadway improvements the balance of the property was constructed into its current use.

- **#2: The Danner Lot South (R317140)** - Located at 12824 NE Airport Way in the Airport Way Urban Renewal Area. It is a 40,056 square foot area of land containing a BES Stormwater Containment Facility. PDC acquired this property on October 14, 1991 for \$192,850 and in response to the requirements of the PBOT engineered and designed extension of Airport Way from I-205 to NE 181st. After completion of the roadway improvements the balance of the property was constructed into its current use.
- **#3: The Montgomery Street Right-of-Way (R246183)** - Located at SW Montgomery Street in the NMAC Urban Renewal Area. It is a 900 square foot asphalt area of land and part of SW Montgomery Street. PDC acquired this property on June 29, 1979 for \$7,893 and in response to the SW Montgomery Street extension into the RiverPlace Marina Development.
- **#4: The Naito Traffic Island (R246189)** - Located at SW Naito & Harbor Drive and not within any urban renewal area. It is a 9,000 square foot area of land which contains a portion of the Big Pipe Sewer Shaft and Tunnel entrance and is surrounded by public right-of-way. PDC acquired this property on October 6, 1966 for \$10 for the purpose of assembling land for the development of a future waterfront park.
- **#5: The Lower Macleay Park Small Parcel (R307713)** – Located at the base of the NW Thurman Street overpass at 29th Avenue and not within any urban renewal area. It is a 1,000 square foot area of public park land with no improvements. This property was donated to PDC on February 14, 1977 as part of a Department of Housing and Urban Development (HUD)-funded Northwest Portland Housing and Community Project and specifically the Thurman/Vaughn Corridor designed to improve the eastern pedestrian access to Lower Macleay Park. This was the companion property to the Lower Macleay Park Large Parcel (R307714) which was purchased by PDC as described below. PDC administered this program on behalf of the City of Portland.
- **#6: The Lower Macleay Park Large Parcel (R307714)** – Located at the base of the NW Thurman Street overpass at 29th Avenue and not within any urban renewal area. It is a 5,952 square foot area of public park land with no improvements. PDC acquired this property on March 28, 1977 for \$6,500 as part of a Department of Housing and Urban Development (HUD)-funded Northwest Portland Housing and Community Project and specifically the Thurman/Vaughn Corridor designed to improve the eastern pedestrian access to Lower Macleay Park. PDC administered this program on behalf of the City of Portland.

COMMUNITY AND PUBLIC BENEFIT

The community will not be affected by any change in the use, management and maintenance of these properties. The public benefit is the completion of each of the respective redevelopment plans and conveying the legal ownership or control (in the case of the right-of-way dedication) of the properties to the appropriate city bureau.

PUBLIC PARTICIPATION AND FEEDBACK

There was no community outreach regarding these actions.

BUDGET AND FINANCIAL INFORMATION

These properties are not reflected in any PDC budget and financial information as they are managed and maintained by and at the sole expense of the City of Portland.

RISK ASSESSMENT

Disposition of these six (6) properties presents the following risk for PDC:

1. PDC will no longer be the legal owner of record for five of the properties and will no longer legally control the sixth, which will serve to reduce risk.

ALTERNATIVE ACTIONS

The Board could elect to retain legal ownership of either all or some of these six (6) properties.



ATTACHMENTS

- A. Project Summaries and Maps


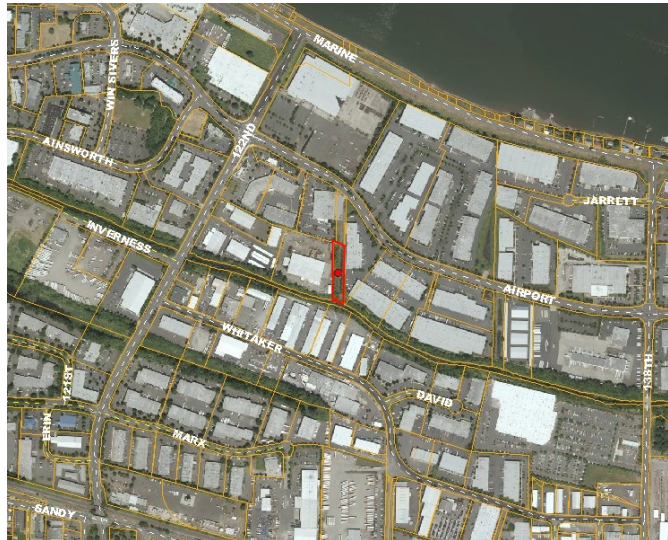
PROJECT SUMMARY

Project Name:	Disposition of Six (6) Remnant Real Properties
Descriptions:	Six (6) remnant real properties
Locations:	Property # 1: 13328 NE Airport Way Property # 2: 12824 NE Airport Way Property # 3: No physical street address. SW Montgomery Street at RiverPlace Property # 4: No physical street address. SW Naito Parkway at Harbor Drive Property # 5: No Physical Address. NW Thurman Street overpass at 29 th Avenue Property # 6: No Physical Address. NW Thurman Street overpass at 29 th Avenue
URA'S:	Property # 1: Airport Way Property # 2: Airport Way Property # 3: North Macadam Property # 4: No URA Property # 5: No URA Property # 6: No URA
Current Phase:	Disposition to the City of Portland
Next Milestone:	Conveyance
Completion Target:	December 2012
Outcome:	To remove PDC as the legal owner of record (or control, in the case of the right-of-way designation) through conveyance of each property to the City of Portland Bureau of Transportation (PBOT) or to a different City Bureau if requested by the City of Portland.

Property#1

Property Tax ID No: R318530		Property Name: Damonte Lot		URA: AW	
Property Address: 13328 NE Airport Way, 97230			Tax Roll Description: SECTION 23 1N 2E, TL 600 1.21 ACRES		
AERIAL PHOTO (CLOSE)			AERIAL PHOTO (FAR)		
					

Property #2

Property Tax ID No: R317140		Property Name: Danner Lot-South		URA: AW	
Property Address: 12824 NE Airport Way, 97230			Tax Roll Description: SECTION 14 1N 2E, TL 1501 0.92 ACRES		
AERIAL PHOTO (CLOSE)			AERIAL PHOTO (FAR)		
					

Property #3

Property Tax ID No: R246183

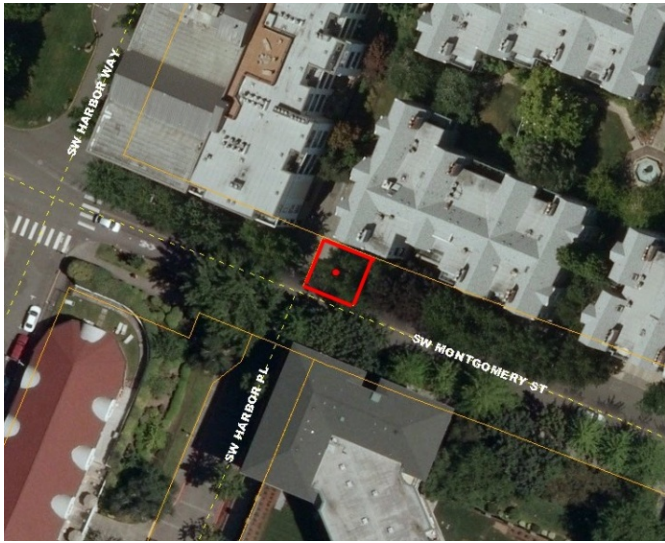
Property Name: SW Montgomery Street Right of Way

URA: NMAC

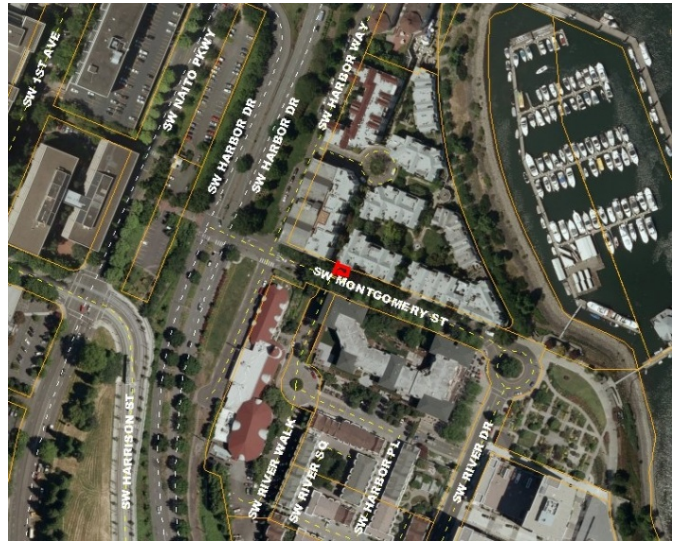
Property Address: SW Montgomery Street, 97201

Tax Roll Description: PORTLAND, BLOCK 103, TAX LOT 1300

AERIAL PHOTO (CLOSE)



AERIAL PHOTO (FAR)



Property #4

Property Tax ID No: R246189

Property Name: Naito Traffic Island

URA: No URA

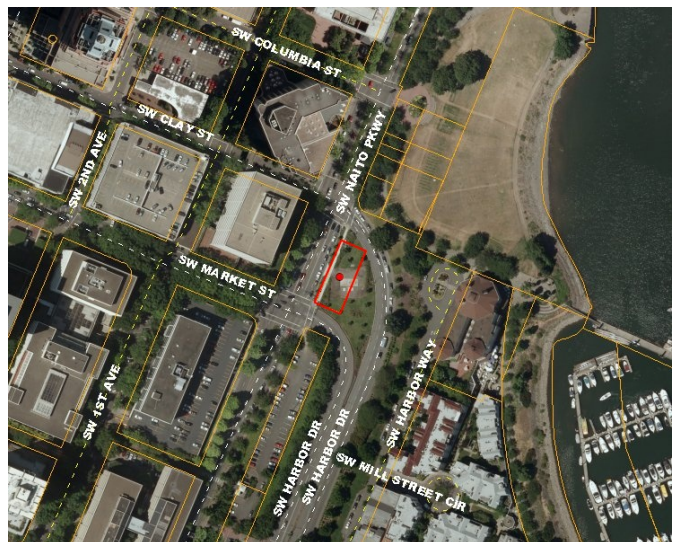
Property Address: SW Naito & Harbor Dr, 97201

Tax Roll Description: PORTLAND, BLOCK 111, LOT 5-7 EXC PT IN ST

AERIAL PHOTO (CLOSE)



AERIAL PHOTO (FAR)



Property #5

Property Tax ID No: R307713

Property Name: Macleay Park Small Parcel

URA: No URA

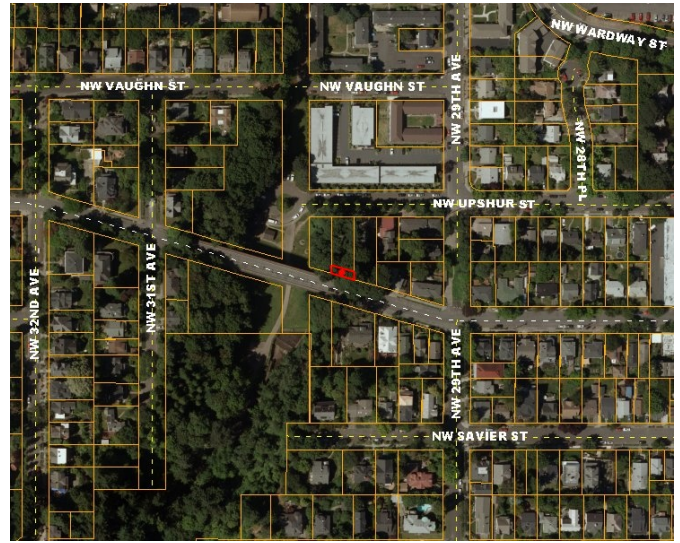
Property Address: NW Thurman Street, 97210

Tax Roll Description: WILLAMETTE HTS ADD, BLOCK 7, LOT 7
TL 3000

AERIAL PHOTO (CLOSE)



AERIAL PHOTO (FAR)



Property #6

Property Tax ID No: R307714

Property Name: Macleay Park Large Parcel

URA: No URA

Property Address: NW Thurman Street, 97210

Tax Roll Description: WILLAMETTE HTS ADD, BLOCK 7, LOT 8

AERIAL PHOTO (CLOSE)



AERIAL PHOTO (FAR)

