

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Resolution Declaring Surplus, and Approving Sale of Edgefield North to Michael McMenamin, Authorizing County Chair to Execute Sale Documents, and Directing County Staff to Proceed to Closing

**The Multnomah County Board of Commissioners Finds:**

- a. After declaring forty six acres of the former Multnomah County Poor Farm (“Poor Farm”) on the north side of Halsey (such portion of the Poor Farm, the “Pig Farm”) surplus in 2004, despite repeated attempts, the County has been unable to sell the Pig Farm.
- b. Since 2009, the Community Reaps our Produce and Shares (“CROPS”) program has partnered with SnowCap Community Charities and community volunteers to use two acres of the Pig Farm to address food insecurity in East Multnomah County, the Restitution Garden program has used less than an acre of the Pig Farm to increase opportunities for victims of crimes to receive restitution from juvenile offenders while teaching these youth skills that can help reduce their likelihood to recidivate, and the Beginning Urban Farmer Apprentice program has aided in the CROPS program while providing a hands-on learning experience to help cultivate the next generation of farmers.
- c. Pursuant to the attached Purchase and Sale Agreement (“Sale Agreement”), Michael McMenamin (“Purchaser”) has agreed to purchase the Pig Farm (R320821) and an additional approximately nineteen acre portion of the County parcel (R320686) directly north of the Pig Farm, which was also part of the Poor Farm (“Surplus Parcel” and together with the Pig Farm, “Edgefield North”).
- d. During the negotiations with Purchaser, the Division of Assessment, Recording and Taxation prepared an informal evaluation of Edgefield North that approximated the market value at \$2.9 million - \$3.6 million. The Sale Agreement contains a purchase price of \$3,200,000.
- e. As part of the Poor Farm, Edgefield North represents a significant chapter in the history of the County’s role as a provider of safety net services. Purchaser has an established business model of renovating historic properties and preserving their historical character, which it has done with the portion of the Poor Farm that is known as McMenamins Edgefield, and the Sale Agreement restricts Purchaser’s use of Edgefield North to uses that support or are in conjunction with McMenamins Edgefield.

- f. Animal Services is currently located on the approximately six acre portion of R320686 that is not included in the proposed sale to Purchaser, and the size of this County-retained land (“Animal Service Parcel”) provides Animal Services with space needed to accommodate plans for future expansion and modernization.
- g. Despite using County’s best efforts to vacate Right of Way RD5007, known as the “242<sup>nd</sup> Connector”, in 2009 pursuant to agreements entered into in 2008 with McMenamins and Reynolds School District, County failed to obtain the consent needed from Metro and the City of Troutdale for the timely vacation of the 242<sup>nd</sup> Connector. Since then, Metro and the City of Troutdale have revised their transportation system plans, removing the 242<sup>nd</sup> Connector and provided consent necessary for the vacation of the 242<sup>nd</sup> Connector.
- h. In 2004, the Board adopted a policy for declaring real property owned by the County as surplus (“Surplus Property Process”), including allowing the Board to exempt a property from the Surplus Property Process when it is in the best interest of the County to do so.
- i. The Director of Facilities and Property Management Division (“Director”) has determined that the Surplus Parcel is no longer required for County use. An independent architect’s study has confirmed the Animal Shelter Parcel retained by the County after the sale meets all programmatic needs for Animal Services. The County will soon have no practical, efficient, or appropriate use for the Surplus Parcel, and will have no use for the Surplus Parcel in the near future. The Director has recommended that the Surplus Parcel be declared surplus. In light of the foregoing and the proposed sale of the Surplus Parcel pursuant to the Sale Agreement, and in considering the best interests of the County, the Director has further recommended that the Board exempt the Surplus Parcel from the Surplus Property Process.
- j. Selling Edgefield North on the terms set forth in the Sale Agreement represents fair market value, is likely to preserve the historic significance of the property, protects current and future county operations, and is in the best interests of the County.

**The Multnomah County Board of Commissioners Resolves:**

1. The Surplus Parcel is declared surplus. It is in the best interest of the County to exempt it from the Surplus Property process.
2. It is in the best interests of the County to sell Edgefield North to Michael McMenamin on the terms and conditions set forth in the Sale Agreement.
3. The Chair is authorized to execute all documents necessary to complete the sale of Edgefield North substantially consistent with the Purchase and Sale Agreement.

4. The Director, the County Attorney, the Director of Community Services, the Director of the Office of Sustainability and the Chief Financial Officer are directed to designate lead staff to coordinate with the Chair's Office to satisfy all conditions of the Sale Agreement needed to maximize the value of this transaction to the County and ensure a timely closing.

ADOPTED this 22nd day of May, 2014.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Marissa Madrigal, Acting Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Kenneth M. Elliott, Assistant County Attorney

SUBMITTED BY: Casey Filice, Senior Policy Advisor