



# MULTNOMAH COUNTY

## AGENDA PLACEMENT REQUEST

(Revised March 2016)

### Board Clerk Use Only

Meeting Date: 8/18/16  
Agenda Item #: R.2  
Est. Start Time: 9:40 am  
Date Submitted: 7/28/16

**Agenda Title:** Resolution and Public Hearing Authorizing Transfer of a Tax Foreclosed Property to the City of Portland Bureau of Environmental Services

*Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.*

### Requested

Meeting Date: August 18, 2016 Time Needed: 5 Minutes  
Department: County Management Division: Assessment Recording and Taxation/Tax Title  
Contact(s): Mike Sublett  
Phone: 503-988-9824 Ext. 89824 I/O Address: 503/2

### Presenter

#### Name(s) &

Title(s): Mike Sublett, Tax Title Property Coordinator

## General Information

### 1. What action are you requesting from the Board?

The Tax Title Program is requesting the Board authorize the transfer of a Tax Foreclosed Property (Property) to the City of Portland, Bureau of Environmental Services (BES).

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The County acquired the Property through the foreclosure of delinquent tax liens on October 1, 2015. The vacant lot is approximately 28,750 SF and the 2015 Tax Roll Real Market Value is \$28,750. The Property is located adjacent to 8715 SE Lambert, Portland, close to the Springwater Corridor Trail and adjacent to Johnson Creek.

The Property was approved for the Public Sheriff Sale by Board Order 2016-007 ("Order"), dated March 23, 2016, with a minimum bid of \$25,000. The City of Portland Bureau of Environmental Services ("BES") sent the County an extensive bid package ("Offer") dated February 4, 2016, which detailed their negotiations with the former owner of record to acquire the Property. As a result, the Property was removed from the Sale by the County Assessor as authorized by the Order.

The Property is located in BES' West Lents Target Area, in which BES proposes to restore wetland and floodplain to increase flood storage, reduce localized flooding, improve water

quality and enhance habitat along Johnson Creek.

BES has acquired six properties to date in the West Lents Target Area through the Johnson Creek Willing Seller Program. Eight major floods have occurred on Johnson Creek in the last 35 years. Floods on Johnson Creek in February of 1996 totaled \$4.7 million in damages. The subject property was most recently impacted by flooding in December of 2015.

ORS 271.330 (1) allows for transfer of tax foreclosed real property to governmental bodies provided the property is used for public purpose.

The Program Offer submitting this transaction is #72038 – DART/Tax Title.

**3. Explain the fiscal impact (current year and ongoing).**

The County removed the Property from the Public Sheriff Sale list to facilitate a transfer to BES. BES' Offer of \$25,000 is supported by an independent fee appraisal with a July 1, 2015 market value of \$25,000. This was, by coincidence, the same amount as the minimum bid in the Order. In compliance with Multnomah County Code Chapter.7 and ORS 275.275, the net proceeds from the sale of the Property will be directed to a dedicated sub-fund of the General Fund to provide: (i) Funds for housing placement and retention support services for youth and families with children; (ii) Flexible rental assistance to place youth and families with children into housing; or (iii) Funds to develop new low income housing that is affordable to youth and families with children with 30 percent or lower median family income.

**4. Explain any legal and/or policy issues involved.**

No legal issues are expected. The parcel will be deeded "As Is" without any warranties or representations.

**5. Explain any citizen and/or other government participation that has or will take place.**

The Tax Title Program has scheduled publication of Notice of the August 18, 2016, Public Hearing to consider the proposed transfer as required under ORS 271.330 (5). The dates of publication are August 9 and 16, 2016, in the *Daily Journal of Commerce*.

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**Required Signature**

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**Elected  
Official or  
Department**

**Director:** Marissa Madrigal /s/

**Date:** 7/28/16