



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 08/02/10)

Board Clerk Use Only

Meeting Date: 3/3/11
 Agenda Item #: R.10
 Est. Start Time: 11:45 am
 Date Submitted: 2/23/11

Agenda Title: **Approval of the Proposed Settlement to Acquire Real Property Interests for the Purpose of Constructing a new Sellwood Bridge and Removing the Existing Bridge**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: March 3, 2011 **Amount of Time Needed:** 10 min.
Department: District 1 **Division:** _____
Contact(s): Deborah Kafoury, Ian Cannon
Phone: 503-988-5220 **Ext.** _____ **I/O Address:** 503-6
Presenter Name(s) & Title(s): Ian Cannon, Program Manager, Sellwood Bridge Project

General Information

1. What action are you requesting from the Board?

Approval of the proposed settlement to acquire the property of Alan and Karen Mela for the Sellwood Bridge Project.

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.

On December 9, 2010 the Board of County Commissioners approved Resolution No. 2010-166 directing the Department of Community Services to begin negotiations to acquire property for the removal of the existing Sellwood Bridge and the construction of a new bridge. Since then the County has contacted and conducted negotiations with Alan and Karen Mela for the acquisition of their property, which sits beneath the bridge near its eastern end. The County made an offer to purchase temporary and permanent easements on the property. After reviewing the requirements of the project and determining that the remaining parcels would not be of sufficient economic size or value, the County offered to purchase the entire property from the Melas. The final proposed amount is for \$2,340,394.00.

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

The construction cost for this project is estimated at \$290,000,000.00. Sufficient funds have been secured to proceed with final design and begin the initial phase of right-of-way acquisitions.

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

The County will strictly follow the rules, policies and procedures of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, ORS Chapter 35 and the "State Right of Way Manual". Because County staff was directed to expedite the acquisition of the Melas' property when the County takes title and possession there will still be tenants occupying space at the site. Presently there are four identified tenants. The tenants will be provided the requisite time under State and Federal law to relocate. During this period the County will need to address the property management function until all the tenants have vacated the site.

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

The County met with Alan Mela and his tenants on December 7, 2010 to discuss the acquisition process and provide information on potential relocation benefits. The County has been in continuous contact with the Melas and their tenants since then to ensure that all parties were aware of the project's schedule and the impacts to their businesses. Appraisals of the property and interviews with the tenants have been completed. There is only one tenant remaining with a long term lease which the Melas will have to conclude prior to final acceptance of the settlement.

Required Signature

**Elected Official or
Department/
Agency Director:**



**Date: February 23,
2011**

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