



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 08/02/10)

Board Clerk Use Only

Meeting Date:	<u>4/28/11</u>
Agenda Item #:	<u>C.6</u>
Est. Start Time:	<u>9:30 am</u>
Date Submitted:	<u>4/15/11</u>

Agenda Title: RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to ALBERTA XII LLC.

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:	<u>4/28/2011</u>	Amount of Time Needed:	<u>Consent</u>
Department:	<u>County Management</u>	Division:	<u>Assessment, Recording and Taxation / Special Programs</u>
Contact(s):	<u>Sally Brown and Becky Grace</u>		
Phone:	<u>503-988-3326</u>	Ext.	<u>22349</u>
I/O Address:	<u>503/1</u>		
Presenter Name(s) & Title(s):	<u>Randy Walruff, Division Director</u>		

General Information

1. What action are you requesting from the Board?

The County Assessor is requesting the Board to approve the private sale of tax foreclosed property R102803 to ALBERTA XII LLC.

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.

Multnomah County acquired the real property located adjacent to 4926 NE 12th Ave through the foreclosure of delinquent taxes on October 6, 2010. A repurchase letter was sent to the former owner on October 15th, 2010 with no response. On March 17, 2011 DEQ notified the County that the property was added to its Environmental Cleanup Site Information (ECSI) database of properties with known or suspected hazardous substance contamination. The DEQ said that the property could be sold at auction as long as the County informed any prospective purchaser of the contamination concerns associated with the property prior to sale. On March 30, 2011 the property was placed on auction with a minimum bid of \$38,500 and no bids were received. On April 5, 2011 Multnomah County received an offer for \$25,000 cash from ALBERTA XII LLC. We have sent ALBERTA XII LLC all the reporting that DEQ provided along with contact information. ALBERTA XII LLC has contacted the DEQ.

The attached plat map Exhibit A shows the parcel as Tax Lot 02800.

This action affects our Program Offer 72051 by placing a tax foreclosed property back onto the tax roll.

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

The private sale will allow for the recovery of the delinquent taxes, fees, and expenses. The sale will also reinstate the property on the tax roll (see Exhibit B).

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

No legal issues are expected. The parcel will be deeded "As Is" without guarantee of clear title.

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

No citizen or government participation is anticipated.

Required Signature

Elected Official or
Department/
Agency Director:

Mindy Hanes

Date: 4/15/11

Exhibit B

LEGAL DESCRIPTION: Lot 3, Block 4, Albina Heights
PROPERTY ADDRESS: Adjacent to 4926 NE 12th Ave Portland OR 97211
TAX ACCOUNT NUMBER: R102803
GREENSPACE DESIGNATION: No designation
SIZE OF PARCEL: More or less 4,000 square feet
ASSESSED VALUE: \$27,030.00

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST:	\$736.07
MAINTENANCE COST & EXPENSES:	\$687.68
RECORDING FEE:	\$36.00
TOTAL	\$1,459.55
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$25,000.00