



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 08/02/10)

Board Clerk Use Only

Meeting Date: 9/2/2010

Agenda Item #: R-9

Est. Start Time: 10:35 am

Agenda Title: RESOLUTION Authorizing Transfer of a Tax Foreclosed Property to The Portland Development Commission

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: September 2, 2010 **Amount of Time Needed:** 10 Minutes
Department: County Management **Division:** Assessment Recording and Taxation/Tax Title
Contact(s): Sally Brown and Becky Grace
Phone: 503-988-3349 **Ext.** 22349 **I/O Address:** 503 / 1
Presenter Name(s) & Title(s): Randy Walruff, Division Director

General Information

1. What action are you requesting from the Board?

The Tax Title Section is requesting the Board to authorize the transfer of a Tax Foreclosed Property (See Exhibits A and B) to the Portland Development Commission.

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 subject property is currently an automotive repair shop that came into county ownership through the foreclosure of delinquent tax liens on November 3, 1989. The lot is approximately 14,968 SF and the building is 4,096 SF.

In 2004 the County sold to C&M Motors on contract the Tax Foreclosed Property located at 6931 NE ML King Blvd. The Portland Development Commission (PDC) helped to finance that sale and loaned the buyer over \$250,000 which in part went toward financing the purchase price. \$150,000 of that PDC loan was paid directly to the County and the remaining \$50,000 balance was the principal on a land sale contract between the County and the buyer. The contract buyer defaulted on the land sale contract and the County canceled the contract by Board Order No. 2010-086 issued June 17, 2010.

PDC has offered to pay what the County was due in principal, interest and taxes on the cancelled

**Agenda Placement Request
Submit to Board Clerk**

contract, i.e. \$74,558.10. In light of the financial commitment PDC has made to the Property, and that Agency's offer to pay the remainder on the cancelled contract, the County's Tax Title Program recommends the County Board approve the sale to PDC and waive the reversionary interest.

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

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

The government sale will allow for the recovery of the delinquent taxes and contract (see Exhibit C).

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.

The Tax Title Program published notice of the September 2, 2010, public hearing to consider the proposed transfer as required under ORS 271.330 (5).

Required Signature

Elected Official or
Department/
Agency Director:



Date: 8/12/10

EXHIBIT A

Agenda Placement Request
Submit to Board Clerk

R243872 Subject 6931 NE ML King Boulevard



R243872

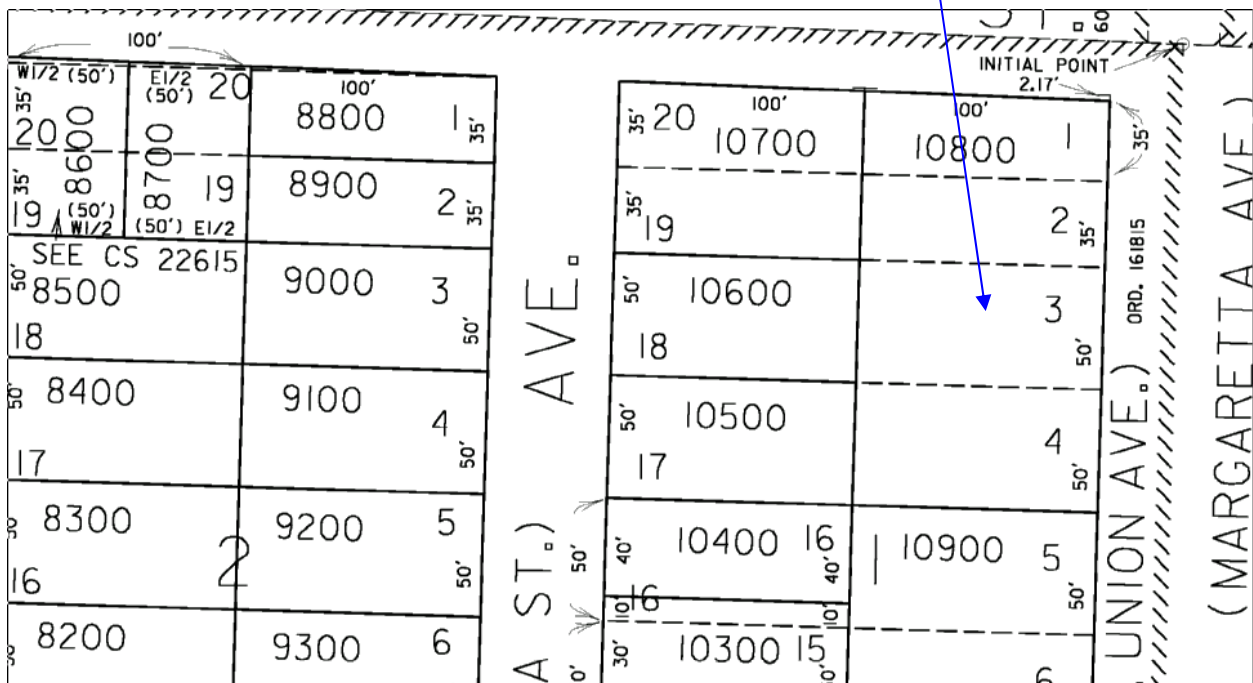


EXHIBIT B

Agenda Placement Request
Submit to Board Clerk

R243872 6931 NE ML King Boulevard



Exhibit C

Agenda Placement Request
Submit to Board Clerk

LEGAL DESCRIPTION:

A tract of land located in Section 15 Township 1 North, Range 1 East and also being a portion of Piedmont Park, a duly recorded plat in the County of Multnomah and State of Oregon further described as: Lot 1, Block 1, except therefrom that portion in Bryant Street; AND ALSO Lot 2, 3 and 4, Block 1.

PROPERTY ADDRESS 6931 NE ML King BLVD

TAX ACCOUNT NUMBER: R243872

GREENSPACE DESIGNATION: No designation

SIZE OF PARCEL: More or less 14,968 square feet

ASSESSED VALUE: \$434,610

ITEMIZED EXPENSES FOR TOTAL PRICE OF GOVERNMENT SALE

BACK TAXES, INTEREST & FEES:

\$19,194.17

TAX TITLE MAINTENANCE COST & EXPENSES:

\$0.00

CONTRACT CANCELLATION

	\$55,363.93
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SUB-TOTAL

\$74,558.10

MINIMUM PRICE REQUEST OF GOVERNMENT SALE

\$74,558.10