



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/9/2014)

Board Clerk Use Only

Meeting Date: 7/16/15
Agenda Item #: C.7
Est. Start Time: 9:30 am
Date Submitted: 7/9/15

Agenda Title: **Authorizing the Repurchase of a Tax Foreclosed Property by the Former Owner, CCW LLC, a Dissolved Oregon Limited Liability Company**

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: Next Available Agenda **Time Needed:** Consent

Department: County Management **Division:** Assessment, Recording and Taxation/Special Programs

Contact(s): Sally Brown and Becky Grace

Phone: 503-988-3590 **Ext.** 83590 **I/O Address:** 503/2

Presenter

Name(s) &

Title(s): NA

General Information

1. What action are you requesting from the Board?

The Assessor is requesting the Board approve the repurchase of certain tax foreclosed property (Tax Account No. R597434) by the former owner, CCW LLC, a dissolved Oregon limited liability company.

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.

CCW LLC is the original owner and developer of Garden Courtyard Condominiums a condominium development, which included a certain Condominium Unit (the Property) that for reasons that are not known, failed to be conveyed and was ultimately foreclosed on for delinquent property taxes and came into County ownership on September 25, 2014. The Property is more particularly described in the Resolution.

A demand to vacate letter was sent to CCW LLC on September 25, 2014. CCW LLC was dissolved in 2008, but the registered agent and member of CCW LLC, Wendall Talley, contacted the County to request on behalf of the former owner to repurchase the Property. In June 2015, Mr. Talley paid all back taxes, interest and expenses owing to repurchase the property.

It would be in the best public interest to allow the former owner CCW LLC, even though it is now dissolved, to repurchase the Property, because the appropriate parties acting on behalf CCW LLC have authority under applicable law to “wind up” the dissolved entity’s affairs and obligations. And the ability under State law of the former owner to repurchase tax foreclosed property is likely to be found as an act consistent with such authority.

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

The repurchase will allow for the recovery of the current and delinquent taxes, interest, penalties and expenses; \$3,000 in sales revenue in the current year to the Tax Title Program (General Fund). The sale will also reinstate the property onto the tax roll.

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

Pursuant to MCC 7.402, the County, in its sole discretion, may decide to sell and convey tax foreclosed property to the former owner of record. If the County chooses to sell the property to the former owner of record, the repurchase price shall be the sum of current and delinquent property taxes, interest, penalties and expenses as described in MCC 7.402(C).

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

None is anticipated.

Required Signature

**Elected
Official or
Department
Director:**

Karyne Kieta /s/

Date:

July 9, 2015

Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.