

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 02-032

Directing the Facilities and Property Management Division to Dispose of Certain County-Owned Properties Deemed Surplus

The Multnomah County Board of Commissioners Finds:

- a. The Chair directed that the Housing Program and the Division of Facilities and Property Management develop disposition strategies for four surplus County-owned properties: the Ford Building, Morrison Building, Gresham Neighborhood Center and Hansen Building.
- b. The Board of Commissioners identified three primary goals when disposing of these properties, as follows:
 - Maximize sale or lease revenues and avoid unnecessary costs;
 - Maximize long-term property tax revenues based on the future private use of these properties; and
 - Identify opportunities to support the development of special needs housing, consistent with the County's social goals.
- c. The Housing Program and Division of Facilities and Property Management identified the following additional criteria:
 - Expedite the disposition, i.e., when practical, give priority to options which can be achieved sooner;
 - Minimize County risk, participation and expense;
 - Minimize the County staff effort needed to prepare for disposition;
 - Rely on private developers, when possible, to produce desirable results rather than attaching conditions and significant processes;
 - Create a backup strategy for each disposition strategy, when possible; and
 - Give priority to strategies which spur redevelopment and support surrounding community values.
- d. Disposition should utilize a market driven approach, maximizing sale and property tax revenue, while concurrently taking into account opportunities to meet County policy goals.

- e. Any net proceeds from the sale of three of the four surplus properties (Ford Building, Morrison Building and Gresham Neighborhood Center) should be used to help fund the County General Fund Reserve Account.

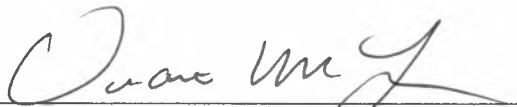
The Multnomah County Board of Commissioners Resolves:

1. The Division of Facilities and Property Management shall proceed with disposition of three of the four identified properties, (Ford Building, Morrison Building and Gresham Neighborhood Center) utilizing the above identified criteria. Disposition shall occur in the following manner:
 - (a) Morrison Building: Sell in a single parcel. Backup strategy: Partition and sell/lease in two smaller parcels, with developer(s) covering demolition costs.
 - (b) Gresham Neighborhood Center: (a) Sell improved south block for repair by others, and (b) Sell or lease remaining portions of the north block.
 - (c) Ford Building: Sell existing building. Backup strategy: Assist with a zone change if necessary for sale.
 - (d) The Hansen Building is not yet available for disposition. Accordingly, Facilities and Property Management shall: (a) Work with the Chair's Office and Multnomah County Sheriff's Office to develop a replacement strategy; (b) Bring the strategy to the Board for approval; and (c) Proceed with a phased sale and/or lease.
2. Facilities and Property Management shall endeavor to bring the first three properties (Ford Building, Morrison Building and Gresham Neighborhood Center) to market within three months and produce closed sales within 18 months. The fourth property (Hansen Building) shall proceed into disposition once suitable alternative Multnomah County Sheriff's Office facilities are identified and made ready.
3. All net proceeds deriving from the above dispositions shall be applied to the County General Fund Reserve Account.

ADOPTED this 7th day of March, 2002.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By


John Thomas, Assistant County Attorney