



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Oct. 2017)

Board Clerk Use Only

Meeting Date:	6/14/18
Agenda Item #:	C.2
Est. Start Time:	9:30 a.m.
Date Submitted:	6/4/18

Agenda Title: Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to a Nikos A. and Alexandra C. Andronikos Trust.

Requested Date: June 14, 2018	Time Needed: Consent
Department/Division: County Management/ Assessment, Recording and Taxation /Tax Title Program	Contacts: Mike Sublett, Tax Title Program Coordinator
Phone: 503.988.9824	Email: michael.a.sublett@multco.us
Presenters: NA	

General Information:

1. What are you requesting from the Board?

The Division Director is requesting the Board approve the private sale of a tax foreclosed property to a Nikos A. and Alexandra C. Andronikos Trust ("Purchaser").

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.

ORS 275.225 allows the County to sell County owned property, including property acquired through tax foreclosure, at a private sale if that property meets certain conditions with respect to value and the applicable zoning and building codes. The subject property ("Property"), described in Exhibit 1 to the Resolution is parcel of land approximately 2,500 square feet.

The Property was foreclosed on for delinquent property tax liens and came into County ownership on October 25, 1985.

The Property has an estimated real market value on the assessment roll less than the \$15,000 cap provided under ORS 275.225(1)(a). In addition, DART is confident that the zoning jurisdiction and record review of the street vacation and current use indicates that the Property is currently unsuitable for the construction or placement of a dwelling thereon under applicable zoning ordinances and building codes, as provided under ORS 275.225(1)(b).

Purchaser owns an adjacent parcel with a multiplex that was subject to a fire and is being restored. Tax Title has received payment in the amount of \$34,400.00 from the Purchaser. DART/Tax Title recommends the proposed sale of the Property to Purchaser.

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

This action affects the DART Program Offer 72038. In compliance with Multnomah County Code Chapter 7 and ORS 275.275, the net proceeds from the sale of the Property will be directed to a dedicated sub-fund of the General Fund to provide: (i) Funds for housing placement and retention support services for youth and families with children; (ii) Flexible rental assistance to place youth and families with children into housing; or (iii) Funds to develop new low income housing that is affordable to youth and families with children with 30 percent or lower median family income. In addition, the sale places the Property back onto the assessment roll and avoids future operations and maintenance expense and potential liability.

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

No legal issues are expected. The Property will be deeded "As Is" without any warranties or representations.

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

This proposed sale has been conducted in consultation with the City of Gresham Planning Department.

Required Signature:

Elected Official/ Department Director:	/s/ Marissa Madrigal	Date:	5/30/18
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