

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 02-096

Declaring Library Real Property Surplus and Authorizing Sale

The Multnomah County Board of Commissioners Finds:

- a. Resolution No. 01-009 adopted on January 18, 2001 related to two properties formerly used for the Hollywood Library and the Sellwood Library (Properties).
- b. The Properties are surplus to any County purpose and can be sold.
- c. The Properties were transferred to the County under a July 1, 1990 agreement with the Library Association of Portland (Agreement).
- d. The Agreement states that the County has the right to sell the Properties and to retain the proceeds so long as they are used “to purchase capital assets for library purposes.”
- e. In the resolution the Board agreed that the Properties will be sold at fair market value, and the proceeds used to purchase capital assets for library purposes.
- f. The Properties were appraised by Jackson Roholt. The appraised fair market value for the Hollywood property is \$675,000, and for the Sellwood property is \$210,000.
- g. It is in the best interests of the County to select a purchaser for each Property based on factors in addition to price. These factors include community betterment, economic improvement and neighborhood compatibility.
- h. The County will offer the Properties for sale and each prospective purchaser must state the proposed use of the Property in addition to the proposed purchase price and terms. All offers will be presented to the Board. The Board will determine whether it wishes to accept any offer as in the best interest of the County.
- i. Since the County will consider factors in addition to purchase price, the actual sales prices may be less than if price were the only factor.
- j. To ensure that the library receives proceeds equal to the fair market values, the County will transfer to the library capital account for each Property sold, the higher of the appraised value of the Property, or the net proceeds from the sales.

The Multnomah County Board of Commissioners Resolves:

1. The Chair is directed to offer the Properties for sale. The offering will require each prospective purchaser to state the proposed use of the Property as well as the proposed purchase price, not less than the appraised fair market value, and other terms.
2. All offers will be presented to the Board for review and determination of what decision is in the best interests of the County based on community betterment, economic improvement, and neighborhood compatibility as well as price. The Board may reject all offers.
3. Upon closing of any Property sale, funds will be transferred to the library capital account equal to the higher of the appraised value of the Property, or the net proceeds from the sale.

ADOPTED this 27th day of June, 2002

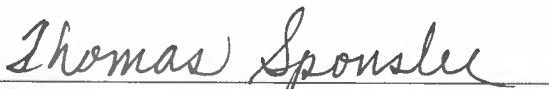


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Thomas Sponsler, County Attorney