



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised March 2016)

## Board Clerk Use Only

Meeting Date: 11/3/16  
Agenda Item #: C.7  
Est. Start Time: 9:30 am  
Date Submitted: 10/19/16

**Agenda Title:** Resolution Authorizing the Private Sale of a Tax Foreclosed Property Allowed Under ORS 275.225 to BKF Capital LLC

*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 Consent Agenda Time Needed: Consent  
Department: County Management Division: Assessment, Recording and Taxation/Tax Title  
Contact(s): Mike Sublett  
Phone: 503-988-9824 Ext. 89824 I/O Address: 503/1

## 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 private sale of a tax foreclosed property to the adjacent owner BKF Capital LLC ("Purchaser").

### 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.

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 A to the Resolution, is a small parcel adjacent to real property owned by ("Purchaser").

The Property was foreclosed on for delinquent property taxes and came into County ownership on September 23, 2016. The Property has an estimated real market value of \$7,280 on the assessment roll, substantially less than the \$15,000 cap provided under ORS 275.225(1)(a). In addition, DART is confident the small size of the Property (it is approximately 314 square feet interior) and location (1/2 of a double garage and paving directly in front of garage and associated condominium) makes it unsuited for the construction or placement of a dwelling under applicable ordinances and building codes, as further required under ORS 275.225(1)(b).

Purchaser owns the condominium associated with the shared garage unit (Property) on which County foreclosed. Purchaser understood the Property was conveyed along with the condominium. The Property remained in a previous owner's name and was not conveyed. As such, Purchaser received no notices of delinquency or foreclosure.

Tax Title has received a cashier's check in the amount of \$2,600 from the purchaser of the Property. 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.

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

No legal issues are expected. The parcel 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.**

Ownership of garage units is restricted to condominium owners. An August 2016 solicitation of all potential purchasers for similar units yielded no substantial interest in units comparable to the Property.

---

**Required Signature**

---

**Elected  
Official or  
Department  
Director:**

Marissa Madrigal /s/

**Date:**

October 19, 2016