

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 05-056

Approving the Sale of the Regional Children's Campus Property, the Edgefield Property and the Multnomah County Correction Facility Property

The Multnomah County Board of Commissioners Finds:

- a. The Multnomah County Board of Commissioners has declared the Edgefield Property and the Multnomah County Corrections Facility Property ("the MCCF Property") to be surplus property (Resolution Number 04-169). Those properties are described in Resolution 04-169 and are shown on Figure 1 attached to this resolution as Site 1 (Edgefield Property) and Site 2 (MCCF Property).
- b. The Multnomah County Corrections Facility is currently occupied, but the inmate population will be moved to the Inverness Facility before the property is sold.
- c. Pursuant to the County's Surplus Property policy (Resolution Number 04-185), public comment concerning the proposed sale of the Edgefield Property and the MCCF Property was solicited for 45 days (ending 1/24/05) and comments were received as follows:
 - 1) Public advertisement in the Oregonian occurred on 12/10/04, 12/17/04, 12/27/05 and in the Gresham Outlook on 12/15/04, 12/22/04 and 12/29/04.
 - 2) The site was posted for 45 days, with six signs requesting comment from the public.
 - 3) The property was listed on the County Surplus Property web page.
 - 4) 42 emails and 8 letters with Notice of Surplus Property Fact Sheets were sent to the East County Justice Center roster that includes local elected officials and members of the public.
 - 5) Contact was made with community groups, East Multnomah County cities, and business organizations.
 - 6) 26 comments and statements of interests were received during the first 45-day comment period from developers, local and regional governments, realtors, non-profit organization, and individuals. With the exception of the 242nd/238th extension right-of-way, there were no objections to selling the property. Both ODOT and METRO objected to the sale of the 242nd/238th extension right-of-way as part of the sale of these properties.

- d. The right-of-way for the proposed 242nd/238th extension ("the Extension Project" bisects Sites 2 and 3 as shown on Figure 1.
 - 1) The environmental analysis of the Extension Project has been stopped due to a lack of forecasted traffic volume (Resolution 01-097).
 - 2) There is no source of funding in the foreseeable future for the Extension Project.
 - 3) There is no firm timeline for restarting the Extension Project.
 - 4) The cities of Troutdale and Wood Village have passed resolutions in opposition to the development of the Extension Project, and Fairview has expressed informal opposition to the Extension Project.
 - 5) Holding the Extension Project right-of-way out of the sale would cost the County approximately \$1.8 million, based on a formal appraisal dated March 3rd 2005.
- g. It is in the best interests of the County to sell the entirety of the Edgefield property including the Extension Project right-of-way.
- h. The County owns property ("the Regional Children's Campus Property") shown as Site 3 on Figure 1) which is currently leased to the Children's Land Trust ("the Trust") for the purpose of developing a regional campus to provide services for children. In recent years revenue for programs serving children have declined and the Trust has had difficulty making lease payments to the County. The Trust has agreed that it is in its best interest to terminate the lease and allow the County to sell the property. The property is surplus to any County need.
- i. It is in the best interest of the County to negotiate a sale of the MCCF property (Site 2) and the Regional Children's Campus Property (Site 3) to the owner of McMenamins Edgefield ("McMenamins") and the Reynolds School District.
 - 1) McMenamins is interested in acquiring land around McMenamins Edgefield for expansion.
 - 2) The Reynolds School District forecasts a demand for new schools in the Troutdale area within the next 10 years. Land of appropriate size and location is in limited supply. The Edgefield site would serve this community need.
 - 3) The City of Troutdale desires to expand its tax base, job base and community services. A sale to McMenamins and the Reynolds School District would achieve these objectives.

The Multnomah County Board of Commissioners Resolves:

1. The Board approves the sale of the Edgefield property.
2. Facilities and Property Management is directed to sell the Edgefield Property (Site 1) (tax account R320821) on the open market.
3. Facilities and Property Management is directed to negotiate a sale of the MCCF Property (Site 2) and the Regional Children's Campus Property (Site 3) (comprised of tax accounts R237979, R240328, R240329, R240330, R240331, R240329, R240332 and R240334) to McMenamins and the Reynolds School District with the following conditions:
 - a) Purchase price is to be at or above the appraised value.
 - b) Purchase agreement will include a leaseback, if required, of the Multnomah County Corrections Facility through May 2006.
 - c) The land within the proposed Extension Project right-of-way shall be included in the sale without restriction.

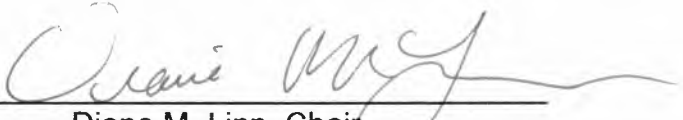
If a sale on these terms cannot be achieved, Facilities and Property Management is directed to offer the property for sale on the open market.

4. All sale agreements shall be subject to Board approval.

ADOPTED this 14th day of April, 2005.

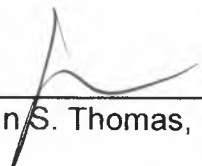


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Deputy County Attorney