

**Agenda No. 439**

**ORDINANCE NO.**

\*Authorize the acquisition of 0.5 acres of real property at 1949 SE 122nd, adjacent to Mill Park, for \$950,000 to be used for park purposes (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Mill Park is a 5.7 acre undeveloped park in a diverse, park-deficient neighborhood of East Portland.
2. Redevelopment of Mill Park into a fully developed park is underway, consistent with the *2017 Mill and Midland Parks Combined Master Plan*.
3. In accordance with the terms and conditions of a Purchase and Sale Agreement dated April 15, 2021, authorized by Ordinance 180626, Portland Parks & Recreation (Parks) wishes to purchase a .5-acre property located at 1949 SE 122nd, also identified as R145761, (Property) to add to Mill Park.
4. Acquisition of this Property will provide needed pedestrian/vehicular access, visibility and site lines, and parking at Mill Park, which will also result in a safer park.
5. The purchase price of the Property is \$950,000, which will be paid for with Parks' System Development Charge funds that have already been approved for this purpose.
6. In addition to the purchase price, all acquisition and stabilization costs, will be paid for with Parks SDC funds.

**Introduced by**

Commissioner Rubio

**Bureau**

Parks & Recreation

**Prepared by**

Zalane Nunn

**Date Prepared**

May 6, 2021

**Requested Council Date**

June 9, 2021

**Requested Agenda Type**

Regular

**Date Filed with Clerk**

June 1, 2021

7. Operations & Maintenance funds for this Property will be included in a future O&M request for the new Mill Park.

NOW, THEREFORE, the Council directs:

- A. The Director of Parks is authorized to execute all closing documents and take all other actions necessary to close the transaction in accordance with the Agreement and any amendments thereto. All documents will be approved as to form by the City Attorney prior to execution;
- B. The Director of Parks is directed to deposit from Park SDC funds the purchase price and closing costs into an escrow account established for the purpose of the acquisition of the Property;
- C. The Director of Parks is directed to place the Property in the Parks' inventory, upon closing.

Section 2. The Council declares that an emergency exists in order to avoid further delay in the acquisition of the Property; therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by Council:

**MARY HULL CABALLERO**  
Auditor of the City of Portland

Action Taken:

By

Deputy

Commissioners voted as follows (Yea or Nay)

Rubio -

Ryan -

Hardesty -

Mapps -

Wheeler -

## IMPACT STATEMENT

**Legislation title:** \*Authorize the acquisition of 0.5 acres of real property at 1949 SE 122nd, adjacent to Mill Park, for \$950,000 to be used for park purposes (Ordinance)

**Contact name:** Zalane Nunn Petersen

**Contact phone:** 503-858-4123

**Presenter name:** Zalane Nunn & Robin Johnson Craig

### **Purpose of proposed legislation and background information:**

Mill Park is a 5.66-acre undeveloped neighborhood park located in a diverse, parks-deficient area of East Portland, near SE 122<sup>nd</sup> Avenue. The park has very little street frontage, which results in poor visibility and limited pedestrian and vehicular access to the park. The limited visibility and physical access into and out of the park were one of the main constraints identified by the public and design team in the *2017 Mill and Midland Parks Combined Master Plan*.

This ordinance authorizes the acquisition of .5 acres of land at 1949 SE 122<sup>nd</sup> Avenue, adjacent to the park. The acquisition is intended to help solve the access and visibility issues, as well as provide needed parking.

### **Financial and budgetary impacts:**

- The purchase price of \$950,000, along with all related acquisition and stabilization costs, will be paid for with Parks' SDC funds that have been approved for this purpose.
- The property has a building that will be removed, as it is not needed for Park purposes. The costs of removal also will be paid for with SDC funds.
- Operations & Maintenance funds for this property will be included in a future O&M request for the new Mill Park. No O&M is being requested at this time as interim costs will be minimal.
- There are no budget impacts for FY20-21.
- No revenue is expected from this acquisition.
- Staffing levels will not be impacted.

### **Community impacts and community involvement:**

This acquisition will become part of Mill Park. Mill Park, which is currently undeveloped, is in a parks-deficient neighborhood in East Portland. Once developed, Mill Park will serve a total of 1,440 households for the neighborhood level of service area, with 881 new and unique households not currently served by a neighborhood park. While the acquisition itself has not included a public process, there was public involvement for the Master Plan and significant public input will be sought as development plans progress.

**100% Renewable Goal:**

- N/A

**Budgetary Impact Worksheet**

**Does this action change appropriations?**

- YES:** Please complete the information below.  
 **NO:** Skip this section

<b>Fund</b>	<b>Fund Center</b>	<b>Commitment Item</b>	<b>Functional Area</b>	<b>Funded Program</b>	<b>Grant</b>	<b>Sponsored Program</b>	<b>Amount</b>

*Claudio Campuzano*

Finance, Property & Technology Manager

5/12/2021