

RESOLUTION No.

Adopt the Disposition of City Real Property policy. (Resolution)

WHEREAS, City Charter Section 1-104 authorizes the City to sell, dispose of or exchange any buildings, structures or property, real or personal, which it owns or may acquire not needed for public use, by negotiation, bid, auction or any other method the Council finds appropriate, and requires that any ordinance authorizing such sale, disposal or exchange be approved by a favorable vote of at least four-fifths of all members of the Council, and

WHEREAS, real estate is a unique asset and site-specific property characteristics and market conditions impact decisions for sale, disposal or exchange of real property by the City and the disposition ordinances must take into account these conditions and characteristics, and

WHEREAS, separate from City Charter, State law under ORS 221.727 permits a city council to adopt an alternate procedure for the sale of individual parcels of a class of City-owned real properties, or any interest therein, under a single program established within the City for the sale of that class of properties, and

WHEREAS, City bureaus have individually submitted ordinances for real property sales and exchanges to Council for approval, including following notification and hearing requirements, and

WHEREAS, the City has an interest in having a centrally coordinated, consistent process that all bureaus will follow, and

WHEREAS, the Portland Property Management Committee (PPMC), consisting of representatives from City of Portland property-managing bureaus, drafted a policy that recommends an alternative procedure for disposition of City real property, and

WHEREAS, neighborhood and community activists have expressed their interest in the City having a more consistent and transparent process for how it considers options for the disposal of real property, and

WHEREAS, the Office of Neighborhood Involvement assisted the PPMC in seeking public input on the draft policy including an online survey, and

WHEREAS, the PPMC incorporated many of the changes suggested in the community input into the revised draft policy, including expanding the applicability of the policy to all City real properties, clarifying the notification requirements, and increasing the length of the public comment period described in the policy to a minimum of 45 days, and

WHEREAS, in an effort parallel to the PPMC's policy draft, the Portland Water Bureau and the Bureau of Environmental Services established a pilot policy for identification and disposal of their surplus real properties, which includes maintaining web sites with substantial information about each property under consideration, and

WHEREAS, the web sites established by Water and BES serve as a model for the creation of a Citywide Excess Real Property web site, which will allow for substantial information to be shared about properties on that web site, and via links to PortlandMaps, and ~~will allow for~~ shall create a subscription service for interested community members including automatic notification when properties are posted, and

WHEREAS, City Council relies on bureaus to make sound decisions and recommendations based on their business needs, including the determination of real property that is excess based on well-established asset management and capital planning programs, and

WHEREAS, the City recognizes that each real property presents a unique opportunity depending on size, location, and surrounding uses, and that the Public Comment Period will provide neighborhoods, community members, non-profit organizations, and other interested parties with the opportunity to provide input for bureaus and the City Council to consider in deciding how to offer the property up for sale or other disposition.

NOW, THEREFORE, BE IT RESOLVED, the City Council adopts the Disposition of City Real Property policy as shown in Exhibit A, and

BE IT FURTHER RESOLVED, the Director of the Bureau of Internal Business Services is directed to designate a City Real Property Coordinator and to establish an Excess Real Property website, and

BE IT FURTHER RESOLVED, the Disposition of City Real Property policy (Exhibit A) approved by this resolution is binding City policy.

Adopted by the Council:

Mayor Charlie Hales
Prepared by: Bryant Enge
Date Prepared: June 16, 2015

Mary Hull Caballero
Auditor of the City of Portland
By

Deputy