

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING ) RESOLUTION NO. 95-2069  
THE EXECUTIVE OFFICER TO ENTER )  
INTO AN AGREEMENT WITH )  
J. J. AND ASSOCIATES ) Introduced by  
TO OPTION PROPERTY ) Mike Burton,  
 ) Executive Officer

WHEREAS, In July 1992, Metro completed the Metropolitan Greenspaces Master Plan which identified a desired system of natural areas interconnected with greenways and trails; and

WHEREAS, acquisition of natural areas from willing sellers is a primary strategy for preservation of natural areas; and

WHEREAS, The Option to Purchase Real Propert Agreement is part of Metro's Options Demonstration Project approved by Council Resolution No. 93-1832; and

WHEREAS, Funds to obtain options from willing sellers to purchase lands are allocated via Council Ordinance No. 93-511; and

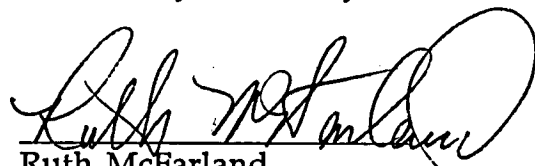
WHEREAS, A Process for Considering and Executing Options to Purchase Lands was adopted by Council Resolution No. 94-1919; and

WHEREAS, The property owned by J. J. and Associates, as indicated in Exhibit A, is located in target area as set out in Resolution No. 94-2011A which referred a \$135.6 dollar bond measure for public consideration in the spring of 1995; now, therefore;

BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to enter into an option agreement substantially similar to that which is attached as Exhibit A with J. J. and Associates.

ADOPTED by the Metro Council this 5th day of January, 1995.

  
Ruth McFarland  
Presiding Officer

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NUMBER 95-2069 FOR THE PURPOSE OF ENTERING INTO AN AGREEMENT WITH J. J. AND ASSOCIATES FOR AN OPTION FOR REAL PROPERTY

Date: January 4, 1995

Presented by: Berit Stevenson

#### PROPOSED ACTION

Resolution No. 95-2069 requests the approval of a resolution to authorize the Executive Officer to execute an Option Agreement with J. J. and Associates to purchase real property.

#### FACTUAL BACKGROUND AND ANALYSIS

The Options Demonstration Project approved by the Council Resolution 93-1832 provided funds to obtain options from willing sellers. The properties selected by this project are to be located in either local or regional Greenspaces target areas.

The subject piece of property is located near Buck and Gordon Creeks and within 100 feet of the Sandy River in Multnomah County. It is in a designated regional target area. The parcel is 39.8 acres and is covered by a residual stand of Douglas Fir, Maple, Cedar and Alder. The owners, J. J. and Associates, are loggers and have applied for a permit to log. The State Forestry Department has indicated that an approval of the permit would be forthcoming. The owner had a timber cruise conducted which resulted in a net figure for the value of the timber of \$295,000.

From a biological stand point, the parcel is significant because of its proximity to Buck and Gordon Creeks, both of which have been identified as the most intact creeks in the region. Spanning salmon can be found in both creeks. In addition the parcel is located just across the Sandy River from Oxbow Park and lies in an important wildlife corridor connecting the Sandy River region to Larch Mountain.

#### BUDGET IMPACT

J. J. and Associates will receive \$3,000 upon execution and recording of the Option Agreement. Funds for the purpose of optioning property has been approved in the 1994/95 FY budget.

The term of the Option Agreements runs to June 15, 1995 with an extension available to September 15, 1995. A base purchase price of \$330,000 has been established, which is comprised primarily from timber value and secondarily from land value. The base purchase price must be supported by an appraisal which results in a appraised value within 85% of such purchase price. Acquisition funding is dependent upon passage of the Greenspaces bond measure.