

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING) RESOLUTION NO. 95 -2191
THE EXECUTIVE OFFICER TO PURCHASE) Introduced by Mike Burton
PROPERTY WITHIN THE FOREST PARK) Executive Officer
REGIONAL TARGET AREA)

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, Forest Park was designated as a Greenspace of regional significance in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, The J.J. & Associates property has been identified as an important natural area within the Forest Park Project Area; and

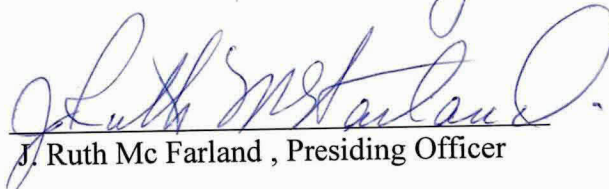
WHEREAS, A Process for Considering and Executing Options to Purchase Lands was adopted by Council Resolution No. 94-1919; and

WHEREAS, Resolution 95-2069 authorized the Executive Officer to enter into an agreement with J.J. & Associates to option their property based on the terms outlined in Exhibit A; now, therefore,

BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to purchase the property, identified in Exhibit A, for \$225,000 plus closing costs and taxes, subject to certain conditions being fulfilled.

ADOPTED by Metro Council this 10 day of Aug, 1995.


J. Ruth McFarland, Presiding Officer

Staff Report

**CONSIDERATION OF RESOLUTION NO. 95 -2191, FOR THE PURPOSE OF
AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTY IN
THE FOREST PARK TARGET AREA**

Date: 28 July 1995

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 95 - 2191 requests the approval of a resolution to authorize the Executive Officer to purchase property from J.J. & Associates in the Forest Park Target Area.

BACKGROUND AND ANALYSIS

Resolution 95 - 2132 approved an option for the purchase of property in the Forest Park Target area. The Forest Park Target Area was specified as a Metro regional site in Measure 26 -26. This option was part of the Options Demonstration Project approved by Council Resolution 93 -1832.

The optioned property is 115 acres in size and was recently logged and reforested. The owner, J.J. & Associates, will continue to be responsible for maintenance of the reforestation until State approval is given. This property is accessed off NW Newberry Road and is in the wildlife corridor connecting Forest Park to the Coast Range. A goal of the Forest Park Target Area is to protect the corridor through purchase of land and/or easements. The site may also be used for the "Greenway to the Pacific" trail.

The option, approved by Council under Resolution 95 - 2132, stated that the land would be purchased for \$250,000 subject to an appraisal of the fair market value of the property indicating a value of at least 85% of the sale price. An appraisal was completed by Arvidson & Associates setting the value at \$194,500. A sale price of \$225,000 has been agreed upon. All "due diligence" items are in the process of being reviewed and will receive final approval by the Open Space Staff and General Counsel prior to closing.

BUDGET IMPACT

Monies for this property will come from the Open Space, Parks and Streams Bond Measure. The Forest Park Target Area is budgeted to receive \$4.7 million dollars for land acquisition with an acquisition goal of 320 acres. Bond funds will be received by Metro in September, 1995. This property is scheduled to close in the same month. The property is in unincorporated Multnomah County and will be owned and managed by Metro. The property will be land banked with minimal maintenance costs. J. J. & Associates will continue to have some maintenance responsibilities until the new plantings have been established and approved by the State Forester (5 year period).