

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING) RESOLUTION NO. 95-2200
THE EXECUTIVE OFFICER TO PURCHASE)
PROPERTY WITHIN THE FOREST PARK) Introduced by Mike Burton,
TARGET AREA) 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 Forest Park Target Area was designated as a Greenspace of regional significance in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, the Wyatt property has been identified as an important natural area within the Forest Park Target Area; and

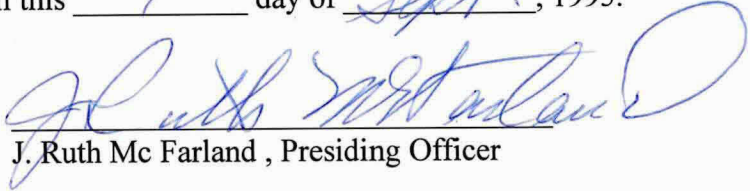
WHEREAS, a Process for Considering and Executing Options to Purchase Lands was adopted by Council Resolution No. 94-1919; and

WHEREAS, Resolution 95-2130 authorized the Executive Officer to enter into an agreement with Poppy P. Wyatt and William E. Wyatt to purchase their property based on the terms outlined in Exhibit A, now therefore,

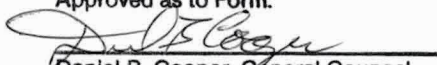
BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to purchase the property, identified in Exhibit A, for \$59,900 plus closing costs and taxes, subject to certain conditions being fulfilled.

ADOPTED by Metro Council this 7 day of Sept., 1995.


J. Ruth Mc Farland, Presiding Officer

Approved as to Form:


Daniel B. Cooper, General Counsel

Staff Report

**CONSIDERATION OF RESOLUTION NO. 95-2200, FOR THE PURPOSE OF
AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTY IN
THE FOREST PARK TARGET AREA**

Date: 22 August 1995

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 95-2200 would authorize the Executive Officer to purchase property in the Forest Park Target Area from Poppy P. and William E. Wyatt.

BACKGROUND AND ANALYSIS

The Wyatt property consists of 4.75 acres within the Forest Park Target Area. The property is important because it abuts Forest Park on the east and is in close proximity to the Wildwood Trail. The purchase of the property will help expand the Park at its most narrow point. This is considered critical in preserving and enhancing the wildlife corridor of the Forest Park system. Purchase of the subject parcel located in the headwaters of Miller Creek will protect water quality of an important urban stream.

An Offer to Purchase Real Estate Agreement was approved by Council Resolution No. 95-2130 on April 20, 1995. The Agreement set a sale price of \$59,900 subject to a written appraisal indicating a value within 90% of the sale price. An appraisal was completed by Arvidson & Associates on June 15, 1995. The appraised value of the property falls within the parameters defined in the Agreement. All due diligence items have been approved by Open Space staff and General Counsel.

BUDGET IMPACT

Funding for this property will come from the Open Space, Parks and Streams Bond Measure. The Forest Park Target Area budget is 4.7 million dollars with an acquisition goal of 320 acres. This acquisition represents 1.5% of the acre acquisition goal using 1.27% of the budgeted dollars (See Exhibit B for Forest Park Target Area Goal Statement). Bond funds will be received by September 1995. This property is scheduled to close on September 29, 1995.

Maintenance will be minimal given the natural state of the property (i.e. small extent of invasive pest plants), the inaccessibility, the absence of development or structures and the lack of significant development on adjacent properties. Future management responsibilities and/or ownership may ultimately be transferred to the City of Portland Bureau of Parks and Recreation for management as part of Forest Park.