

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING) RESOLUTION NO. 95-2201
THE EXECUTIVE OFFICER TO ASSIGN)
METRO'S INTEREST IN AN OPTION TO) Introduced by Mike Burton,
TUALATIN HILLS PARK AND RECREATION) Executive Officer
DISTRICT)

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 property owned by Portland Area Council of Camp Fire, Inc. has been identified by Tualatin Hills Park and Recreation District as an important site in the Greenspaces Master Plan; and

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

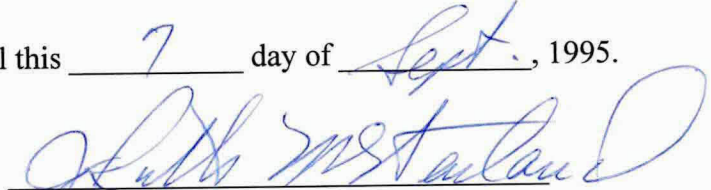
WHEREAS, Tualatin Hills Park and Recreation District is a participant in the Local Greenspaces Projects identified in the Open Space, Parks and Streams Bond Measure;

WHEREAS, Resolution 95-1982 authorized the Executive Officer to enter into Option Agreements with Portland Area Council of Camp Fire, Inc. to option its property based on the terms outlined in Exhibit A, now therefore,

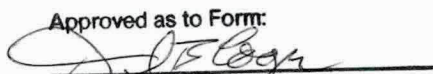
BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to assign Metro's interest in the Option Agreement to purchase property identified in Exhibit A, to Tualatin Hills Park and Recreation District.

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. 95-2201, FOR THE PURPOSE OF AUTHORIZING THE EXECUTIVE OFFICER TO ASSIGN METRO'S INTEREST IN AN OPTION TO PURCHASE PROPERTY TO TUALATIN HILLS PARK AND RECREATION DISTRICT.

Date: 22 August 1995

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 95-2201 would authorize the Executive Officer to assign Metro's interest in an Option to Purchase property to Tualatin Hills Park and Recreation District.

BACKGROUND AND ANALYSIS

The property consists of approximately 18.57 acres and has been identified by Tualatin Hills Park and Recreation District in the Greenspaces Master Plan as an important site to acquire. The subject property is heavily forested with fir, spruce, and some cedar. Other than small disturbed areas in the interior and western perimeter, dominant vegetation is native, having important habitat values. With both Johnson Creek, a smaller perennial stream, and wetlands on the property, greater diversity of habitat is available. An adjacent 10-acre parcel with similar habitat values has potential to add to the subject parcel for greater enhancement. This habitat quality is scarce in this area of higher development pressure.

An Option Agreement was approved by Council Resolution No. 95-1982 on January 5, 1995. The Option Agreement set a purchase price to be based on a fair market value as determined by a full narrative written appraisal. An appraisal was completed by Day Appraisal Company, Inc. on July 25, 1995. The appraised value of the property is \$1,075,000. All due diligence items have been approved by Open Space staff and General Counsel.

Tualatin Hills Park and Recreation District is a participant in the local share project pursuant to the Greenspaces Master Plan.

BUDGET IMPACT

Funding for this property will come from the Open Space, Parks and Streams Bond Measure, Local Share Projects. The Local Share Projects budget for Tualatin Hills Park and Recreation District is \$2,315,771. Bond funds will be received by September, 1995. This property is scheduled to close on September 14, 1995.