

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING ) RESOLUTION NO. 95-2203  
THE EXECUTIVE OFFICER TO PURCHASE )  
PROPERTY WITHIN THE TUALATIN RIVER ) Introduced by Mike Burton,  
GREENWAY ) 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 Tualatin River Greenway was designated as a Greenspace of regional significance in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, the Morand Trust property has been identified as an important natural area within the Tualatin River Greenway; and

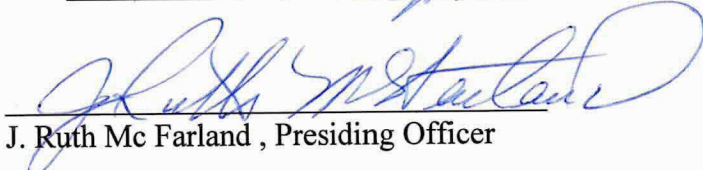
WHEREAS, A Process for Considering and Executing Options to Purchase Lands was adopted by Council Resolution No. 94-1919; and

WHEREAS, Resolution 95-1987 authorized the Executive Officer to enter into an agreement with The Madge F. Morand Grantor Revocable Trust to option its property based on the terms outlined in Exhibit A, now therefore,

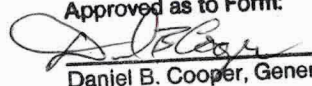
BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to purchase the property, identified in Exhibit A, for \$1,400,000 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. 95-2203, FOR THE PURPOSE OF  
AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTY IN  
THE TUALATIN RIVER GREENWAY**

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Date: 22 August 1995

Presented by: Nancy Chase

PROPOSED ACTION

Resolution No. 95-2203 would authorize the Executive Officer to purchase property in the Tualatin River Regional Target Area from Joyce M. Taylor and John W. Richmond, Trustees of the Madge F. Morand Grantor Revocable Trust dated September 14, 1992.

BACKGROUND AND ANALYSIS

The Property consists of approximately 153.3 acres with one-half mile of frontage on the Tualatin River and has significant water rights. It is located southwest of Tigard with the site's east property line within the Urban Growth Boundary. Approximately 100 acres of the property is in farm use. The significant portions of the property under existing conditions include the approximately 50 acres of Tualatin River riparian zone, forested and shrub communities, and a residential dwelling. The half-mile river frontage, easily accessible by boat from nearby Cook Park, has relatively intact riparian vegetation. A small fir and cedar grove in the upland field indicates potential for reforestation of the property; the residential dwelling has potential for use as a caretaker facility. Importantly, the property is in the vicinity of the proposed Tualatin River National Wildlife Refuge, thereby providing a large potentially contiguous habitat area.

An Option to Purchase Real Property was approved by Council Resolution No. 95-1987 on April 20, 1995. The Option set a sale price of \$1,400,000. An appraisal was completed by Hanna, McEldowney & Associates on June 22, 1995. The appraised value of the property is \$1,400,000. 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 Tualatin River Regional Target Area budget is 4.0 million dollars with an acquisition goal of 266 acres. This acquisition represents 57.63% of the acre acquisition goal using 35.0% of the budgeted dollars (See Exhibit B for Tualatin River Greenway Target Goal Statement.) Bond funds will be received by September, 1995. This property is scheduled to close on September 29, 1995.

Maintenance costs will be minimal assuming the current land use agreements are maintained (i.e. farm lease). Use of the residential dwelling is dependent on results of a house inspection and property management evaluation. This site may potentially be incorporated into the proposed Tualatin River National Wildlife Refuge.