

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF REQUESTING
TRANSFER AND ACCEPTANCE OF
TITLE TO FORECLOSED PROPERTIES
FROM MULTNOMAH COUNTY

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RESOLUTION NO. 96-2337

Introduced by Mike Burton
Executive Officer

WHEREAS, Multnomah County offers foreclosed properties at no charge to public agencies within the county for open space and park uses;

WHEREAS, Metro must formally request transfer of title to the properties it wishes to acquire and agree to accept them prior to a public hearing at which the Multnomah County Board of Commissioners must make final resolution of the tax foreclosed properties;

WHEREAS, Metro Regional Parks and Greenspaces staff has reviewed lists of available tax foreclosed properties from Multnomah County and determined that six parcels are suitable to be landbanked under the Open Spaces system it is establishing; and

WHEREAS, there is no monetary consideration for the parcels;

WHEREAS, if the parcels are used for any purposes other than parks and open spaces uses, they will revert to the County;

BE IT RESOLVED,

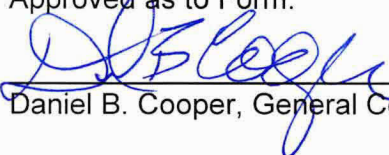
That the Metro Council requests transfer and acceptance of title to the foreclosed properties listed on "Exhibit A" attached hereto to be landbanked under the Open Spaces Program; and that the Open Spaces Program is authorized to apply to Multnomah County to accept the properties.

ADOPTED by the Metro Council this 14th day of November, 1996.



Jon Kvistad, Presiding Officer

Approved as to Form:



Daniel B. Cooper, General Counsel

EXHIBIT A

- **Willamette Cove Addition: 1 Parcel**

Property Tax No. 96112-0860

This 0.06 acre (2,610 sq. ft.) site is located at the bottom of N. Edgewater Rd. and is contiguous to the recently acquired Willamette Cove natural area. It would allow for future site improvements and entrance to Willamette Cove.

- **Burlington Northern Rails To Trails Adjacent Properties: 4 Parcels**

Property Tax Nos. R914000270 / R914000010 / R914000290 / R914000210

These four properties totaling 1.96 acres (67,517 sq. ft.) are located adjacent to the Burlington Northern Rail Line and in the Folkenberg area. These properties would be used to provide trail amenities to the proposed Burlington Northern Rails to Trails project.

- **Burlington Northern Rails to Trails Adjacent Properties: 1 Parcel**

Property Tax No. 119903100

This .07 acre parcel is located on the Burlington Northern Railroad Line. This property would serve as a trail amenity and allow access to the potential Rails to Trails project near N.W. Multnomah St. If the Burlington Northern Rails to Trails project becomes a reality this site could provide pedestrian access to the Ancient Forest Preserve.

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 96-2337 FOR THE PURPOSE OF REQUESTING TRANSFER OF AND ACCEPTING TITLE TO FORECLOSED PROPERTIES FROM MULTNOMAH COUNTY

Date: November 4, 1996

Presented by: Charles Ciecko and Jim Desmond

PROPOSED ACTION

Passage of Resolution No. 96-2337 would authorize the Open Spaces Program to request transfer and acceptance of title to six parcels from Multnomah County's foreclosed property inventory. The properties would be transferred to Metro at no cost and become part of Metro's Parks and Open Spaces land inventory.

FACTUAL BACKGROUND and ANALYSIS

The properties are in two regional target areas: Willamette Cove; and Burlington Northern Rails to Trails project which stretches from just west of Sauvie Island to Hillsboro via Cornelius Pass.

- **Willamette Cove Addition: 1 Parcel**

- Property Tax No. 96112-0860**

- This 0.06 acre (2,610 sq. ft.) parcel is located at the bottom of N. Edgewater Rd. and is contiguous to the recently acquired Willamette Cove natural area. It would allow for future site improvements and entrance to Willamette Cove.

Acquisition of the property adjacent to Willamette Cove is consistent with the objectives of the refinement plan.

- **Burlington Northern Rails To Trails Adjacent Properties: 4 Parcels**

- Property Tax Nos. R914000270 / R914000010 / R914000290 / R914000210**

- These four properties totaling 1.96 acres (67,517 sq. ft.) are located adjacent to the Burlington Northern Rail Line and in the Folkenberg area. These properties would be used to provide trail amenities to the proposed Burlington Northern Rails to Trails project.

- **Burlington Northern Rails to Trails Adjacent Property: 1 Parcel**

- Property Tax No. 119903100**

- This .07 acre parcel is located on the Burlington Northern Railroad Line. This property would serve as a trail amenity and allow access to the potential Rails to Trails project near N.W. Multnomah St. If the Burlington Northern Rails to Trails project becomes a reality, this site could provide pedestrian access to the Ancient Forest Preserve.

The properties along the Burlington Northern Rail corridor would provide open space along the potential future rail to trail.

DUE DILIGENCE: ENVIRONMENTAL REVIEW AND TITLE RESEARCH

Properties will be transferred to Metro without representation as to hazardous or any other conditions. Thus, Metro Open Spaces' Due Diligence staff conducted an environmental investigation of the six parcels. The investigation revealed no signs of environmental contamination on any of the parcels. See Appendix A which is attached.

Title research was also conducted. The investigation revealed no unresolvable encumbrances that would prevent Metro from receiving fee title to the six parcels.

BUDGET IMPACT

Minimal costs; the properties will be landbanked by Regional Parks and Greenspaces.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends adoption of Resolution No. 96-2337.

APPENDIX A

Memo

To: Joel Morton
From: Paul Ehinger, P.E.
Date: August 9, 1996
Subject: Environmental Review of Various Foreclosed Properties in Multnomah County

Introduction

The above referenced parcels were inspected by Paul Ehinger, P.E. and Joel Morton of Metro on July 23, 1996. The purpose of the inspection was to determine if there was evidence of any significant environmental hazards which might affect the acquisition of these parcels by Metro.. The following is a report on observations made at each parcel during this visit. This site review does not meet all of the requirements of a Phase 1 Environmental Site Assessment as described by ASTM.

A total of seven parcels were visited on July 23. Multnomah County has foreclosed on these parcels due to the failure of the owners to pay property taxes. Three of the seven parcels which were inspected are isolated small parcels. Four of them, located along the Burlington Northern Rail line near Folkenberg are adjacent to each other and represent almost two acres in the aggregate.

Willamette Cove-Tax Lot No.96112-0860

This small parcel(2,600 square feet) is located in the northwest quadrant of the intersection of the access road to the recently acquired Willamette Cove property and the railroad. The triangular shaped piece is generally covered with blackberries and other brush and there is one large tree on the parcel. There were no indications of any development on the site. There were small quantities of litter on the parcel, but nothing to indicate that there are any significant environmental hazards associated with the parcel. In fact, this small parcel could be considered a part of the Willamette Cove property already acquired by Metro. This piece appears to represent less risk than the parcel which was already acquired.

Forest Park Refinement Area- Tax Lot No. 119904730

This parcel of about a quarter of an acre is located in the Forest Park target area. It is located on a moderately steep hillside south and uphill of NW McNamee Road and downhill of a power transmission line right-of-way. The site has no frontage on developed roadways. There is no evidence of any environmental hazards on the property. It is heavily overgrown with brush and trees. Since there is no road access and the site is surrounded by undeveloped property is generally free of any litter or debris. The lack of access and steepness of the site will limit future activities on the property.

Parcel in Burlington - Tax Lot 119903100

This small rectangular parcel is located north of the Burlington Northern Rail line and South of NW Wapato Street in the community of Burlington. An undeveloped section of street, which

now provides foot or dirt bike access to the railroad, is to the west of the property. The parcel is located on a moderately steep slope behind a single family residence which fronts on Wapato. There are remnants of a fence along the western portion of the property. The property is wooded and covered with low vegetation between the trees. There was some evidence of some very limited brush cutting on the parcel, typical of children at play or an adjacent landowner trying to keep a rough pathway open. There was no evidence of any dumping or other environmental concern on the property.

Four Parcels Northeast of Folkenberg - Tax Lot Nos. R914000270, R914000010, R914000290, R914000210

These four parcels are located on the east side of the Burlington Northern Line about 0.75 miles northeast of the community of Folkenberg. These four parcels comprise a total of slightly less than two acres. They are located on a wooded hillside between the railroad and McNamee Road. The parcels are land locked with the railroad providing the only access. These properties were logged at sometime in the past. Other than logging, there has been little if any human activity on the parcels. No indication of any environmental hazards were observed during the site visit.

CC:, Alison Kean Campbell, Jim Watkins