

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING) RESOLUTION NO. 96-2383
THE EXECUTIVE OFFICER TO PURCHASE) Introduced by Mike Burton
PROPERTY ON JENNE BUTTE IN THE EAST) Executive Officer
BUTTES/BORING LAVA DOMES 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, at the election held on May 16, 1995, the electors of Metro approved Ballot Measure 26-26 which authorizes Metro to issue \$135.6 million in general obligation bonds to finance land acquisition and capital improvements pursuant to Metro's Open Spaces Program; and

WHEREAS, The East Buttes/Boring Lava Domes regional target area was identified as a regionally significant open space in the Greenspaces Master Plan and as a regional target area in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, The Trust for Public Land obtained an option to purchase the Jenne Butte site as part of the Options Demonstration Project preceding Open Spaces Bond Measure, and approved by Council Resolution 93-1832; and

WHEREAS, The Jenne Butte site was identified as one of the regional "option sites" in the Open Spaces, Parks and Streams 1995 Ballot Measure 26-26 Fact Sheet 4 produced by Metro and authorized by the Council under Resolution 95-2113; and

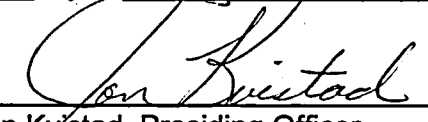
WHEREAS, on July 25, 1996 the Metro Council adopted a refinement plan for the East Buttes/Boring Lava Domes regional target area, including objectives and a confidential tax lot-specific map identifying priority properties for acquisition; and

WHEREAS, The Jenne Butte property identified in Exhibit A has been identified as a Tier IA property in the East Buttes/Boring Lava Domes Target Area and qualifies as a property to be acquired; now therefore

BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to execute the Purchase and Sale Agreement and purchase the Jenne Butte property, identified in Exhibit A, for a price not to exceed the current Metro appraised value and subject to the terms and conditions set forth in the Purchase and Sale Agreement.

ADOPTED by Metro Council this 8th day of August, 1996.



Jon Kvistad, Presiding Officer

Approved as to Form:

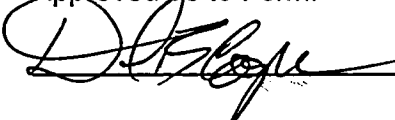


Exhibit A
Resolution 96-2383

Brief legal description of the Jenne Butte property:

HUNTER'S HIGHLAND, all of Phase 8, and Tract PP, Gresham, Multnomah County, Oregon.

Staff Report

CONSIDERATION OF RESOLUTION NO. 96-2383 FOR THE PURPOSE OF AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE PROPERTY ON JENNE BUTTE IN THE EAST BUTTES/ BORING LAVA DOMES TARGET AREA

Date: August 8, 1996

Presented by: Charles Ciecko
Nancy Chase

PROPOSED ACTION

Resolution No. 96-2383 is for the purpose of authorizing the Executive Officer to purchase property on Jenne Butte in the East Buttes/Boring Lave Domes Target Area.

BACKGROUND AND ANALYSIS

The Trust for Public Land (TPL) has optioned an approximately 15-acre, Tier IA property on Jenne Butte, which is located in the East Buttes/ Boring Lave Domes Target Area. This property was listed on Fact Sheet No. 4 of Metro's Bond Measure 26- 26 as a property that could be acquired if the bond measure passed. TPL has agreed to exercise their option and sell the property to Metro, subject to Metro Council approval. Metro Council approval is needed because the purchase price exceeds Metro's definition of Fair Market value by 12.4%.

The property consists of 65 platted residential lots on the south and west portions of Jenne Butte. The site is a mixture of second growth woodland and meadow. The City of Gresham has already purchased approximately 120 acres on the butte. This property is bordered by Gresham open space and residential subdivisions.

Jenne Butte was logged 30 to 40 years ago and is isolated from other large natural areas by urban development. As a result, the butte has limited biological value, but is important for its scenic and open space qualities in a growing urban area.

Open Space staff and TPL have been in negotiations with the property owner for over 9 months. Originally there were 87 platted lots under consideration, 22 lots have since been sold for development. There is no indication that the sale price for the 65 lots will be reduced to meet Metro's determination of fair market value. It should be noted that TPL's option is secondary to an option the property owner has with a local developer who is currently building on other portions of Jenne Butte. The developer has a limited time frame in which to match the sale price and close.



METRO

TO: Metro Council
FROM: Mike Burton, Executive Officer *MBurton*
DATE: August 8, 1996
RE: Jenne Butte Acquisition

On April 25, 1996 staff approached Council in executive session and requested direction on how to proceed in regard to a potential Metro acquisition of property located on Jenne Butte in the City of Gresham.

As you will recall, the Council directed staff to continue negotiating for a better price and to not lose the property.

Attached to this memo is the staff report which provides an update on this challenging situation. Additional details will be provided in today's executive session.