

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING
THE EXECUTIVE OFFICER TO PURCHASE
PROPERTY IN THE COLUMBIA RIVER
SHORELINE TARGET AREA

) RESOLUTION NO. 96-2430
) Introduced by Mike Burton
) 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, 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 Columbia River Shoreline 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, on June 13, 1996 the Metro Council adopted a refinement plan for Columbia River Shoreline regional target area, including objectives and a confidential tax-lot-specific map identifying priority properties for acquisition; and

WHEREAS, the property owned by eight parties, commonly referred to as Government Island and identified in Exhibit A is in Tier I of the Columbia River Shoreline refinement plan and map; and

WHEREAS, seven of the eight property owners have optioned their interest in the property to Metro; and

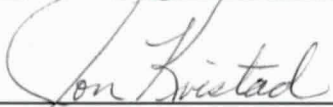
WHEREAS, the Open Spaces Implementation Work Plan adopted in November, 1995 provides that Metro Council approval is required for purchases involving "unusual circumstances;" and

WHEREAS, the Government Island property purchase has unusual circumstances, now therefore

BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to execute the Purchase and Sale Agreement and purchase the Government Island property, identified in Exhibit A, subject to the terms and conditions set forth in the Purchase and Sale Agreement.

ADOPTED by Metro Council this 12th day of December, 1996.



Jon Kvistad, Presiding Officer

Approved as to Form:



Daniel B. Cooper, General Counsel

Staff Report

CONSIDERATION OF RESOLUTION NO. 96-2430 FOR THE PURPOSE OF AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE LAND IN THE COLUMBIA RIVER SHORELINE TARGET AREA

Date: NOVEMBER 26, 1996

Presented by:

**Jim Desmond
Nancy Chase**

PROPOSED ACTION

Resolution No. 96-2430, requests authorization for the Executive Officer to purchase land in the Columbia River Shoreline Target Area.

BACKGROUND AND ANALYSIS

Metro has been negotiating to purchase approximately 219 acres on the east end of Government Island. The remainder of the island is already in public ownership (Port of Portland). The property is listed as a Tier I property on the adopted refinement plan. The site contains riparian cottonwood forests and wetlands and provides high quality wildlife habitat. Historically Government Island has been a popular recreation spot for boaters on the Columbia River, but this usage has always been informal and uncontrolled. Because of the growing popularity of the island, a Recreation Feasibility Study was initiated by the Port of Portland in partnership with Metro, the Oregon State Marine Board and State Parks. In continuation of this partnership approach to Government Island, the Oregon State Marine Board has approved a grant of \$50,000 to apply towards the purchase of this property. A similar grant request for \$100,000 is being reviewed by the Port of Portland.

UNUSUAL CIRCUMSTANCE

This acquisition contains an unusual circumstance in that Metro will only be purchasing a 5/6 (five-sixths) interest in the land. The property is currently owned by eight parties. Seven of the eight parties have optioned their interest in the property to Metro at a value that meets Metro's acquisition parameters.

If the property is purchased, Metro would be a "tenant in common" with a private party. Program acquisition parameters set out in the Open Space Implementation Work Plan, adopted November, 1995, provide that in the event that an unusual circumstance is found to exist in the transaction, the Executive Officer shall forward the matter to Council for review in executive session.

FINDINGS

Acquisition of this property is recommended based on the following:

- The property is listed as a Tier I property in the adopted refinement plan for the Columbia River Shoreline Target Area.
- Acquisition of this property will eliminate potential conflicts between the private property owners and the recreational and natural area uses being proposed by the Recreation Feasibility Study for Government Island.
- Acquisition of the property will protect a significant cottonwood forest . This habitat type is rapidly disappearing in the metropolitan area.
- Seven of the eight owners have agreed to sell to Metro. It has taken a significant amount of staff time to come to agreement with these owners and their attorneys. The options for their interests in the property should be exercised in order to establish an ownership interest in the property for Metro.

Executive Officer's Recommendation

The Executive Officer recommends passage of Resolution No. 96-2430.

EXHIBIT A

Government Island

MAP NOT TO SCALE

