

MSD BOARD OF DIRECTORS

OCTOBER 10, 1975

EXECUTIVE SESSION

ORS 192.660 (2) (A)

BOARD MEMBERS IN ATTENDANCE

Miller Duris, Vice Chairman
Charles Becker
Connie McCready
James Robnett

ADVISORS IN ATTENDANCE

Dean Gisvold, Attorney
John Cooper, Coates Field Service

PRESS IN ATTENDANCE

Margaret Hoard, Gresham Outlook

STAFF IN ATTENDANCE

Charles Kemper
Merle Irvine
Cordell Ketterling
Jean Woodman

The Board met in Executive Session to consider a specific location for purchase in Washington County. The site under consideration would contain a transfer station eventually to be converted to a transfer/processing station under the MSD Solid Waste Management Plan. The site, known as the Merlo Road site, was appraised by Coates Field Service at a value of \$165,000. Staff recommendation is to develop a purchase offer commitment for this site and negotiate a nine month option to purchase the site at the appraised value.

MSD Board of Directors
Executive Session October 10, 1975
Page 2

Mr. Cooper, of Coates Field Service, was present to answer questions on the appraisal. Staff was in favor of developing an option on the land at this point to show cause to the Washington County Planning Department for an industrial use zone change. The Board discussed the acreage available on the site and whether to purchase the 9.65 acres as recommended or more property for future use and convenience. The problem of the access road and traffic was also discussed along with possible life tenancies for any elderly persons already living on the property.

The Executive Session adjourned at 4:30 P.M.

10/10/75

MERLO ROAD STATUS REPORT

The MSD staff began working with the Washington County planning staff late in 1974 to find a suitable location for a solid waste processing/transfer facility in East Washington County. MSD and the Washington County planning staff identified five suitable sites and subsequent to preliminary analysis, the Merlo Road site was selected as the most viable site. The MSD Board directed staff to prepare an Environmental Assessment which was completed in May of this year (1975).

Approximately four weeks ago, the Washington County planning staff notified MSD that the owner of the Merlo Road site had submitted an application for a comprehensive plan change on the Merlo Road site. The site is currently zoned for manufacturing but designated as medium density residential on the comprehensive plan.

In view of the work done in the Environmental Assessment, Washington County planning staff has stated that if MSD submitted a formal commitment to purchase the site, the work involved in evaluating the public need could be greatly simplified. If MSD can show no commitment toward obtaining the site, the justification for the comprehensive plan change is more difficult to define.

The alternatives before the Board are as follows:

1. Do nothing.

Based on Washington County's staff feeling there is a good possibility that the comprehensive plan change can not be justified unless MSD is involved in developing the site. If Moyer is unsuccessful in obtaining the comprehensive plan change, MSD might have a difficult time achieving the comprehensive plan change at a later date. If Moyer is successful in obtaining the comprehensive plan change, the valuation of the property as industrial land is considerably higher.

2. Develop a commitment to purchase.

If MSD develops a commitment to purchase the site, the probability for success of the comprehensive plan change is higher. Since MSD would not enter into a

commitment to purchase unless a reasonable price could be agreed upon by the owner and MSD, MSD could pay a reasonable price for the land and also most likely obtain the required comprehensive plan designation.

The staff recommends that the MSD Board should develop a purchase offer commitment for the Merlo Road site. Property appraisals and purchase terms will be discussed in executive session. If directed by the Board, the staff would meet with Moyer prior the October 24, 1975 Board meeting.

With regard to John Cooper's appraisal, staff recommends that the MSD Board should direct the staff to meet with Moyer or his representatives and negotiate a nine month option to purchase the site at the appraised value. The option terms to be one (1) dollar and other valuable consideration.

An appraisal of the proposed Merlo Road site submitted today by John Cooper of Coates Field Service, Inc. indicates a value of \$165,000 for the site.

October 10, 1975

I N T R O D U C T I O N

This is an appraisal of a 9.65 acre parcel planned for use as the Washington County transfer station site of the Metropolitan Service District. The purpose of the appraisal is to determine the fee value for use in negotiating a purchase option for the property.

I have no present, past, nor planned future personal interest in the subject property.

John Cooper
October 10, 1975

SALE NO. 1

FROM: Isa Gabel Rogers
TO: Developers and Investors, Inc.
DATE: February 1973

152 8D Lot 100

33.82 Acres (20 acres useable)

Price: \$160,000.

Units: 120

Price per Unit: \$1,333.

SALE NO. 2

FROM: Berard Seus
TO: E. Haig Vennard
DATE: August 1973

1N2 29 Lots 15-22 Hillsboro acres

31.35 Acres

Price: \$182,000.

Units: 124

Price per Unit: \$1,467.

SALE NO. 3

FROM: Larry Brown

TO: Donald Pollock

DATE: December 1973

152 24AA 101 2.65 acres

Price: \$100,000.

Units: 60

Price per Unit: \$1,666.

SALE NO. 4

FROM: Davies Homes
TO: Donald Pollack
DATE: November 1972

151 4 B C 600 1.87 acres

Price: \$55,000.

Units: 40

Price per Unit: \$1,375.

Time adjustment

SALE NO. 5

FROM: Leaf Investment Company
TO: Edwards Industries, Inc.
DATE: March 6, 1973

151 10DB 4000 and 4100 9.12 Acres (908 - 270)

Price: \$204,000.

Units: 156

Price per Unit: \$1,300.

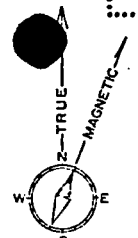
WAS. H. I.
COUNTY
OAS

934 S.E. BASELINE
HILLSBORO, OREGON 97123
646-6346

Square miles
Acres, total 4657
Acres in farms, 1935 2307
Acres harvested, 1935 112

Population	
1930	
County total	92,237 (12)
Cities	
Banks	347
Beaverton	5637 (14)
Cornelius	1145 (15)
Forest Grove	5628 (20)
Gaston	320 (6)
Hillsboro	5232 (11)
North Plains	
Sherwood	680 (20)
Tigard	
Tualatin	359 (6)

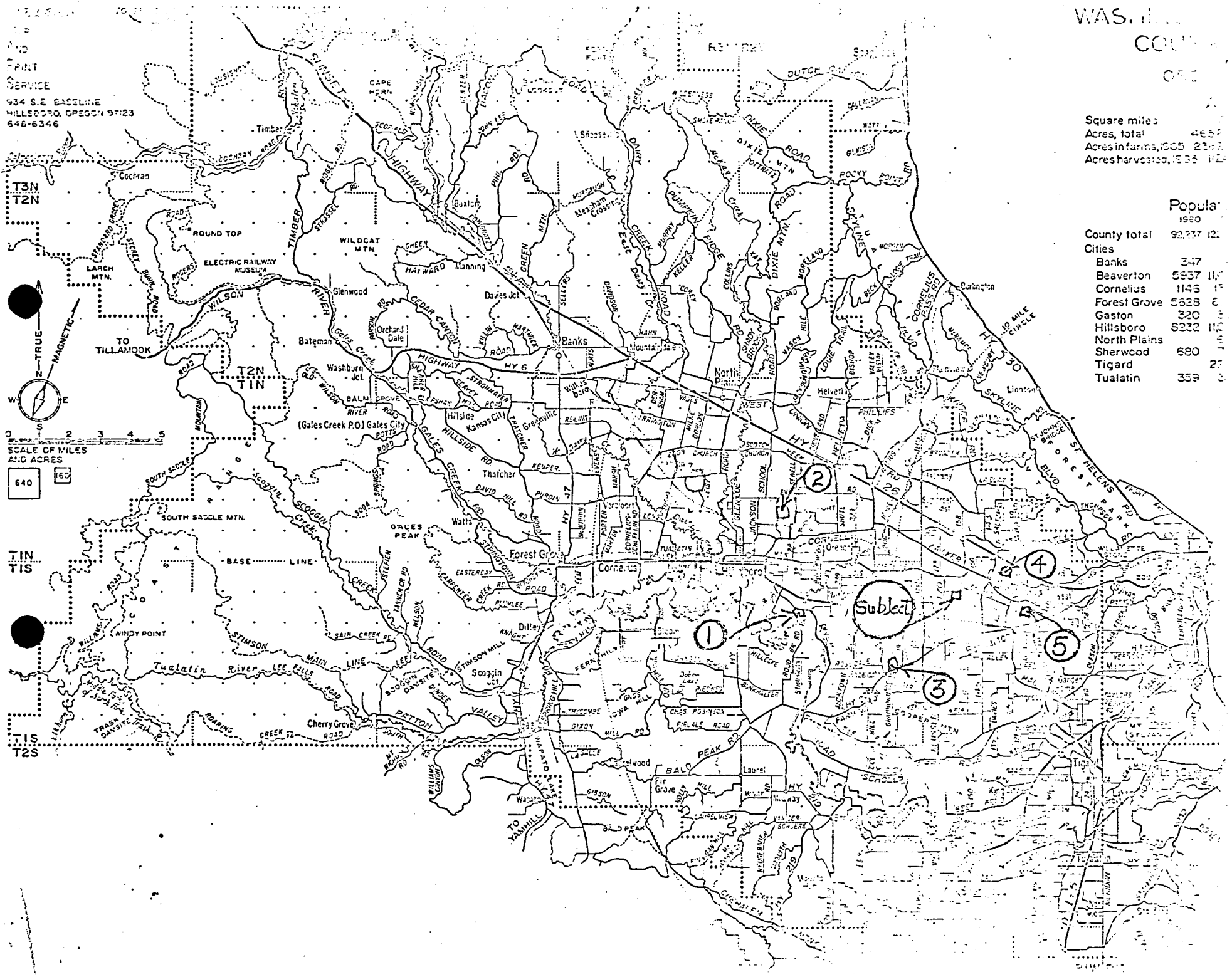
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A P P R A I S A L A N A L Y S I S

The subject property is located on the south side of Merlo Road between the intersections of 158th Avenue and 170th Avenue with Merlo Road. Lot 10 (see legal description and map) is improved with a small, older single family residence with the address 16490 SW Merlo Road.

The property is presently zoned for industrial use but is shown on the County General Plan to be medium density residential. I feel that the highest and best use of the property is that use authorized under the County General Plan. This use allows 10 to 12 units per acre. When utilizing a planned unit development. The existing improvements are not compatible with the highest and best use and add no value other than the cost of removal.

Based on discussions with various members of the Washington County Planning Department, I feel that the subject property would contribute 110 units when developed individually or in conjunction with the remainder property.

After adjustments for time and locality, I feel the comparable data indicates a value of \$1,500 - per unit for the subject property. Therefore:

110 units @ \$1,500 - per unit = \$165,000.

My opinion, based upon the above analysis is that the subject 9.65 acres has a value of \$165,000. as of October 10, 1975.

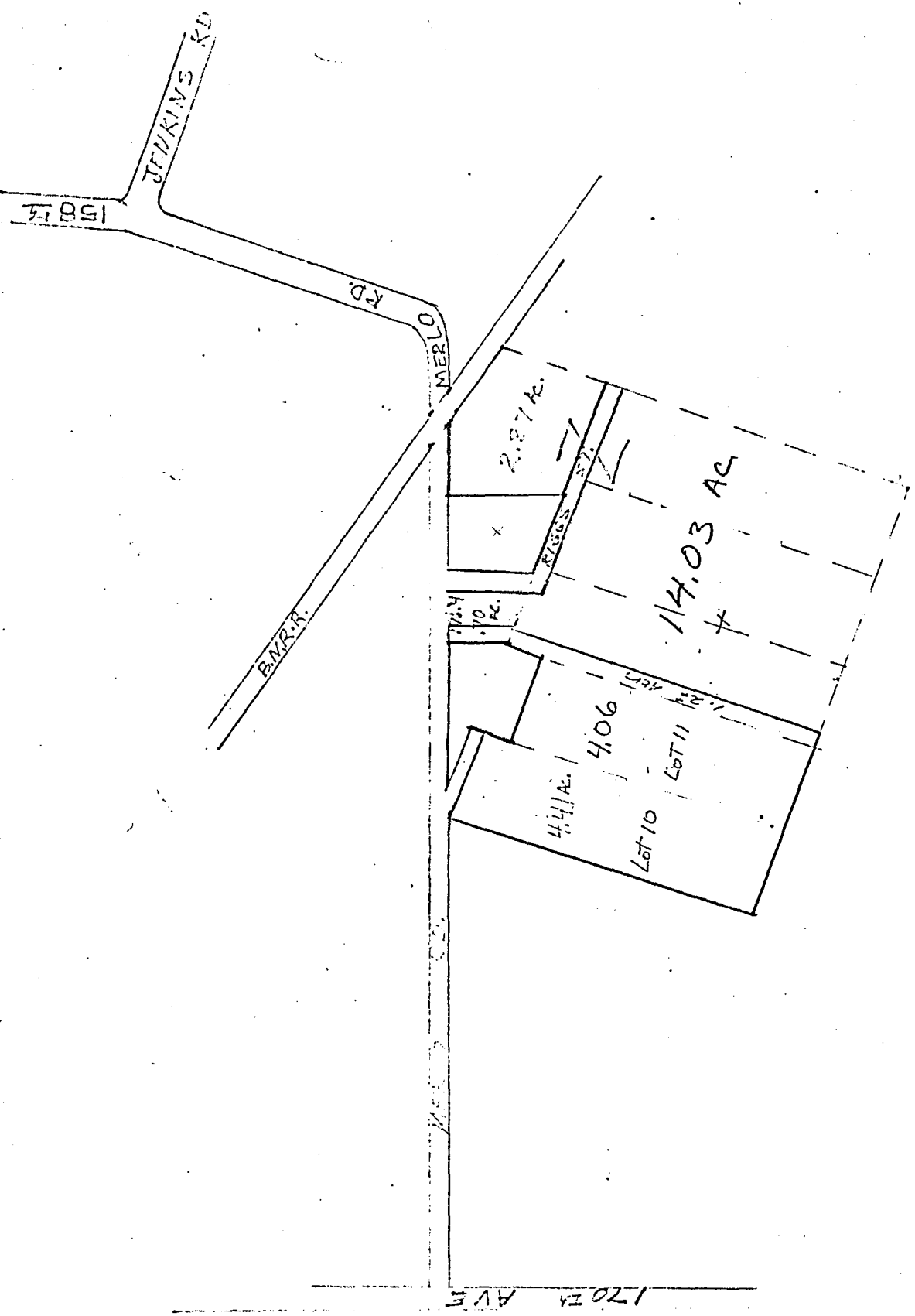
LEGAL DESCRIPTION

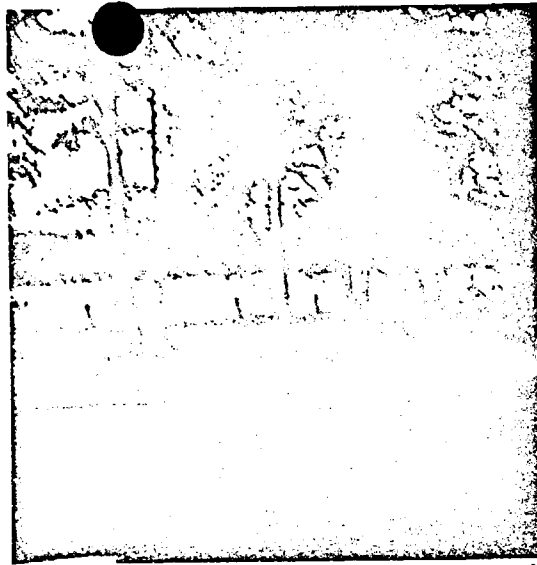
PARCEL 1

Lots 10, 11 and a strip of land 50.00 wide adjacent to and parallel easterly of the westerly line of lot 12, of Beaver Acres, a subdivision of record in Washington County Oregon. Approximately 9.46 acres.

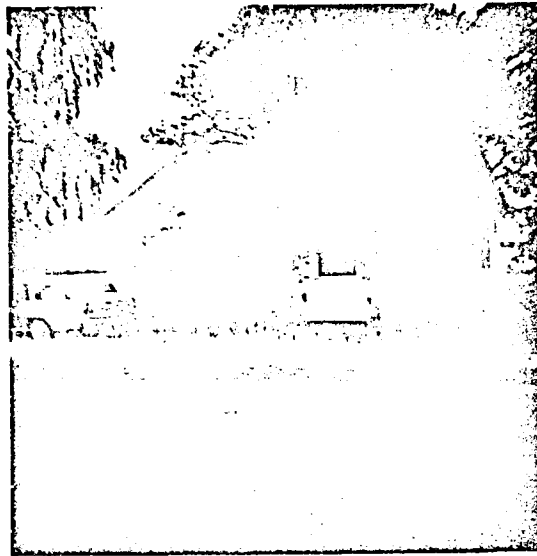
PARCEL 2

The westerly 50.00 feet of that parcel of land described as parcel 2 in deed recorded in Book 845 Page 131 Deed Records, Washington County, Oregon. Approximately .19 acres.





VIEW SOUTHERLY OF PROPERTY SHOWING VACANT LAND AND UNIMPROVED
RIGGS STREET



VIEW SOUTHERLY SHOWING RESIDENTIAL IMPROVEMENT

SE

N 1/2 NW COR.
JOHN ELLIOTT
DLC No 41

SEE MAP
ISI 6

SEE MAP
ISI 5C

INITIAL POINT

SEC. CORNER

C.S. 13,742

BEG. C.R. NO. 887
C.R. No 1581

C.R. No.

1014.69 SC

503
14.96 Ac.

502
1.91 Ac.

5

48-6

501
43.91 Ac.

48-2

500
178.12 Ac.

EAST LINE EDWARD BARTON
AVENUE

DLC No 37

CR No 1133

SEE MAP
ISI 7

50

1200
41 Ac

1100
7.23 Ac.

1101
2.23 Ac.

1102
3.73 Ac.

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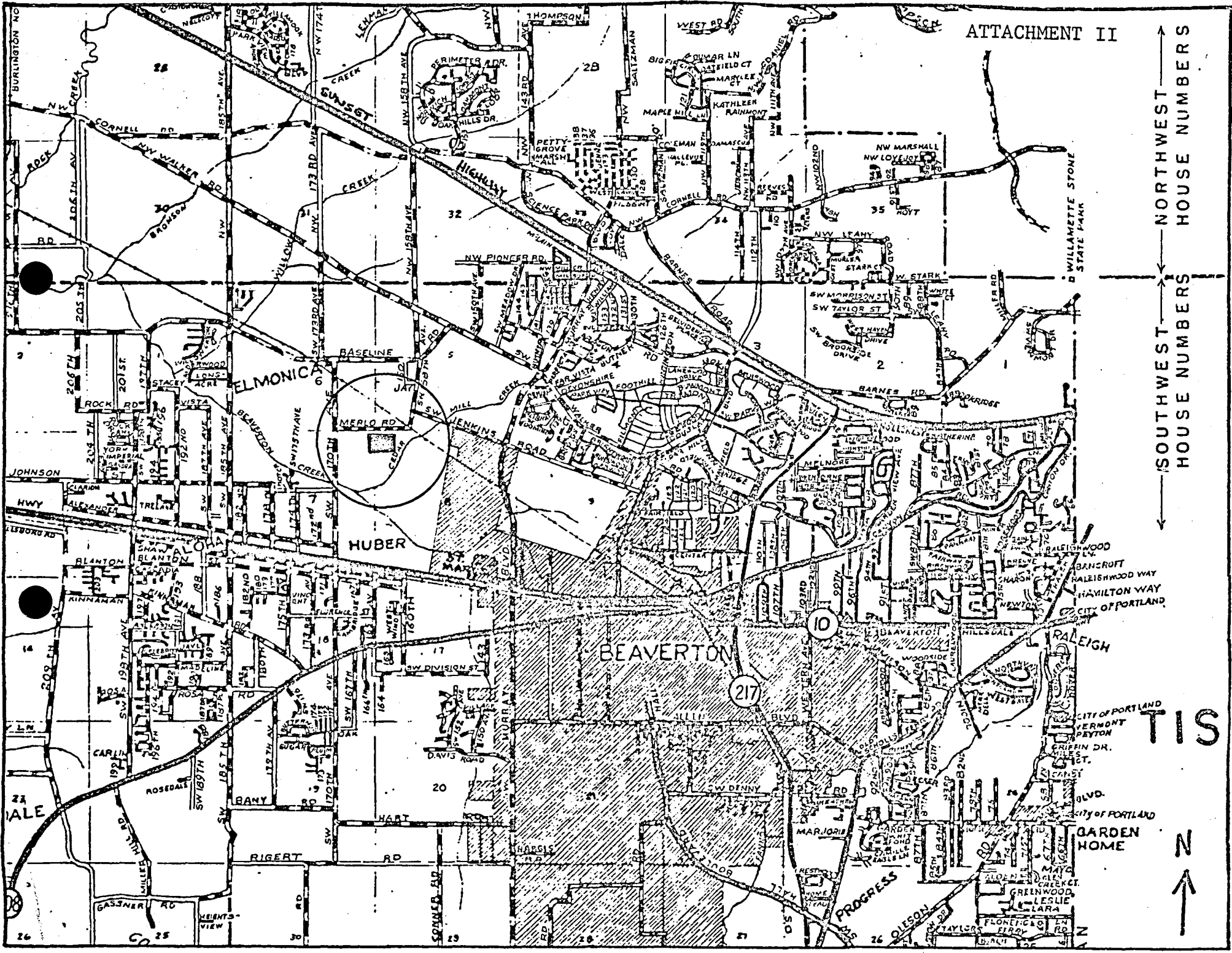
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NORTHWEST
HOUSE NUMBERS
SOUTHWEST
HOUSE NUMBERS



TIS

