



METROPOLITAN SERVICE DISTRICT

527 S. W. HALL, PORTLAND, OREGON 97201 222-3671

MSD BOARD OF DIRECTORS

EXECUTIVE SESSION

November 14, 1975

BOARD MEMBERS IN ATTENDANCE

Miller Duris, Vice Chairman
Connie McCready
James Robnett
Charles Becker

ADVISORS IN ATTENDANCE

John Cooper, Coates Field Service

PRESS IN ATTENDANCE

Margaret Hoard

STAFF IN ATTENDANCE

Charles Kemper
Merle Irvine
Cordell Ketterling
Jean Woodman

The Board met in Executive Session to consider an appraisal and possible purchase of property in Oregon City to be used as the MSD transfer/processing center south site. (appraisal attached). Mr. Cooper of Coates Field Service submitted his evaluation of the property and his recommendation of \$13,500 purchase price per acre. He indicated that industrial properties in Northern Clackamas County were presently being marketed at \$15,000 to \$22,000 per acre; however, this particular site would require extensive fill, and for this reason, Mr. Cooper did not feel the property qualified for highest and best use as finished industrial property.

The Board discussed possible alternatives of offering a higher purchase price with the stipulation that the area be filled; and also of locating the processing center on an area already filled.

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Staff felt that the time needed for landfilling the site would not be beneficial to MSD. Also, moving the site to another area of the Rossman location would increase the cost for transporting the recovered material to its destination, reducing the profit to MSD.

The Board members present agreed to allow staff to negotiate with Mr. Parker for the proposed site up to a limited price of \$14,250 per acre.

The Executive Session adjourned at 5:15 P.M. to reconvene in public meeting.

November 14, 1975

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

This is an appraisal of the full fee interest in the subject property for use by the Metropolitan Service District in negotiating a purchase option.

The evaluation is made as of November 10, 1975, and is my opinion of the fair market value of the subject property as of that date.

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

John Cooper

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

The subject property is approximately 11 acres located in Clackamas County just north of the city limits of Oregon City. It is bounded on the west by the Southern Pacific Railroad right of way and Interstate 205 Freeway-right-of way, on the south-west by Market Road on-ramp to the I-205 Freeway.

The property is zoned Clackamas County I-2 Heavy Industrial. It is, however, considerably below the grade of the adjoining roadways and would require extensive fill in order to become usable as an industrial site. Present engineering estimates are from \$350,000. to \$400,000. cost to fill the site to usable condition. The present market listings of industrial properties in Northern Clackamas County indicates values of from \$15,000. to \$22,000. per acre for finished sites in the 10-acre plus size range. At the finished acre values the cost to fill the subject would prohibit a present highest and best use of industrial.

The owner of the subject property operates a sanitary landfill on a portion of the property across the ramp right-of-way to the east. This provides him with the ability to affect a fill of the subject by diverting specific fill material to the subject from the neighboring landfill.

I have, therefore, considered the highest and best use of the property to be a specialty property use with an extended ten year future use as a finished industrial site. Investigations

of the Clackamas County Planning Department and conversation with Mr. Bruce Davis of the planning staff indicates that this is a probable normal future for the subject.

My opinion of value for the subject is based upon investment for future finished industrial use. I do not think that the subject would have the full \$15,000. per acre value indicated for present finished sites and feel it has a present value for specialty use and future industrial development of \$13,500. per acre or \$148,000. for the subject parcel.

L E G A L
D E S C R I P T I O N

That portion of DLC-42 in Section 29, T23, R2E W.M. in Clackamas County, Oregon, bounded on the west by the Southern Pacific Railroad right of way, on the northeast, east, and southeast by the Market Road on-ramp right-of-way to Interstate 205 Freeway, and on the southwest by the Market Road right-of-way. Containing approximately 11 acres.

P H O T O G R A P H

The appraiser utilized a recent aerial photograph of the subject property which was more representative of the property than ground level poloroid prints. This aerial photo is on file at the Metropolitan Service District Office, and was too large to include in this report.

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