

ORDINANCE No.

* Authorize the purchase of 4.5 acres at Washington Monroe High School site for the purpose of open space and future community center. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

The Portland School Board declared the former Washington Monroe High School site surplus on 14 July 2003. This decision followed a four-month public process lead by a Surplus Declaration Advisory Committee (SDAC) composed of neighborhood, city and school district representatives.

2. The SDAC indicated to the Portland Schools Real Estate Trust (RET), the District's agent, to obtain the highest possible financial return based on fair market value, using the SDAC's recommendations to guide the development of a phase one concept plan. The four major objectives recommended by the SDAC declaration were:
 - Obtain a financial return to PPS from these property assets;
 - Address identified community needs –community center, swimming center and open space for recreational purposes;
 - Provide for residential development;
 - Address community impacts, e.g., parking, traffic, views, etc.

Portland Parks and Recreation then declared an intent to acquire an interest in a portion of the Washington High School property.

During the fall of 2003, a citizen advisory committee worked with RET and the City to determine the best possible site configurations for housing, open space and a future community center. The committee indicated its preference for Option A, which places a community center at the northwest corner of the site at 12th and Stark, a sports field at an east/west orientation along Alder Street, and allows housing to be developed at Morrison. (See Exhibit A).

5. In February 2004, Council directed Portland Parks & Recreation to negotiate with Portland Schools Real Estate Trust (RET) the purchase of approximately 4.5 acres at the Washington Monroe site for a future community center and open space.
6. In April following lengthy negotiations between PPR and RET, the Council passed Resolution 178342 to authorize a sales and purchase. The resolution reflects two alternative configurations of property suitable for acquisition, each at the appraised price of \$27.50/square foot. Excluding loan financing, the price for Option A, approximately 4.5 acres, was approximately \$5,390,550; Option B, approximately 3.8 acres, was approximately \$4,587,957.

Option A, the preferred purchase option, will be financed by a funding packaged comprised of \$1,000,000 in PPR System Development Charge funds; \$1,000,000 in one-time General Fund; potential contribution from Portland Development Commission; and sale of Portland Park and Recreation assets that are no longer required to fulfill PPR's service delivery requirements. Due to timing issues associated with PDC and asset sales, it is proposed that a loan be taken out. This is the subject of a separate ordinance.

After three years, should funds not be available for the full purchase of 4.5 acres, the City will sell a portion of the land to finance the shortfall while still maintaining enough land to include property for a community center, soccer field and preservation of site trees.

The site will be developed with a new soccer field and community center when capital funds are available, anticipated to be through a future bond or levy measure or a public/private partnership.

PPR currently maintains the existing soccer field at the site. Maintenance funds are not projected to increase until

capital improvements are made, at which time, maintenance increases will be brought before Council for approval.

NOW, THEREFORE, the Council directs:

The Commissioner of Public Utilities is authorized to notify Portland Public Schools of the decision to acquire Option A, approximately 4.5 acres, and to provide a letter or other reasonable assurance acceptable to Portland Public Schools indicating that funds will be available at closing.

The Mayor and Auditor are authorized to draw and deliver warrants from the Parks budget when demand is presented and approved by the proper authority.

Section 2. The Council declares that an emergency exists because a delay in executing this Purchase and Sale will exceed the deadline for sale agreed upon by PPR and RET and result in the withdrawal of the possibility of purchasing this property; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council:

Commissioner Francesconi
Prepared by: Robin Grimwade
July 21, 2004

GARY BLACKMER
Auditor of the City of Portland
By

Deputy