

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: August 19, 2014 **Approx Start Time:** 9:30 am **Approx Length:** 15 Minutes

Presentation Title: Board Order Regarding Sale of Gladstone Elections Building

Department: County Counsel

Presenters: Stephen L. Madkour

Other Invitees: Marc Gonzales, Lane Miller

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Approve the form of Order declaring the Gladstone Elections Building no longer needed for public use and that it is in the public's interest to sell the building.

EXECUTIVE SUMMARY:

The County owns the property located at 825 Portland Avenue in Gladstone. The building had formally been used as the Gladstone Elections Office. County Facilities explored having the building repurposed to house the library network but it was determined that the costs to update and upgrade the building would be prohibitive.

FINANCIAL IMPLICATIONS (current year and ongoing):

The sale of the property would relieve the county of the cost to maintain the premises. Proceeds from the sale would be transferred to the general fund.

LEGAL/POLICY REQUIREMENTS:

ORS 271.310 allows for the private sale of public property provided the governmental entity makes certain findings. The statute requires the county to find either that county facilities no longer are needed for public use or that it is in the best interest of the public to sell the property. It is contemplated that the property would be listed with a commercial real estate broker. The property would not be sold at a Sheriff's sale.

PUBLIC/GOVERNMENTAL PARTICIPATION:

The Board is essential declaring the Gladstone Elections Building as surplus property and eligible for sale.

OPTIONS:

1. Approve the form of Order and proceed to place the item on a business meeting consent agenda;
2. Revise the form of Order;
3. Sell the property by Sheriff's Sale; or

4. Not sell the property.

RECOMMENDATION:

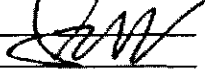
Staff recommends that the Board approve Option 1 and proceed to a business meeting where the board would adopt the form of Order.

ATTACHMENTS:

Draft Order

SUBMITTED BY:

Division Director/Head Approval _____
Department Director/Head Approval _____
County Administrator Approval _____



For information on this issue or copies of attachments, please contact County Counsel Stephen L. Madkour at 503-655-8362

Fiscal Impact Form

RESOURCES:

Is this item in your current work plan and budget?

- YES
 NO

START-UP EXPENSES AND STAFFING (if applicable):

ONGOING OPERATING EXPENSES/SAVINGS AND STAFFING (if applicable):

ANTICIPATED RESULTS:

COSTS & BENEFITS:

Costs:						
Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
Total Start-up Costs						
Ongoing Annual Costs						
Benefits/Savings:						
Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
Total Start-up Benefit/Savings						
Ongoing Annual Benefit/Savings						

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

ORDER Declaring that the Gladstone Elections Building is no longer needed for public use and the public's interest will be furthered by sale of the property

ORDER No. _____

This matter coming regularly before the Board of County Commissioners at its regularly scheduled business meeting on September ____, 2014.

WHEREAS, Clackamas County owns a piece of real property located at 825 Portland Avenue, in Gladstone, Oregon. The property is commonly known as the Gladstone Elections Building. The property is owned in fee and was not acquired through a tax foreclosure.

WHEREAS, the County vacated the Elections Building in approximately 2009. Since that time, the City of Gladstone Fire Department temporarily occupied the premises. The building presently is vacant;

WHEREAS, the County has explored other potential uses for the property. The most recent assessment revealed that converting the building to another County use would be financially prohibitive;

WHEREAS, the property is not within 100 feet of a railroad right of way or within 500 feet of an at-grade crossing;

WHEREAS, the Board concludes, as required by ORS 271.310, that the property no longer is needed for public use and that the public's interest will be furthered by a sale of the property;

WHEREAS, the Board concludes that it is in the County's best interest to list the property with a commercial real estate broker and not to dispose of the property through a Sheriff's sale; and

WHEREAS, it further appearing that it is in the best interest of the County to approve this declaration;

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The property known as the Gladstone Elections Building located at 825 Portland Avenue no longer is needed for public use; and
2. The public's interest will be furthered by the sale of the building in that the property will no longer remain vacant, that through a sale the building will be repurposed and its use will contribute to improved economic activity in downtown Gladstone, and that the property will be placed back on the tax roll; and
3. It is in the County's best interest to list the property with a commercial real estate broker to realize maximum value of the property and to not dispose of the property through a Sheriff's sale.

ADOPTED this ____ day of September 2014.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary