



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

August 17, 2023

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Approval of DTD - Property Disposition Declaration of Surplus Property.
Total Value is \$95,459 based on minimum bid amounts at future auction. Funding is
through future auction proceeds.
No County General Funds are involved.**

Previous Board Action/Review	Discussed In Executive Session 6/7/2011 Discussed at Issues 8/15/2023		
Performance Clackamas	1. The purpose of the Department of Transportation and Development (DTD) / Property Disposition program is to provide management and disposition of tax foreclosed to Clackamas County, taxing entities and the public so they can benefit from the assets being re-purposed for public benefit or returned to the tax rolls. Conveying county-owned properties advances the goal of repurposing properties for public benefit or returning them to the tax rolls. 2. Build public trust through good government by conducting property transactions in a transparent manner.		
Counsel Review	Yes S. Foreman	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4385

EXECUTIVE SUMMARY:

Clackamas County's Department of Assessment and Taxation annually forecloses on tax-delinquent properties. The foreclosure process is a six year process – taxes must be delinquent for three years, then a two year judgment is filed and in the sixth year foreclosure occurs and the property is deeded to the County in lieu of uncollected taxes. Following the recording of the deed in the County's name, the management and disposition of the foreclosed property is then transferred to the Property Disposition Division of the Department of Transportation and Development.

The Property Disposition Division is tasked with managing, administering, and dispersing of tax foreclosed real property assets in a cost-effective manner that will provide a County public benefit. No General Fund resources are allocated to this program.

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Properties acquired through tax foreclosure typically are declared as surplus and dispersed to entities to be used for public benefit, or are sold at public auction. Before being able to be sold at auction, properties must be declared surplus by the Board of County Commissioners.

A list of the properties being proposed for surplus declaration has been prepared and was circulated to government partners around the region to ensure there is no public necessity for the properties in question. No requests resulted in properties being removed from the list of recommended surplus.

RECOMMENDATION:

Staff recommends the Board of County Commissioners approve the attached Board Order and list of tax foreclosed properties for declaration as surplus and authorize a public sale.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

Attachment:

1. Board Order

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

In the Matter of Approving the Sale
of Real Property acquired by
Clackamas County by Tax Deed.



Board Order No. _____
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This matter coming before the Board of County Commissioners at this time, and it appearing to the Board that the real property parcels listed below, having been acquired by Clackamas County by tax deed, gift or purchase, are not currently in use for County purposes; and

IT FURTHER APPEARING a list of the proposed auction properties was circulated and reviewed by County Department Heads and other governmental agencies within Clackamas County and are therefore presumed surplus.

IT FURTHER APPEARING to the Board that the following properties should be offered for public sale for not less than the minimum price specified herein and in compliance with applicable portions of ORS Chapter 275.110;

NOW, THEREFORE, the Board finds that the real property parcels listed below are surplus and selling them is in the best interest of the citizens of Clackamas County.

IT IS HEREBY ORDERED that the following properties shall be offered for sale for not less than the minimum price specified herein and in compliance with the applicable portions of ORS Chapter 275.110.

Parcels may be encumbered with restrictions, easements, conditions and covenants.

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Description	Assessed Real Market Value	Minimum Bid Amount	Deposit Amount- 20% of the minimum bid
21E34B 01600 Unimproved parcel near SW Borland Rd. & Miken Ln., West Linn, OR Approximately 14.77 acres	\$91,063	\$22,766	\$4,553
21E34B 01700 Unimproved parcel near SW Borland Rd., West Linn, OR Approximately .92 acres	\$57,316	\$14,329	\$2,866
22E18DC00209: Unimproved parcel near SE Hwy 224, Damascus, OR Approximately 1.52 Acres	\$233,445	\$58,364	\$11,673

IT IS FURTHER ORDERED that the Sheriff of Clackamas County, Oregon be and is hereby directed and authorized to sell the above described properties in the manner provided by law and for not less than the minimum price herein determined; and

IT IS FURTHER ORDERED that the Sheriff of Clackamas County, Oregon is hereby directed to advertise the sale of the above described property in a newspaper of general circulation, circulated and published in Clackamas County, once a week for four consecutive weeks prior to such sale. Such notice shall include the date, time and place of sale, the description of the properties or interests therein to be sold, the market value of the properties or interests as determined by a certified appraiser or the Clackamas County Department of Taxation and Assessment, the minimum price as fixed by the Board at the date of this order. The Sheriff shall further make a proof of publication of such notice in the same manner as proof of publication of summons is made and shall file such proof of publication with the county clerk. Copies of all Sheriff Sale documents shall be forwarded to the DTD/Property Disposition section upon sale completion; and

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NOW, THEREFORE, IT IS HEREBY ORDERED that the Director or Deputy Director of the Department of Transportation, is hereby authorized to act as representative of the Board of County Commissioners in the acceptance of all documents necessary for the sales; as representative for the Board of County Commissioners.

DATED this _____ day of August, 2023.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary