

April 26, 2001

01-076

ACQUISITION OF REAL PROPERTY FOR SOUTHEAST
CENTER SITE

PREPARED BY: Randy McEwen, Vice President, Administrative Services

FINANCIAL
RESPONSIBILITY: Randy McEwen, Vice President, Administrative Services

APPROVED BY: Dan Moriarty, President

REPORT: Portland Community College needs to acquire real property in the vicinity of the intersection of Southeast 82nd Avenue and Southeast Division in Portland, Oregon for the development of PCC's Southeast Portland community college campus.

PCC has retained consultants to analyze the suitability of the real property at 2315-23 S.E. 82nd, Portland, Oregon 97216 (Tax Lot 1S2E05DD 300 and Tax Lot 1S2E05DD 500) (the "Property") to meet PCC's needs. The consultants have prepared initial plans for the development of the Property as PCC's Southeast Portland campus and those plans and the Property appear to satisfy PCC's needs. The Property is improved by two commercial buildings, is surrounded by a chain link fence, and has not been in use for more than two years.

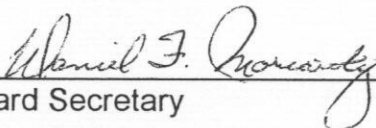
On or about March 23, 2001, PCC submitted to One Essex Associates ("OEA") and Marlboro Land Company, Inc. ("MLCI"), an offer of \$5 million for fee simple title to the Property, unencumbered by any leases. On March 29, 2001, PCC learned that OEA and MLCI had rejected PCC's offer and tentatively accepted a smaller offer from a third party.

PCC has funds available to acquire the Property and it is necessary for PCC to acquire the Property for the development of PCC's Southeast Portland community college campus.

RECOMMENDATION:

That PCC shall promptly acquire the Property for the above-mentioned purpose and that the acquisition shall be by statutorily authorized condemnation unless the owners of the Property promptly negotiate a consensual sale of the Property to PCC on terms acceptable to PCC. Staff is hereby directed to take all action, whether necessary or convenient, to acquire the Property for PCC, including, but not limited to, (a) the filing of an action in Multnomah County Circuit Court to condemn the Property and (b) the negotiation of a consensual sale. Staff shall report to the Board from time to time on the progress that they make in acquiring the Property.

Funds for the purchase of this property will come from Bond Project funds.


Board Secretary

4/26/01
Date adopted

Director Anderson moved to approve Resolutions 01-069-072, and 01-074-077 by consent agenda. It passed unanimously.