

May 15, 2003

03-143

DECLARE REAL PROPERTY SURPLUS AND AUTHORIZE  
SALE TO BANK OF THE WEST

PREPARED BY: Steve Sivage, Director, Physical Plant Department

FINANCIAL  
RESPONSIBILITY: Randy McEwen, Vice President, Administrative Services

APPROVED BY: Jesus "Jess" Carreon, President

REPORT: City Code requires that new facilities be constructed to the property line. At the new Southeast Center this would necessitate that a new structure be built for approximately 81 lineal feet along the SE Division Street (South) property line, to the west. This structure would begin at the juncture of the Bank of the West and Portland Community College mutual property lines.

Portland Community College and Bank of the West have been in discussions that would result in the sale of an 81.3' by 12' strip along the College's SE Division Street property line. With this sale, ownership of the property would transfer to the Bank of the West and eliminate the need for the College to build a structure at this property line. The Bank and the College are also in discussions regarding a parking agreement that will allow the Bank of the West to continue operations at this location.

It is to the College's advantage to sell this property and avoid the costs (approximately \$200,000) of building an 81 foot-long structure along this property line. It is to the Bank's advantage to own this property and negotiate a separate shared parking agreement with the College in order to remain in business at this location. It is to the College's benefit to allow the Bank to continue in this location and work with them in a neighbor friendly environment.

Prior to selling surplus real properties, per ORS 271.310(1), they must first be declared surplus by the Board as being no longer needed for public (PCC) use, and that the sale shall further the public interest.

RECOMMENDATION:

Declare a 976 Square Foot parcel of Real Property along the South property line at new Southeast Center as surplus and authorize sale to Bank of the West. Exact details, legal descriptions, deeds and conveyances will be prepared, registered and approved by legal counsel.

Resolutions 03-092 through 03-144 were moved for approval by Director Anderson and the motion carried unanimously.