

June 19, 2003

03-165

DECLARE A 5095.95 SQUARE FOOT PARCEL OF REAL
PROPERTY AT THE NEW SOUTHEAST CENTER
SURPLUS AND ACCEPT A 5095.95 PARCEL IN
EXCHANGE

PREPARED BY: Steve Sivage, Director, Physical Plant Department

FINANCIAL
RESPONSIBILITY: Randy McEwen, Vice President, Administrative Services

APPROVED BY: Jesus "Jess" Carreon, President

REPORT: In order to have a driveway access from SE Division Street to PCC parking lots west of the new SE Center, the College needs to own a 5095.95 SF parcel currently owned by Legin Investments, LLC, dba Legin Restaurant.

Portland Community College and Legin Restaurant have been in discussions that would result in the mutually beneficial exchange of equal size parcels of real property. The current Legin parcel is immediately East of the Restaurant and connects to SE Division Street. It will become a driveway onto the center from SE Division Street. The parcel currently owned by the College is immediately North of the Restaurant and will be developed into parking for the Restaurant.

It is to the College's advantage to exchange this property with the Restaurant in order to provide a permanent access to the Southeast Center from Division Street. It is to the Restaurant's advantage to exchange their 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 Restaurant to continue in this location and work with them in a neighbor friendly environment.

In order for the College to complete this exchange, the property must first be declared surplus to College needs. It is also necessary for the Board to officially accept a new property on behalf of the Portland Community College District

RECOMMENDATION:

Declare a 5905.95 Square Foot parcel of Real Property North of the Legin Restaurant as surplus, authorize staff to negotiate an exchange for an equal size parcel with Legin Investments, Inc., dba Legin Restaurant and accept this 5905.95 square foot parcel as new property for Portland Community College District. Exact details, legal descriptions, deeds and conveyances will be prepared, registered and approved by legal counsel.

Director Anderson moved to approve Resolutions 03-149 through 03-162 and Resolutions 03-164 through 03-168 by consent agenda and it passed unanimously.