

RESOLUTION No. 5700

Designation of Real Property as Surplus at Ivon Lot (SE Ivon between SE 13th and 14th Avenues)

RECITALS

- A. The Board of Education (“Board”) seeks to ensure that the physical assets of Portland Public Schools (“District”) are supporting in the most productive way possible our core mission of educating Portland students.
- B. The District owns a 2,000 square foot vacant property described as the vacant lot on Ivon Street between SE 13th and SE 14th Avenues (TIBBETTS ADD, BLOCK 2, E 40' OF LOT 1) and known as the Ivon Lot.
- C. The Ivon Lot (“the Lot”) was originally donated to the District by Multnomah County with the restriction that the property revert back to the County if it was no longer used “for public purposes.” The County has since removed the deed restriction, but with the condition that the land be dedicated to the Benson Construction Technology Program (“The Benson Program”) and that any proceeds from the sale of the land go to the Benson Program and not the District General Fund.
- ~~D.~~—The County’s requirement potentially conflicts with District Policy 8.70.042, and the Board intends to review that policy before the sale of the Ivon Lot and related improvements. ~~However, in lieu of allocating the net revenue from the land sale to the Board Capital Asset Renewal (CAR) fund as policy requires, equivalent revenue from the sale of the new home can be allocated to CAR fund, thus meeting the intent of Policy 8.70.042.~~
- ~~E.~~D. The Benson Program offers training to Benson students in residential home construction, including the design and entitlement process and hands-on construction of a home, over a three- to four-year period.
- ~~F.~~E. The Superintendent recommends to the Board that the Lot be declared surplus real property for the construction of an additional Benson Program house, and the house be subsequently and expeditiously sold on the residential housing market subject to the Board’s final approval of the final sale price.
- ~~G.~~F. The Superintendent makes the following report pursuant to Board Policy 8.70.040-P in support of his recommendation that the Board declare the Lot surplus real property:
1. Notice: The Board; the City of Portland, Oregon; Multnomah County, Oregon; and the Hosford-Abernathy Neighborhood District Association were notified on or before April 6, 2018 of the Superintendent’s intent to recommend that the Lot be declared surplus real property by the Board for use in the Benson Program. On April 10, 2018, public notice was published in the Portland Tribune.
 2. Public Input Opportunity: District staff attended the April 17, 2008 Hosford-Abernathy Neighborhood District Association meeting and presented the Superintendent’s recommendation that the Lot be declared surplus and used for the Benson Program.

3. Summary of Factors Considered:

a. Program/Enrollment Factors: The Lot is a 2,000 square foot undeveloped vacant parcel. It is not adjacent to a District school. Because of its small size and geographic location, it is not needed for District school use.

b. Financial Factors: The estimated current value of the Lot is \$200,000 to \$250,000. The surplus of the Lot for the Benson Program will save the District an equivalent or higher cash outlay for the purchase a lot for the Benson Program.

c. Public Input Analysis: District staff attended the April 17, 2018, Hosford-Abernathy Neighborhood District Association meeting and presented the Superintendent's proposal to recommend that the Lot be declared surplus and used in the Benson Program.

The Neighborhood Association was supportive of the development of the Lot and expressed no concerns.

4. Governmental Agency Option To Purchase: The City of Portland and Multnomah County were notified on April 6, 2018, of the District's intent to declare the Lot surplus and of their opportunity to declare an intent to purchase the Lot within 60 days from date of notice; neither government has responded that it has an interest in the purchase of the Lot.

H.G. The Finance, Audit, and Operations Committee has reviewed this recommendation and recommends Board approval.

RESOLUTION

1. The Board finds the Ivon Lot (TIBBETTS ADD, BLOCK 2, E 40' OF LOT 1) is no longer needed by the District for school purposes and that the lot is declared a surplus real property qualified for disposal under Board Policy 8.70.040-P.
2. The Board authorizes the Superintendent or his designee to make the Ivon Lot available to the Benson Construction Technology Program and offer the completed home built on the Ivon Lot for sale on the Portland residential housing market through the services of a licensed real estate broker. The Board further authorizes the Deputy Clerk to enter into and execute such agreements in a form approved by General Counsel. The sale of the home shall be subject to the Board's approval of the final sale price.
3. The Board hereby amends Resolution 5493 to earmark proceeds from the sale, net of expenses already paid by the general fund for closing costs [\$28,000] and construction materials [\$25,000] of the real property located at 130 NE Skidmore Street to the Benson Construction Technology Program.

4. The Board directs the Superintendent to ensure that funds earmarked for the Benson Construction Technology Program are budgeted and managed consistent with industry practices for construction projects in an educational program.

3. ~~The Board directs that, in consideration of District Policy 8.70.042 and the covenant placed on the sale of the land by Multnomah County, the net proceeds from the sale of the home on the Ivon Lot be dispersed as follows: 1) the value of the land to the Benson Construction Technology Program, 2) an amount equal to the value of the land to the Capital Asset Renewal (CAR) Fund, and 3) the remaining net proceeds to the Benson Construction Technology Program.~~

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