



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING
 2051 KAEN ROAD OREGON CITY, OR 97045

December 3, 2015

Board of County Commissioners
 Clackamas County

Members of the Board:

**Board Order Authorizing Acceptance of Offer to Sell
Gladstone Elections Building**

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 County Counsel

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Purpose/Outcome	Authorization to accept an offer of sale of the former Gladstone Elections building.
Dollar Amount and Fiscal Impact	F.I.R.E. Restorations, Inc. has offered \$435,000 for the property.
Funding Source	N/A
Duration	N/A
Previous Board Action/Review	In September 2014, the Board of County Commissioners issued an Order finding that the facility was no longer needed for public use and that it was in the best interest of the public to sell the property. The Order authorized the County to list the property with a broker.
Strategic Plan Alignment	1. N/A 2. Build public trust through good government. Grow a vibrant economy. Build a strong infrastructure.
Contact Person	Stephen Madkour, County Counsel
Contract No.	N/A

BACKGROUND:

The County owns the property located at 825 Portland Avenue in Gladstone. The building had formally been used as the Gladstone Elections Office.

ORS 271.310 allows for the private sale of public property provided the governmental entity makes certain findings. In September 2014, the Board of County Commissioners issued an Order finding that the facility was no longer needed for public use and that it was in the best interest of the public to sell the property. The Order authorized the County to list the property with a broker.

The County retained the services of Macadam Forbes, Inc., commercial real estate brokers. The broker actively listed the property and has presented to the Board of County Commissioners various offers to purchase the property.

RECOMMENDATION:

Staff recommends that the Board accept the offer submitted by F.I.R.E. Restorations, Inc. in the amount of \$435,000. A Board Order authorizing acceptance of the offer is attached for the Board's consideration. The Order further authorizes the Board Chair to sign all documents necessary to complete the transaction.

Respectfully submitted,

Stephen Madkour
County Counsel

This matter coming before the Board of County Commissioners at its regularly scheduled business meeting on December 3, 2015 to consider an order authorizing acceptance of an offer to purchase the Gladstone Elections Building.

WHEREAS, Clackamas County owns a piece of real property located at 825 Portland Avenue, in Gladstone, Oregon. The property is commonly known as the Gladstone Elections Building. The property is owned in fee and was not acquired through a tax foreclosure.

WHEREAS, the County vacated the Elections Building in approximately 2009. In 2014, the Board of County Commissioners concluded that as required by ORS 271.310 the property no longer was needed for public use and that the public's interest would be furthered by a sale of the property; that it is in the County's best interest to list the property with a commercial real estate broker and not to dispose of the property through a Sheriff's sale.

WHEREAS, the County has actively listed the property with Macadam Forbes commercial real estate brokers and as result of the listing the County has received offers to purchase the property; and that the purchase price represents fair market value of the property in its current condition.

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The property known as the Gladstone Elections Building located at 825 Portland Avenue in Gladstone, Oregon is offered for sale at fair market value;
2. That the Board of County Commissioners accepts the offer to purchase the property from F.I.R.E. Restoration, Inc. The purchase price is \$435,000.00; and
3. The Board of County Commissioners authorizes the Chair to sign all documents necessary to effectuate the transfer of this property to the buyer.

ORDER Authorizing Acceptance
of Offer to Purchase the
Gladstone Elections Building

Order No.
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ADOPTED this 3rd day of December, 2015.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary