

Date: September 28, 2016

To: Board of Directors

From: Neil McFarlane *Neil McFarlane*

Subject: RESOLUTION 16-09-59 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 325 NE HOGAN DRIVE IN GRESHAM

1. Purpose of Item

The purpose of this item is to request that the TriMet Board of Directors (“Board”) approve a resolution authorizing the voluntary acquisition of real property located at 325 NE Hogan Drive in Gresham (“Property”) for bus storage and maintenance.

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other – Real Property Purchase

3. Reason for Board Action

Board approval is required for real property transactions obligating TriMet to pay an amount in excess of \$500,000.

4. Type of Action:

- Resolution
- Ordinance 1st Reading
- Ordinance 2nd Reading
- Other _____

5. Background

TriMet is currently in the middle of a bus replacement and service expansion program that will increase its current bus fleet by 124 vehicles by the year 2020. In addition, if high capacity transit service is added in the Powell-Division corridor as planned, TriMet will likely be purchasing 26 articulated buses, which would be stored and maintained out of TriMet’s Powell Garage facility. In order to meet the additional storage and maintenance needs caused by the new buses, including the articulated bus fleet, TriMet is planning a reconstruction and expansion of the Powell Garage. However, even after that expansion is complete, TriMet will still require additional space to store the larger fleet.

TriMet has identified this Property as an ideal location at which to store additional buses that are best suited to an eastside home base. Additionally, the Property would temporarily house buses that will be displaced during the expansion of the Powell Garage, potentially including some articulated buses.

The Property, which is shown on Exhibit A, is located in the City of Gresham, near the Cleveland Avenue MAX Station at the Blue Line terminus. The Property consists of 4.38 acres (190,793 square feet) with approximately 29,700 square feet of existing improvements that most recently served as the sales office, showroom, and service shop for a recreational vehicle dealership. The Property was placed on the open market for sale for \$1,700,000, and TriMet's offer to purchase at that price has been accepted. TriMet is currently in the due diligence period, which gives it the exclusive right, but not the obligation, to purchase the Property. TriMet expects to close on the Property in October.

6. Procurement Process

The Property was placed for sale on the open market. TriMet made an offer for the Property that was accepted. TriMet engaged a real estate brokerage firm to provide an opinion on the value of the Property, and the broker confirmed the price was within market.

7. Financial/Budget Impact

The FY2016-17 Capital Program budget contains \$1,530,000 for the purchase of the Property. The balance of the purchase price will come from savings and deferrals in the budget. Needed improvements to make the site suitable for the intended purpose are in the conceptual design phase and will be budgeted separately. Any additional expenditures that require Board approval will be brought to the Board at a later date.

8. Impact if Not Approved

TriMet needs to find additional locations to serve its expanding bus fleet. TriMet has identified the Property as an excellent place for bus storage and maintenance for its eastside buses. In the event this Resolution is not approved, TriMet would continue to seek appropriate storage sites. However, staff does not believe it is likely that a superior site would be found.

RESOLUTION 16-09-59

RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 325 NE HOGAN DRIVE IN GRESHAM

WHEREAS, ORS 267.200(2) authorizes and empowers TriMet to acquire, by purchase, lease, devise, gift or voluntary grant, real and personal property or any interest therein that is located inside the boundaries of the TriMet District for the purpose of providing or operating a mass transit system in the District and aiding in the objects of the District; and

WHEREAS, the TriMet Board of Directors (Board), by Resolution dated November 25, 2009, adopted a Statement of Policies requiring the Board to approve real property transactions obligating TriMet to pay in excess of \$500,000;

NOW, THEREFORE, BE IT RESOLVED:

1. That the General Manager or his designee is authorized to purchase the real property shown and described on the attached Exhibit A (the Property), which Exhibit is incorporated into and made part of this Resolution.
2. That the General Manager or his designee is authorized to execute any documents necessary for and in connection with the purchase of the Property.

Dated: September 28, 2016

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department

Resolution 16-09-59
Exhibit A

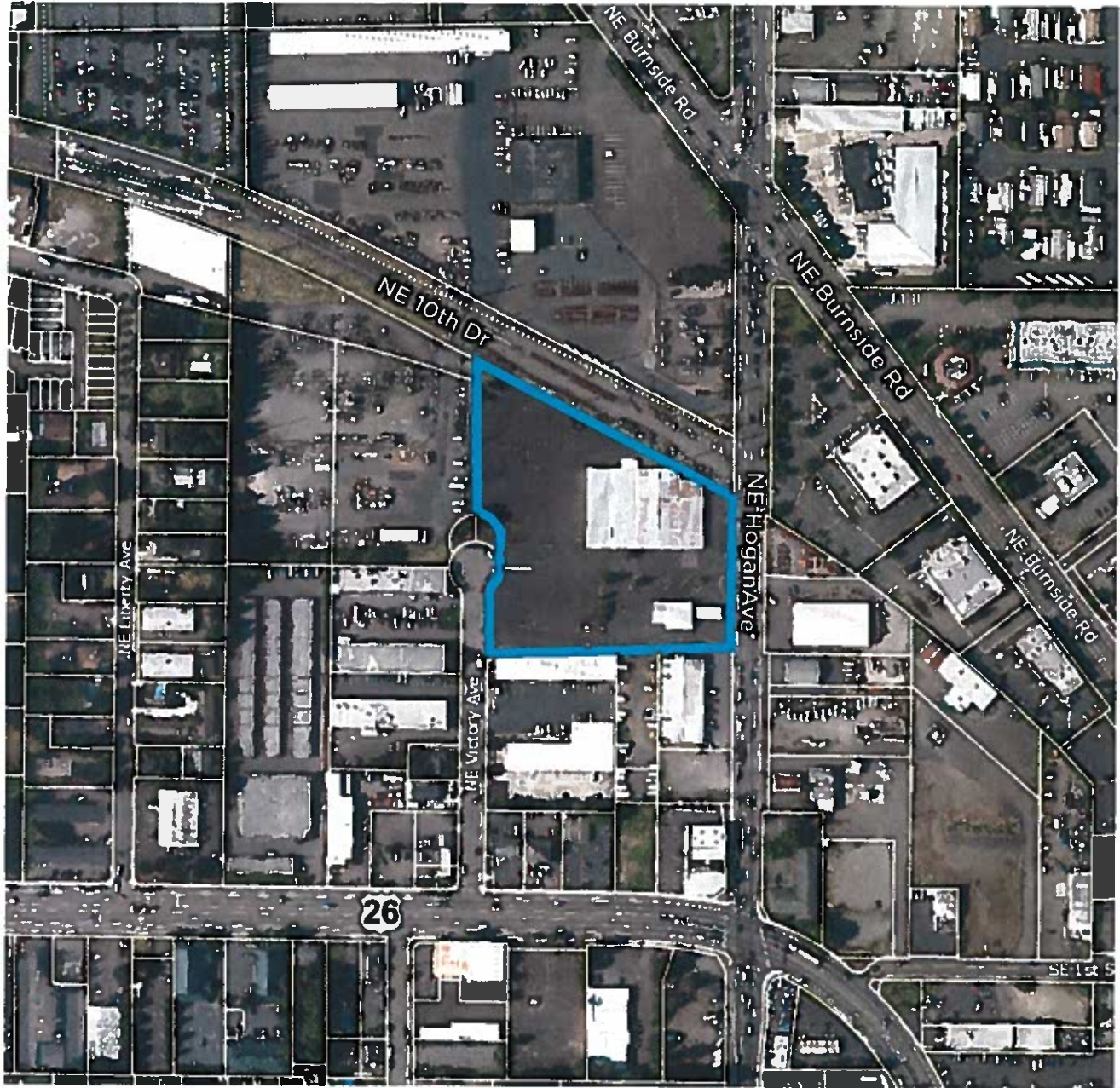


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

PARCEL 1:

A TRACT OF LAND IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF N.E. VICTORY AVENUE AS CONVEYED TO THE CITY OF GRESHAM FOR ROAD PURPOSES BY INSTRUMENT RECORDED DECEMBER 11, 1975, BOOK 1077, PAGE 0323 WHICH IS 478.60 FEET NORTH OF THE OLD CENTERLINE OF E. POWELL BOULEVARD AND DELINEATED ON MARX & CHASE SURVEY DATED AUGUST 11, 1976 AND FILED AS REGISTER NO. 39789, IN THE DEPARTMENT OF PUBLIC WORKS, SURVEY DEPARTMENT, MULTNOMAH COUNTY, OREGON, WHICH POINT IS ALSO A POINT ON THE SOUTH LINE OF THAT TRACT CONVEYED TO GRESHAM COOPERATIVE, AN OREGON CORPORATION, BY WARRANTY DEED RECORDED SEPTEMBER 15, 1969, BOOK 697, PAGE 1222, MULTNOMAH COUNTY RECORDS;
THENCE NORTH 0°19'30" EAST ALONG SAID EAST LINE OF N.E. VICTORY AVENUE, A DISTANCE OF 108.64 FEET TO AN IRON ROD;
THENCE NORTHERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°59'41" (THE LONG CHORD OF WHICH BEARS NORTH 25°19'21" EAST 16.90 FEET) AN ARC DISTANCE OF 17.45 FEET TO AN IRON ROD;
THENCE NORTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 139°59'41" (THE LONG CHORD OF WHICH BEARS NORTH 19°40'39" WEST 93.97 FEET) AN ARC DISTANCE OF 122.17 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF N.E. VICTORY AVENUE SET AT THE INTERSECTION OF SAID NORTHERLY LINE AND THE WEST LINE OF THAT TRACT CONVEYED TO GRESHAM COOPERATIVE BY WARRANTY DEED RECORDED FEBRUARY 23, 1966, BOOK 467, PAGE 0960;
THENCE NORTH 0°19'30" EAST ALONG THE WEST LINE OF SAID GRESHAM COOPERATIVE TRACT AND ITS NORTHERLY EXTENSION A DISTANCE OF 343.91 FEET TO AN IRON ROD SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PORTLAND ELECTRIC POWER COMPANY (MOUNT HOOD DIVISION);
THENCE SOUTH 62°19'42" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 551.98 FEET TO AN IRON ROD AT THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF N.E. HOGAN ROAD;
THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 288.56 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT CONVEYED TO GRESHAM COOPERATIVE BY WARRANTY DEED RECORDED FEBRUARY 23, 1965, BOOK 236, PAGE 0519, MULTNOMAH COUNTY RECORDS;
THENCE WEST ALONG THE SOUTH LINE OF SAID LAST MENTIONED GRESHAM COOPERATIVE TRACT A DISTANCE OF 222.00 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 11.40 FEET TO AN IRON PIPE SET AT THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO GRESHAM COOPERATIVE BY WARRANTY DEED RECORDED SEPTEMBER 15, 1969, BOOK 697, PAGE 1222, MULTNOMAH COUNTY RECORDS;
THENCE WEST ALONG THE SOUTH LINE OF SAID LAST MENTIONED GRESHAM COOPERATIVE TRACT A DISTANCE OF 245.01 FEET TO THE POINT OF BEGINNING.

